

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF FEBRUARY 19, 2015**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; Blythe Yost, Vice Chairperson;  
Andrew Andrews; Paul Papay; Brian Terry and Deborah Stuhlweissenburg

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Richard Pakola, Deputy Town Attorney; Jennifer Johnson,  
Stenographer and Cheryl Coopersmith, Chief Clerk

Jill Fieldstein, Chairperson, called the meeting to order at 7:30 p.m.  
Ms Fieldstein read the agenda. Hearings as listed on this meeting’s agenda which are  
made a part of these minutes were held as noted below.

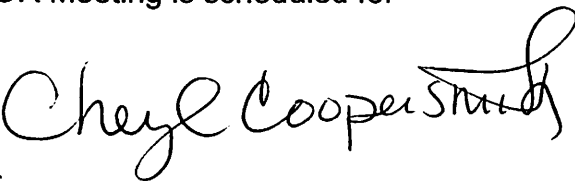
<b>Bailey’s Restaurant Awning Plan</b>		<b>ACABOR #15-07</b>
Review of Awning Plan	<b>Postponed</b>	
136 East Erie Street, Blauvelt		
70.14/4/6; CS zoning district		

<b>One Ramland Road Fence Plans</b>		<b>ACABOR #15-08</b>
Review of Fence Plans	<b>Approved with</b>	
Ramland Road, Orangeburg	<b>Conditions</b>	
73.20/1/23 & 24; LIO zoning district		

<b>11 Highview Avenue Addition Plan</b>		<b>ACABOR #15-09</b>
Iron Horse Instrument Addition Plan	<b>Approved with</b>	
11 Highview Avenue, Orangeburg	<b>Conditions</b>	
74.11/1/24; LI zoning district		

A motion was made to adjourn the meeting by Blythe Yost and seconded by Paul  
Papay and agreed by all in attendance. The Decisions on the above hearings,  
which Decisions are made by the Board before the conclusion of the meeting,  
are mailed to the applicant. The verbatim minutes are not transcribed, but are  
available. As there was no further business before the Board, the meeting was  
adjourned at 8:05 p.m. The next ACABOR Meeting is scheduled for  
March 5, 2015.

**Dated: February 19, 2015**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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**ACABOR #15-08: One Ramland Road Fence Plans – Approved with  
Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision**

**February 19, 2015**

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**TO:** Donald Brenner, 4 Independence Avenue, Tappan, New  
York 10918  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** One Ramland Road Fence Plans: Application of Ramland  
Holdings, LLC, owner, for the review of Fence Plans at a site known as “**One  
Ramland Road Fence Plans**”, in accordance with Article 16 of the Town Law of  
the State of New York and Chapter 2 of the Code of the Town of Orangetown.  
The site is located at 1 Ramland Road, Orangeburg, Town of Orangetown,  
Rockland County, New York, and as shown on the Orangetown Tax Map as  
Section 73.20, Block 1, Lots 23 & 24; in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the  
Town of Orangetown at a meeting held **Thursday, February 19, 2015**, at which  
time the Board made the following determinations:

Donald Brenner appeared and testified.

The Board received the following items:

**A.** Phase I Layout Plan prepared by JMC Site Development Consultants,  
dated October 21, 2014, revised on November 6, 2014.

**B.** Material Sheet.

**D.** Fence Design Plans prepared by Ameristar:

Montage Comm. Invincible 3R Ext. 8'H 32"DBL Gate, dated July 26, 2013.

Montage Comm. Invincible 3R Ext. 8'T 8'W panel, dated June 25, 2013.

**E.** Fence Plan prepared by Statewide Fence Co., dated November 17, 2014.  
Submitted at the meeting, photographs of the existing fence on site

**F.** Building Permit Referral dated November 25, 2014.

**G.** Submitted at the meeting by the applicant, 4 photographs of the site and  
building, noting the type and color of the fence.

**FINDINGS OF FACT:**

1. The Board found that the applicant erected the fence prior to appearing in  
front of ACABOR. The applicant provided photographs of the site noting  
the fence in place.
2. The Board found that the submitted site plan notes that a chain link fence  
and a black wrought iron fence would be constructed, however, the  
photographs note that a black wrought iron 8 foot fence has been  
constructed around the perimeter of the site. The plans shall be revised  
to note the correct fence. (The applicant received a variance from the  
Town of Orangetown Zoning Board of Appeals to erect an 8 foot fence in  
the front of the building.) The remaining fence on the site secures the  
chillers, which was previously approved by the Board on July 11, 2013,  
Condition #4 of ACABOR #13-35: “A vinyl coated black chain link fence  
will be placed as noted on the plan. The fence will be five feet in height  
with fine mesh squares.”

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**ACABOR #15-08: One Ramland Road Fence Plans – Approved with Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

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3. The Board found that the plan shall be revised to note the gate by the driveway.
4. The Board found that the plantings adjacent to the retaining wall and chillers in the rear of the site were reviewed at the applicant's prior appearance, Condition #3 of ACABOR #13-35, July 11, 2013: "The area noted as a basketball court, immediately behind the proposed chillers, will be removed and trees will be planted adjacent to the wall and seeded away from the wall."

The hearing was then opened to the Public.

**Public Comment:**

Michael Rodgers, 279 Brandywine Drive, Tappan; raised concerns regarding the plantings around the chillers in the rear of the building.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. As noted on the photographs submitted at the meeting, the fence was erected prior to the ACABOR appearance. The submitted site plan notes that a chain link fence and a black wrought iron fence would be constructed, however, the photographs note that a black wrought iron 8 foot fence has been constructed around the perimeter of the site. The plans shall be revised to note the correct fence. (The applicant received a variance from the Town of Orangetown Zoning Board of Appeals to erect an 8 foot fence in the front of the building.) The remaining fence on the site secures the chillers, which was previously approved by the Board on July 11, 2013, Condition #4 of ACABOR #13-35: "A vinyl coated black chain link fence will be placed as noted on the plan. The fence will be five feet in height with fine mesh squares."
2. The plan shall be revised to note the gate by the driveway.
3. The Board reaffirms Condition #3 of ACABOR #13-35: "The area noted as a basketball court, immediately behind the proposed chillers, will be removed and trees will be planted adjacent to the wall and seeded away from the wall."
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.

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**ACABOR #15-08: One Ramland Road Fence Plans – Approved with  
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5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Jill Fieldstein and seconded by Andrew Andrews and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Deborah Stuhlweissenburg, aye; Paul Papay, aye; Brian Terry, aye; and Andrew Andrews aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: February 19, 2015**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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TOWN OF ORANGETOWN

**ACABOR #15-09: 11 Highview Avenue Addition Plan – (Iron Horse Instrument): Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**February 19, 2015**  
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**TO:** Alex Glasser, 11 Highview Avenue, Orangeburg, New York 10962  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** 11 Highview Avenue Plans: Application of Alex Glasser, applicant, for Peter Russell, for the review of an addition at a site known as “**11 Highview Avenue Addition Plan**” in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 11 Highview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 24; in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 19, 2015** at which time the Board made the following determinations:

Alex Glasser appeared and testified. The Board received the following items:

- A.** Plans prepared by Khader Humied Design Build – Teach, dated January 22, 2015:
- Sheet 1: Site Plan
  - Sheet 2: Floor Plan and Front Elevation
  - Sheet 3: Side Elevation
- B.** Material Sheet prepared by Alex Glasser, dated January 14, 2015.
- C.** Building Permit Referral dated December 4, 2014.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct an addition to the existing structure which would match in materials and color. The colors of the existing structure are yellow, white and blue. The Board gave the applicant the option of placing the same color scheme at any location on the addition, as they believe is appropriate.
2. The Board found that the walkway would be Blue Stone slabs.

The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The addition shall match in materials and color to the existing structure. The colors of the existing structure are yellow, white and blue. The Board gave the applicant the option of placing the same color scheme at any location on the addition, as they believe is appropriate.
2. The walkway shall be constructed of Blue Stone slabs.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.

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TOWN OF ORANGETOWN

**ACABOR #15-09: 11 Highview Avenue Addition Plan – (Iron Horse Instrument): Approved with Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

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4. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Jill Fieldstein and carried as follows; Jill Fieldstein, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; Paul Papay, aye and Deborah Stuhlweissenburg, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **DECISION** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: February 19, 2015**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**



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