

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF FEBRUARY 5, 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; Ann Marie Ambrose,
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.

Glielmi Plans

ACABOR #15-05

Sherwood Forest Subdivision
Review of Structure/Site Plans
8 Warrant Officer Bauer Lane, Orangeburg
64.20/1/12; R-40 zoning district

**Approved Subject
to Conditions**

**50 Ramland Road Wireless
Communication Facility Plan**

ACABOR #15-06

Review of Structure/Site Plans
50 Ramland Road, Orangeburg
73.20/1/30; LIO zoning district

**Approved Subject
to Conditions**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and
seconded by Andrew Andrews 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 February 19, 2015.

Dated: February 5, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

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**ACABOR #15-05: Glielmi Plans - Sherwood Forest Subdivision Lot #5 -
Approved Subject to Conditions**

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TO: Richard John Glielmi, 6 Sherwood Lane, Orangeburg, New
York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Glielmi Plans: Application of Richard John Glielmi, owner, for
the review of Structure/Site Plans at a site to be known as “**Glielmi Plans**”, in
the Sherwood Forest Subdivision, 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 8 Warrant Officer Bauer Lane, Orangeburg, Town of
Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 64.20, Block 1, Lot 12; in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, February 5, 2015**, at which
time the Board made the following determinations:

Richard John Glielmi and Robert Hoene appeared and testified.

The Board received the following items:

A. Site Plan prepared by Jay Greenwell, PLS, dated July 7, 2014, revised on
December 1, 2014.

B. Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013,
revised October 30, 2014:

- A1.0: Front & Right Elevations
- A2.0: Rear & Left Elevations
- A3.0: Basement/ Foundation Floor Plan & First Floor Plan
- A4.0: General Notes, Wall Section & Second Floor Plan

C. Material Sheet, dated January 6, 2014

D. Planting Plan prepared by Yost Design dated January 4, 2015.

E. Building Permit Referral dated November 13, 2014.

FINDINGS OF FACT:

1. The Board found that the applicant did a commendable job on the
Landscaping Plan. The Landscaping was consistent with other lots in the
subdivision. The Board noted that the Landscape Architect, Blythe Yost,
is an ACABOR Board Member, however, the application had no special
benefit employing Ms Yost. Blythe Yost recused herself in the
proceedings of this item.

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**ACABOR #15-05: Glielmi Plans - Sherwood Forest Subdivision Lot #5 -
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- 2. The Board found that the proposed house would be in the craftsman style. The house would have a front façade of shake shingles and stonework. The right elevation would have stonework under the porch and the remaining façade would be shakes. The rear and left elevations would be shakes. The house foundation would be wrapped in stonework on all four sides of the structure. The chimney stonework would match the stonework on the house façade. The shakes would be manufactured by Allura in Pacific Blue (grey blue color). The stonework would be river rock (natural tones) manufactured by El Dorado. The trim would be Carlyle Cream color by Benjamin Moore and the window frames would be Canyon Clay color, manufactured by Eagle Window and Door.
- 3. The Board found that the roof shingles would be Bark Wood color, manufactured by Timberline. Carriage style exterior lighting would be placed on both sides of the garage doors, at the front entry doorway and the side entry doorway.
- 4. The Board found that the air conditioning units would be placed on the Southwest side of the house and screened with shrubs.
- 5. The Board found that the driveway would be macadam with Belgium block curbing.
- 6. The Board found that a suggestion was made to use the existing rocks on the site to construct low lying rock walls.

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 proposed house will have a front façade of shake shingles and stonework. The right elevation will have stonework under the porch and the remaining façade would be shakes. The rear and left elevations will be shakes. The house foundation will be wrapped in stonework on all four sides of the structure. The chimney stonework will match the stonework on the house façade. The shakes will be manufactured by Allura in Pacific Blue (grey blue color). The stonework will be river rock (natural tones) manufactured by El Dorado. The trim would be Carlyle Cream color by Benjamin Moore and the window frames will be Canyon Clay color, manufactured by Eagle Window and Door.

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2. The roof shingles will be Bark wood color, manufactured by Timberline. There will be carriage style exterior lighting placed on both sides of the garage doors, at the front entry doorway and the side entry doorway.
3. The air conditioning units would be placed on the Southwest side of the house and screened with shrubs.
4. The driveway will be macadam with Belgium block curbing.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Paul Papay and seconded by Brian Terry and carried as follows; Jill Fieldstein, Chairperson, aye; Blythe Yost, recused; 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 5, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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**ACABOR #15-06: 50 Ramland Road Wireless Edge Towers Plans -
Approved Subject to Conditions**

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TO: Leslie Snyder, 94 White Plains Road, Tarrytown,
New York 10591
FROM: Architecture and Community Appearance Board of Review

RE: 50 Ramland Road Wireless Communication Facility Plan:
Application of Wireless Edge Towers, LLC, applicant, for 50 Ramland LLC,
owner, (Snyder & Snyder, LLP, attorney for the applicant) for the review of
Structure/Site Plans at a site to be known as **“50 Ramland Road Wireless
Communication Facility 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 50 Ramland Road, Orangeburg, Town of Orangetown,
Rockland County, New York, and as shown on the Orangetown Tax Map as
Section 73.20, Block 1, Lot 30; 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 5, 2015** at which
time the Board made the following determinations:

Leslie Snyder, Joseph Walsh and Jordan Fry appeared and testified. The Board
received the following items:

A. Plans prepared by French & Parrello Associates Consulting Engineers, dated
October 24, 2014, print dated of December 29, 2014:

- Sheet Number C-01: Cover Sheet
- Sheet Number SP-1: Site Plan & Notes
- Sheet Number SP-1B: Site Plan Details
- Sheet Number SP-2: Enlarged Area Plan
- Sheet Number SP-3: Elevation @125'
- Sheet Number SP-3a: Elevation @150'
- Sheet Number SP-4: Site Details
- Sheet Number SP-5: Shelter Details
- Sheet Number SP-6: Generator Details
- Sheet Number SESC-1: Soil Erosion & Sediment Control Plan and Details

B. Visual Analysis prepared by APT Engineering, dated December 2014.

C. A letter from Snyder & Snyder, LLP, signed by Leslie Snyder, dated
January 20, 2015.

D. Material Sheet prepared by Joseph Walsh.

E. Copy of PB #14-48, Preliminary Site Plan Approval Subject to Conditions/
Neg. Dec., dated January 14, 2015.

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FINDINGS OF FACT:

1. The Board found that the application received Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec. (PB #14-48), dated January 14, 2015. The project consisted of a 150 foot tall monopole with an equipment base structure. The height of the pole was needed for co-location of multiple carriers and possible use by the Town of Orangetown for a weather station.
2. The Board found that the monopole was not visible to the sounding residential area, as noted in the submitted Visual Analysis prepared by APT Engineering, dated December 2014.
3. The Board found that in order to construct the improvements, existing vegetation needed to be removed. The applicant proposed to plant arborvitae trees, to be a minimum of 10' high at the time of planting and as noted on Drawing SP-2.
4. The Board found that monopole would have a galvanized steel finish in the color grey. The equipment shelter would have a façade of Aggregate stone in Smokey Mountain grey. The ground cover in the compound area would be gravel.
5. The Board found that the only lighting proposed was a small, low-glare motion activated light on the equipment shelter within the fenced equipment compound. The proposed fence would be an eight foot high chain link fence with green privacy slats.

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. In order to construct the monopole and structure, existing vegetation will be disturbed. The applicant shall plant arborvitae trees, to be a minimum of 10' in height at the time of planting and as noted on Drawing SP-2.
2. The monopole will have a galvanized steel finish in the color grey. The equipment shelter will have a façade of Aggregate stone in Smokey Mountain grey. The ground cover in the compound area will be gravel.

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3. The lighting shall be low-glare motion activated light on the equipment shelter within the fenced equipment compound. The proposed fence will be an eight foot high chain link fence with green privacy slats.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; Paul Papay, recused 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 5, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions

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