

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JANUARY 8, 2015**

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

MEMBERS ABSENT: Paul Papay, absent

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.

Skae/ Columcille Properties Plan

ACABOR #15-01

Review of Generator/ Chillers Plan
73.20/1/34; LI zoning district

**Approved
as Presented**

Mulligan Residence Plan

ACABOR #15-02

Review of Site/ Structure Plans
70.15/1/3; R-15 zoning district

**Approved
Subject to Conditions**

Other Business: Dominik & White Lot #2 Site Plan, ACABOR #14-01, Condition #1, required the applicant to reappear in front of the Board for review of the Landscaping Plan, prior to obtaining the Certificate of Occupancy. The applicant submitted plans prepared by Dominik Home Improvements, LLC; undated.

Condition #1: The site and house plans are acceptable, however, the applicant shall return to ACABOR for review of the Landscaping Plan, prior to obtaining a Certificate of Occupancy.

The Board reviewed the plan and requested that the plan be amended to depict the actual plantings on site. The Landscaping Plan was amended and approved.

A motion was made to adjourn the meeting by Brian Terry 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 8:00 p.m. The next ACABOR Meeting is scheduled for January 22, 2015.

Dated: January 8, 2015



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TOWN OF ORANGETOWN

ACABOR #15-01: Skae/ Columcille Properties Generator Plan: Approved As Presented

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January 8, 2015

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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York, 10994
FROM: Architecture and Community Appearance Board of Review

RE: Skae / Columcille Properties Plans: Application of Peter Skae, owner, (Donald Brenner, attorney for the applicant) for the review of the installation of generators and chillers at a site to be known as “**Skae / Columcille Properties 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 15 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 34 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, January 8, 2015**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant. The Board received the following items:

- A.** Plan prepared by Jay Greenwell, PLS, dated October 15, 2014, last revised on November 24, 2014.
- B.** Material Sheet, signed by Peter Skae, dated November 20, 2014.
- C.** A copy of the Building Permit Referral, dated October 24, 2014.

FINDINGS OF FACT:

1. The Board found that the proposed generators and chillers would be placed on the East side of the existing structure. It was noted that the entire East side of the property is heavily wooded. The applicant proposes to plant small trees around the units. The color of the chillers and generators would be metal grey.
2. The Board found that the generator complies with the Town of Orangetown Noise Ordinance.

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 AS PRESENTED**.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Brian Terry and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, aye; Paul Papay, absent 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: January 8, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith
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ACABOR #15-02: Mulligan Residence Plans - Approved Subject to Conditions

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TO: Kevin Ramsay, Ramsay Realty, 572 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Mulligan Residence Plans: Application of Kevin Ramsay, agent for Blauvelt Mountain Investment for the review of Site/Structure Plans at a site to be known as “**Mulligan Residence 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 212 East Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.15, Block 1, Lot 3 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 8, 2015**, at which time the Board made the following determinations:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

A. Site Plan prepared by Jay Greenwell, PLS, dated November 5, 2014, revised on December 17, 2014.

B. Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised November 20, 2014:

A1.0: Elevations

A2.0: Foundation Plan & First Floor Plan

A3.0: General Notes, Second Floor & Roof Plans

C. Exterior Building Material Specifications signed by Kevin Ramsay, dated December 16, 2014.

D. Landscaping Plan prepared by Yost Design dated December 17, 2014.

FINDINGS OF FACT:

1. The Board found that an existing house would be demolished and a new house would be constructed on the site. The proposed house would be a carriage house design and have four sides of hardie board in Khaki Brown, manufactured by James Hardie Siding. The lower level of the front elevation would be real stone veneer in Wind Ridge; natural tones. Stonework will also be placed along the knee wall on all four sides of the house. The trim, windows and garage doors would be white. The garage doors would be wood and manufactured by Clopay and the windows would be manufactured by Anderson. The roof would be simulated slate in a mix of black, dark grey and brick colors, manufactured by Ecostar Majestic Slate.

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2. The Board found that the Site and Landscaping Plans were acceptable. The Board noted that the Landscape Architect, Blythe Yost, is an ACABOR Board Member, however, the application had no special benefit employing Ms Yost.
3. The Board found that the air conditioning unit would be located at the Northeast corner of the house, as noted on the submitted site plan.

Public Comment:

Tracy Mirabal, 209 East Erie Street; requested information regarding the use of the property as commercial. The Board noted that the property is zoned for residential purposes only and, therefore, the property could not be used for commercial purposes without a zoning change.

There being no one other 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 house four sides of hardi board siding in Khaki Brown, manufactured by James Hardie Siding. The lower level of the front elevation will be real stone veneer in Wind Ridge; natural tones. Stonework will also be placed along the knee wall on all four sides of the house. The trim, windows and garage doors will be white. The garage doors will be wood and manufactured by Clopay and the windows will be manufactured by Anderson. The roof will be simulated slate in black, dark grey and brick colors, manufactured by Ecostar Majestic Slate.
2. The air conditioning unit will be located at the Northeast corner of the house, as noted on the submitted site plan.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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 Jill Fieldstein and seconded by Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, recused; Andrew Andrews, aye; Brian Terry, aye; Paul Papay, absent 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: January 8, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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