

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JANUARY 22, 2015**

MEMBERS PRESENT: Blythe Yost, Vice Chairperson; Andrew Andrews; Paul Papay;
and Deborah Stuhlweissenburg

MEMBERS ABSENT: Jill Fieldstein, Chairperson and Brian Terry

ALSO PRESENT: Richard Pakola, Deputy Town Attorney; Ann Marie Ambrose,
Stenographer and Cheryl Coopersmith, Chief Clerk

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

The Saloon Plans

Review of Building Addition/Site Plans
68.16/1/9; CC zoning district

**Approved Subject
to Conditions**

ACABOR #15-03

**United States Information
Systems (USIS) Plans**

Review of Solar Panel Plan
68.20/1/1; LI zoning district

**Approved
as Presented**

ACABOR #15-04

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 5, 2015.

Dated: January 22, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #15-03: The Saloon Addition and Site Plans: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision

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TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: The Saloon Plans: Application of Bridget Killen, owner, (Donald Brenner, attorney for the applicant) for the review of a Building Addition/Site Plans at a site known as “**The Saloon 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 45-49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 9 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, January 22, 2015** at which time the Board made the following determinations:

Donald Brenner, Barbara Marks and Bridget Killen appeared and testified. The Board received the following items:

A. Saloon Extension Plans prepared by Barbara Marks, R.A., dated December 12, 2014:

- BDO: Notes, Zoning and Plot Plan
- BD1: Exist/Demo Basement, 1st, 2nd & Roof Plans
- BD2: Proposed 1st, 2nd Floor Plans
- BD3: Proposed Roof Plan
- BD3 Alt: Proposed Roof Plan
- BD4: Existing & Proposed Elevations
- BD4 Alt: Existing & Proposed Elevations
- BD5: Existing & Proposed Elevations
- BD5 Alt: Existing & Proposed Elevations
- Existing and Proposed South Elevations

B. Material Sheet, signed by Barbara Marks, R.A.

C. Copies PB #14-45, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated June 11, 2014 and ZBA #14-78, Floor Area Ratio, Side Yard, Building Height and Off Street Parking Variances Approved, dated November 5, 2014.

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FINDINGS OF FACT:

1. The Board found that the applicant appeared in front of the Town of Orangetown Zoning Board of Appeals on November 5, 2014 and obtained the needed zoning variances.
2. The Board found that the project consisted of a 4,127 square foot second floor addition to an existing 7,944 square foot commercial building in Pearl River. The project included an elevator to the roof, where in the future the applicant proposed to use the area as a Bar. The roof deck would not be visible from the street. The parapet would be raised and a glass railing would be constructed along the roof line. The applicant would return to ACABOR for review in the event that the Bar concept is proposed.
3. The Board found that the color scheme of the structure would be warm greys with mahogany accents. The proposed addition would blend in color to the existing structure. The north and west elevations of the addition would be veneer stone with mahogany wood siding and limestone coping. The mahogany would match the existing mahogany on the front elevation. The veneer stone would be real stone in Platinum Series in grey tones. The existing side elevations of the structure would be removed and replaced with concrete hardiboard panel system in Khaki Brown.
4. The Board found that the air conditioning unit and the generator would be placed on an existing dunnage on the roof; however, the generator is not part of the application before the Board.
5. The Board found that the exterior lighting would be recessed cans at the entry canopy.

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 project included an elevator that extends to the roof, where in the future the applicant proposed to use the area as a Bar. The applicant shall return to ACABOR for review in the event that the Bar concept is proposed.
2. The color scheme of the structure will be warm greys with mahogany accents. The proposed addition will blend in color to the existing structure. The north and west elevations of the addition will be veneer stone with mahogany wood siding and limestone coping. The mahogany will match the existing mahogany on the front elevation. The veneer stone will be real stone in Platinum Series in grey tones. The existing side elevations of the structure will be removed and replaced with concrete hardiboard panel system in Khaki Brown.

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3. The exterior lighting will be recessed cans at the entry canopy.
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 Blythe Yost and seconded by Andrew Andrews and carried as follows; Jill Fieldstein, absent; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, absent; 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: January 22, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



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**ACABOR #15-04: United States Information Systems (USIS) Solar4 Panels:
Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**January 22, 2015
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TO: Sophia Jiang, Force Solar, Inc., 728 East 136th Street, Bronx,
New York 10454

FROM: Architecture and Community Appearance Board of Review

RE: United States Information Systems (USIS) Plans: Sophia Jiang, applicant for USIS, owner, for the review of the installation of Solar Panels at a site known as “**United States Information Systems (USIS) 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 35 West Jefferson Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 1 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 22, 2015** at which time the Board made the following determinations:

Neil Weil and Tong Xia appeared and testified for the applicant. The Board received the following items:

A. Plans entitled 207.9 KW Photovoltaic Array, USIS, prepared by OnForce Solar, Louis Ramunni, P.E., dated June 10, 2014, revised October 25, 2014;

- Sheet 1 of 8: T-001: Title Sheet
- Sheet 2 of 8: PV-001: Site Plan
- Sheet 3 of 8: PV-002: Roof Plan 1
- Sheet 4 of 8: PV-003: Roof Plan 2
- Sheet 5 of 8: S-001: Roof Framing Plan
- Sheet 6 of 8: E-001: Combiner Box
- Sheet 7 of 8: E-002: Electrical 3 – Line
- Sheet 8 of 8: E-003: Electrical Labels

B. Material Sheet, signed by Sophia Jiang, undated.

C. Copy of the Building Permit Referral, dated November 5, 2014.

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**ACABOR #15-04: United States Information Systems (USIS) Solar4 Panels:
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FINDINGS OF FACT:

1. The Board found that the proposed solar panels will be installed on the flat roof of an existing commercial property.
2. The Board found the solar panels would be at a 10 degree lift off of the roof.
3. The Board found that the applicant presented photographs noting the views of the site from neighboring properties. The solar panels would not be visible from surrounding properties.
4. The Board found that after a presentation by the applicant, sun glare would not be produced from the solar panels.

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 Paul Papay and seconded by Deborah Stuhlweissenburg, and carried as follows; Jill Fieldstein; absent, Blythe Yost, aye; Andrew Andrews, aye; Paul Papay, aye and Brian Terry, 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 22, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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