

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 11, 2013**

MEMBERS PRESENT: Paul Papay, Vice Chairman; Jill Fieldstein, Jack Messina, and Alex DiMenna

MEMBERS ABSENT: Thomas Warren, Chairman; Blyth Yost, James Dodge
ALSO PRESENT: Cheryl Coopersmith, Chief Clerk

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

New Items:

One Ramland Road Plans **ACABOR #13 - 35**
Review of Site/ Structure Plans **Approved Subject**
73.20/1/23 & 24; LIO zoning district **to Conditions**

Alatsas Plans – Lot #2 **ACABOR #13 - 36**
DiPietrantonio Subdivision Plan **Approved Subject**
Lot 5.2 - Review of Site/Structure Plans **to Conditions**
69.14/2/5.2; R-15 zoning district

Schuyler Hills Plans – Lot #2 **ACABOR #13 - 37**
Review of Site/Structure Plans **Approved Subject**
65.15/1/12.2; R-80 zoning district **to Conditions**

A motion was made to adjourn the meeting by Jack Messina and seconded by Jill Fieldstein 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 9:05 p.m. The next ACABOR Meeting is scheduled for July 25, 2013.

Dated: July 11, 2013

Cheryl Coopersmith

TOWN CLERKS OFFICE

2013 JUL 28 PM 12 17

TOWN OF ORANGETOWN

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of July 11, 2013**

MEMBERS PRESENT: Paul Papay, Vice Chairman; Jill Fieldstein, Jack Messina, and Alex DiMenna

MEMBERS ABSENT: Thomas Warren, Chairman; Blyth Yost, James Dodge
ALSO PRESENT: Cheryl Coopersmith, Chief Clerk

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

New Items:

One Ramland Road Plans **ACABOR #13 - 35**
Review of Site/ Structure Plans **Approved Subject**
73.20/1/23 & 24; LIO zoning district **to Conditions**

Alatsas Plans – Lot #2 **ACABOR #13 - 36**
DiPietrantonio Subdivision Plan **Approved Subject**
Lot 5.2 - Review of Site/Structure Plans **to Conditions**
69.14/2/5.2; R-15 zoning district

Schuyler Hills Plans – Lot #2 **ACABOR #13 - 37**
Review of Site/Structure Plans **Approved Subject**
65.15/1/12.2; R-80 zoning district **to Conditions**

A motion was made to adjourn the meeting by Jack Messina and seconded by Jill Fieldstein 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 9:05 p.m. The next ACABOR Meeting is scheduled for July 25, 2013.

Dated: July 11, 2013

Cheryl Coopersmith

TOWN CLERKS OFFICE
2013 JUL 26 PM 12 18
TOWN OF ORANGETOWN

ACABOR #13-35: One Ramland Road Plans – Approved Subject to Conditions

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

July 11, 2013
Page 1 of 3

TO: Donald Brenner, 4 Independence Avenue, Tappan,
New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: One Ramland Road Plans: Application of 1547 Ramland, applicant, for Ramland Holding LLC, owner, (Donald Brenner, attorney for the owner) for a Site/Structure Plans Review, at a site to be known as “**One Ramland Road 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, July 11, 2013**, at which time the Board made the following determinations:

Donald Brenner, Michael Fahy, Diego Villareale and Patrick Hynes appeared and testified for the applicant.

The Board received the following items:

A. Conceptual Building Elevations prepared by Ted Moudis Associates dated June 10, 2013:

Sheet 1: Site Plan – Aerial View

Sheet 2: East Elevation

Sheet 3: South Elevation

Sheet 4: North Elevation

Sheet 5: West Elevation

Sheet 6: New Building West Section

B. Drawing No: SP-3 - Site Layout and Landscaping Plan prepared by John Meyer Consulting, signed and sealed by Diego Villareale, P.E., dated February 15, 2013, revised June 10, 2013.

C. Brochure of Materials and Product Features, prepared by fifteenfortyseven Critical Systems Realty, for One Ramland Road, entitled One Ramland Road ACABOR Review July 11, 2013.

D. A copy of ZBA #13-32, Front Yard, Building Height, Outdoor Loading Berth, Variances Approved, dated May 15, 2013 and ZBA #13-33, Performance Standards Conformance, Approved, dated May 15, 2013.

FINDINGS OF FACT:

1. The Board found that the applicant proposed a three story 230,000 square foot addition to an existing 228,800 square foot building, a new substation, chillers and generators. The applicant secured variances on May 15, 2013 from the Zoning Board of Appeals for height, front yard, and outdoor loading berths and had the operations and equipment reviewed under ZBA #13-33, Performance Standards Conformance, Approved, dated May 15, 2013.

TOWN CLERKS OFFICE

2013 JUL 26 PM 12 18

TOWN OF ORANGETOWN

ACABOR #13-35: One Ramland Road Plans – Approved Subject to Conditions

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

**July 11, 2013
Page 2 of 3**

2. The Board found that the materials and colors to be used on the building addition would match the existing structure, which has a stucco facade. The addition façade would be stucco material painted with Benjamin Moore paint in Frappe and Flora, as per noted in the submitted Brochure.
 3. The Board found that the substation perimeter wall would match the building façade, stucco painted in Frappe. The retaining wall would measure 26 feet in height in the interior of the site, however, appear as 8 feet high to abutting property owners.
 4. The Board found that the area noted as a basketball court, immediately behind the proposed chillers, would be removed and trees would be planted.
 5. The Board found that in order to secure the chillers, a vinyl coated black chain link fence would be placed as noted on the plan. The fence would be five feet in height with fine mesh squares.
 6. The Board found that the equipment on the building roof would be 7 or 8 feet in height and screened with equipment enclosures, manufactured by Cityscapes Architectural Innovations – Envisor Vertical Roof Screens, painted in Frappe to match the building façade. The roof screens would be flush with the equipment on the roof.
 7. The Board found that the elevator bulk heads would be kept to a minimal height as possible. A stucco finish would be used, painted in Frappe.
- 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 materials and colors to be used on the building addition will match the existing structure, which has a stucco facade. The addition façade will be stucco material painted with Benjamin Moore paint in Frappe and Flora, as per noted in the submitted Brochure
2. Substation perimeter wall will match the building façade, stucco painted in Frappe.
3. The area noted as a basketball court, immediately behind the proposed chillers, will be removed and trees will be planted.
4. 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.
5. The equipment on the building roof will be screened with equipment enclosures, manufactured by Cityscapes Architectural Innovations – Envisor Vertical Roof Screens, painted in Frappe to match the building façade. The roof screens will be flush with the equipment on the roof.

TOWN CLERKS OFFICE

2013 JUL 26 PM 12:18

TOWN OF ORANGETOWN

ACABOR #13-35: One Ramland Road Plans – Approved Subject to Conditions

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

**July 11, 2013
Page 3 of 3**

6. The elevator bulk heads will be kept to a minimal height as possible. A stucco finish would be used, painted in Frappe.
7. 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 Alex DiMenna and seconded by Jack Messina and carried as follows; Thomas Warren, Chairman, absent; Paul Papay, Vice Chairman, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, absent; Blythe Yost, absent; and Alex DiMenna, 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: July 11, 2013
Town of Orangetown**

Architecture and Community Appearance Board of Review

Cheryl Cooper Smith

TOWN CLERKS OFFICE
2013 JUL 26 PM 12 18
TOWN OF ORANGETOWN

**ACABOR #13-36: Alatsas Plans – Lot #2, DiPietrantonio Subdivision Plan,
Lot 5.2- Approved Subject to Conditions**

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

**July 11, 2013
Page 1 of 4**

TO: George Alatsas, 17 Bluefield Lane, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Alatsas Plans – Lot #2: Application of George Alatsas, applicant, for George Alatsas and Bill Helmke, owners, (Donald Brenner, attorney for the owner) for Site/Structure Plan Review, at a site to be known as “Alatsas Plans – Lot #2”, and as DiPietrantonio Subdivision – Lot #5.2, 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 622 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.14, Block 2, Lot 5.2 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, July 11, 2013**, at which time the Board made the following determinations:

Bill Helmke and Donald Brenner appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Sparaco & Youngblood, PLLC, dated April 22, 2013.
- B.** Tree Identification and Removal Plan, prepared by Sparaco & Youngblood, PLLC, dated April 22, 2013.
- C.** Landscape Plan prepared by Edge Landscape Inc., undated.
- D.** Architectural Plans prepared by Robert Hoene, RA, dated September 25, 2012, revised January 15, 2013:
 - A1.0: Elevations
 - A2.0: Basement/Foundation & First Floor Plan
 - A3.0: General Notes & Second Floor Plan

FINDINGS OF FACT:

- 1.** The Board found that the house plans and site plans are mirrored and do not have the same orientation; the architectural plans note the garage on the right side, however, on the site plan it appears on the left side of the lot. The Site Plans should be corrected to have the same orientation as the Architectural Plans.

TOWN CLERKS OFFICE

2013 JUL 26 PM 12:18

TOWN OF ORANGETOWN

**ACABOR #13-36: Alatsas Plans – Lot #2, Dipietrantonio Subdivision Plan,
Lot 5.2- Approved Subject to Conditions**

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

**July 11, 2013
Page 2 of 4**

2. The Board found that the proposed house would have four sides of hardboard siding in Heather Moss with decorative stonework on the front façade and chimney. The stonework would be El Dorado Stone Montecito Cliff Stone, rectangular shaped stones in natural tones. The house plans should be revised to note the stonework to wrap around on the side elevations. In addition, the hardboard siding should be brought down to a maximum of 8 inches above grade on all elevations.
3. The Board found that the trim would be Sandstone Beige and the roof shingles would be Weathered Wood, manufactured by Timberline. The garage doors would be farmhouse style, manufactured by Copay in white and the front porch stairway would be bluestone. The lighting on the site would be down lit and safety lighting would be placed on the house, in accordance with Town Code.
4. The Board found that the plans should be revised to denote the area over the Box Bay on the front, left and right elevations with “vertical lines” as having a standing seam metal roof. The applicant proposed Classic Burgundy as the color, manufactured by Fabral.
5. The Board found that the applicant proposed to place two sets of shutters on the front elevation of the house. The plan should be revised to note the shutters as “vinyl” material. The proposed color was Musket Brown, manufactured by Mid-Atlantic.
6. The Board found that the applicant should reduce the number of colors introduced on the house. As a compromise, the Board requested that the standing seam roofs and shutters appear as the same color, either burgundy or musket brown.
7. The Board found that the air conditioning unit would be located by the Southeast corner of the house, adjacent to the garage.
8. The Board found that the applicant stated that in order to achieve proper grading and placement of the sewer, a number of trees needed to be removed from the site. The area around the brook would be marked off and not disturbed.
9. The Board found that the applicant would plant 4 additional green giant arborvitae plantings, 6’ in height, filling in between the existing trees in a staggered fashion, on the north side of the lot and as noted on the marked up plan dated July 11, 2013, and signed by the applicant.

TOWN CLERKS OFFICE

2013 JUL 26 PM 12:18

TOWN OF ORANGETOWN

**ACABOR #13-36: Alatsas Plans – Lot #2, Dipietrantonio Subdivision Plan,
Lot 5.2- Approved Subject to Conditions**

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

**July 11, 2013
Page 3 of 4**

Public Comment: Tom Gorman, 89 Lark Street, Pearl River: questioned the Board regarding the amount of disturbance of the site, the number of trees to be removed and the drainage impact to the neighborhood. He was concerned about the removal of an old rock wall, wanting it to remain as it presently exists.

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 Site Plans shall be corrected to have the same orientation as the Architectural Plans.
2. The proposed house will have four sides of hardboard siding in Heather Moss with decorative stonework on the front façade and chimney. The stonework will be El Dorado Stone Montecito Cliff Stone, rectangular shaped stones in natural tones. The house plans shall be revised to note the stonework to wrap around on the side elevations. In addition, the hardboard siding shall be brought down to a maximum of 8 inches above grade on all elevations.
3. The house trim will be Sandstone Beige and the roof shingles will be Weathered Wood, manufactured by Timberline. The garage doors will be farmhouse style, manufactured by Copay in white and the front porch stairway will be bluestone. The lighting on the site will be down lit and safety lighting will be placed on the house, in accordance with Town Code.
4. The plan shall be revised to denote the area over the Box Bay on the front, left and right elevations with “vertical lines” as having a standing seam metal roof.
5. The plan shall be revised to note the shutters as “vinyl” material.
6. The applicant shall use the same color for the standing seam roofs and the shutters, either burgundy or musket brown.
7. The air conditioning unit will be located by the Southeast corner of the house, adjacent to the garage.
8. The applicant shall plant 4 additional green giant arborvitae plantings, 6’ in height, filling in between the existing trees in a staggered fashion, on the north side of the lot and as noted on the marked up plan dated July 11, 2013, and signed by the applicant.

TOWN CLERKS OFFICE

2013 JUL 28 PM 12 18

TOWN OF ORANGETOWN

**ACABOR #13-36: Alatsas Plans – Lot #2, Dipietrantonio Subdivision Plan,
Lot 5.2- Approved Subject to Conditions**

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

**July 11, 2013
Page 4 of 4**

9. Trees to be saved shall be protected with snow fencing to the drip line during construction.
10. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
11. If applicable, 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 Jack Messina and seconded by Alex DiMenna and carried as follows; Thomas Warren, Chairman, absent, Paul Papay, Vice Chairman, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, absent; Blythe Yost, absent; and Alex DiMenna, 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: July 11, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**



TOWN CLERKS OFFICE

2013 JUL 28 PM 12:18

TOWN OF ORANGETOWN

7/31/13

ACABOR #12-37: Schuyler Hills Plans – Lot #2 – Approved Subject to Conditions

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

**July 11, 2013
Page 1 of 2**

TO: Eric Osborn, R.A., 1897 Little Britain Road, Rock Tavern,
New York 12575

FROM: Architecture and Community Appearance Board of Review

RE: Schuyler Hills Plans - Lot #2: Application of Eric Osborn, R.A., applicant, for Manik Makan, owner, for Site/Structure Plan Review, at a site to be known as "Schuyler Hills - Lot #2", 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 72 Schuyler Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 12.2 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 11, 2013**, at which time the Board made the following determinations:

Eric Osborn appeared and testified for the applicant.

The Board received the following items:

A. Site Planting Plan, prepared by Robert Torgersen, A.S.L.A., dated November 12, 2012.

B. Septic System Redesign Plan Prepared for Schuyler Hills Lot #2, prepared by Michael Miele, P.E., dated May 20, 2013.

C. Architectural Plans prepared by Eric Knute Osborn Architect, start date March 2013; ACABOR Submission May 15, 2013:

Drawing A-1: Front West Elevation

Drawing A-2: Side Elevations

Drawing A-3: Rear Elevation

Drawing A-4: Basement Floor Plan

Drawing A-5: Main Floor Plan

Drawing A-6: 2nd Floor Plan

Drawing A-7: Typical Details

D. A copy of ACABOR #12-54, Approved Subject to Conditions, dated December 6, 2012.

FINDINGS OF FACT:

1. The Board found that lot #2 had previously been before the Board with a different house, however, not constructed (ACABOR #12-54, Approved Subject to Conditions, dated December 6, 2012).

TOWN CLERKS OFFICE

2013 JUL 26 PM 12 18

TOWN OF ORANGETOWN

7/31/13cc

ACABOR #12-37: Schuyler Hills Plans – Lot #2 – Approved Subject to Conditions

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

**July 11, 2013
Page 2 of 2**

2. The Board found that the current application for lot #2 offers a new house design with a similar footprint to the prior application. The presented landscaping plan, which was approved from the prior application, works well with the proposed house. The applicant proposed to modify the landscaping plan to fit the present submission, which the Board found acceptable.
3. The Board found that the proposed house would have four sides of stucco in white with cream trim. The roof shingles would be thunderstorm grey, manufactured by Tamco. The house would have Anderson white casement windows.
4. The Board found that the air conditioning unit would be located on the lower left corner of the Left North Side Elevation. Plant screening would be provided around the unit.

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 presented landscaping plan, which was approved from the prior application, works well with the proposed house. The applicant shall modify the landscaping plan to fit the present submission.
2. The proposed house will have four sides of stucco in white with cream trim. The roof shingles will be thunderstorm grey, manufactured by Tamco. The house will have Anderson white casement windows.
3. The air conditioning unit will be located on the lower left corner of the Left North Side Elevation. Plant screening will be provided around the unit.
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.
6. If applicable, 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 Alex DiMenna and seconded by Jack Messina and carried as follows; Thomas Warren, Chairman, absent; Paul Papay, Vice Chairman, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, absent; Blythe Yost, absent; and Alex DiMenna, 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: July 11, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**

Cheryl Cooney Smith

TOWN CLERKS OFFICE

2013 JUL 26 PM 12 18

TOWN OF ORANGETOWN