

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of July 25, 2013**

MEMBERS PRESENT: Thomas Warren, Chairman; Paul Papay,
Vice - Chairman; Jack Messina; Blyth Yost; Jill Fieldstein and James Dodge

MEMBERS ABSENT: Alex DiMenna

ALSO PRESENT: Ann Marie Ambrose, Stenographer and Cheryl Coopersmith,
Chief Clerk

Thomas Warren, Chairman, called the meeting to order at 7:30 p.m.
Mr. Warren 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:

The Station Landscaping Plan

Palisades Historic Area
Review of Landscaping Plan
78.18/1/2; R-80 zoning district

ACABOR #13 - 38

**Approved
as Presented**

All County Properties Plans

Review of Site/Structure Plans
74.07/1/29; LI zoning district

ACABOR #13 - 39

**Approved Subject
to Conditions**

**Saint Thomas Aquinas College
Athletic Field Modification Plan**

Review of Dugout Plan and
Relocation of Scoreboard
74.20/1/2; LO zoning district

ACABOR #13 - 40

**Approved Subject
to Conditions**

**Camp Venture Canopies
and Walkway Plans**

Review of Canopies
And Walkways
74.16/1/24.1; LO zoning district

ACABOR #13 - 41

**Approved
as Presented**

Excelsior Fire Engine

Company Plans
Review of Addition Plans to
Existing Structure
68.15/5/9; R-15 zoning district

ACABOR #13 - 42

**Approved
As Presented**

Dwight Joyce Plans

Review of Site/Structure Plans
77.08/3/29; RG zoning district

ACABOR #13 - 43

**Approved Subject
to Conditions**

Other Business: St. Dominic's School, located at the intersection of Convent
Road and Western Highway, Blauvelt: The Board reviewed the placement of an
emergency generator adjacent to a building located in the interior portion of the
campus. The generator would be screened with 12 evergreen trees, planted at a
height that would completely screen the generator. Photographs of the generator
on a platform and trees were presented to the Board. The Board determined
that the applicant did not require review by ACABOR and that the Building
Department would control the review and permitting process.

TOWN CLERKS OFFICE

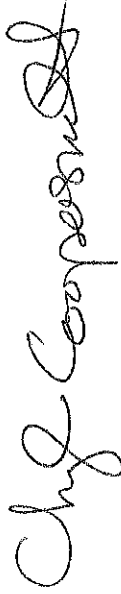
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TOWN OF ORANGETOWN

**Architecture and Community Appearance Board of Review
Meeting of July 25, 2013**

A motion was made to adjourn the meeting by Thomas Warren 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 9:15 p.m. The next ACABOR Meeting is scheduled for **Monday, September 9, 2013.**

Dated: July 25, 2013

A handwritten signature in cursive script, appearing to read "Chf. Cooper", is written over a horizontal line.

ACABOR #13-28: The Station Landscaping Plan – Approved as Presented

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

**July 25, 2013
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TO: Jesse Dorfman, 790 Piermont Avenue, Piermont, New York 10960
FROM: Architecture and Community Appearance Board of Review

RE: The Station Landscaping Plan: The application of The Filling Station, LLC, applicant, for Villas Properties, LLC, owner, for the review of a Landscaping Plan, located in the Palisades Historic District, known as “**The Station Landscaping 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 243 Route 9W, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.18, Block 1, Lot 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 25, 2013**, at which time the Board made the following determinations:

Jesse Dorman and Stavos Galanis appeared.

The Board received the following items:

A. Site Plan signed and sealed by Dominick R. Pilla Associates, Consulting Engineers and Architects, dated November 28, 2012, last revision date April 25, 2013.

B. Copies of HABR#13-10, Approved as Presented, dated July 9, 2013 and ZBA #13-58, Variances Approved, Chapter 31B-3(C)(2) - Area variance for table and chairs in the side and rear yards; Chapter 31-3 (B)(2) - Renew Yearly and Chapter 43 Zoning Section 3.12 - Side Yard (as amended to 20').

FINDINGS OF FACT:

1. The Board found that the site is located in the Palisades Historic District. The applicant obtained approval from both the Town of Orangetown Historic Areas Board of Review and Zoning Board of Appeals prior to appearing before ACABOR.
2. The Board found that the site is an existing restaurant with outdoor dining. The presented plan was acceptable as presented.

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 Jill Fieldstein and seconded by Blythe Yost and carried as follows; Thomas Warren, Chairman, aye; Paul Papay, aye; Jack Messina, aye; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, aye, and Alex DiMenna, absent.

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 25, 2013
Town of Orangetown**

Architecture and Community Appearance Board of Review

Shirley Cooper
TOWN CLERKS OFFICE
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ACABOR #13-39: All County Properties Plans - Approved Subject to Conditions

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

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TO: Jay Greenwell, 85 Lafayette Avenue, Suffern, New York 10901
FROM: Architecture and Community Appearance Board of Review

RE: All County Properties Plans: The application of All County Properties, LLC, owner, for review of a Site/ Structure Plans at a site known as “**All County 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 11 Old School Lane, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 29 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, July 25, 2013**, at which time the Board made the following determinations:

Jay Greenwell, Jane Slavin and Robert Chiapperino appeared and testified.

The Board received the following items:

A. All County Properties, LLC Site Plans, prepared by Jay Greenwell, PLS, LLC:
Sheet 1: Site Plan – Proposed Building, dated November 26, 2012, revised April 10, 2013.
Sheet 2: Detail Sheet, dated November 30, 2012, revised March 26, 2013.

B. Site Planting Plan, prepared by Robert G. Torgersen, A.S.L.A., dated June 11, 2013.

C. Architectural Plans prepared by JSA Architecture and Design Group, dated December 18, 2012, revised June 19, 2013.

D. Board Decisions: PB #13-06, Preliminary Site Plan Approval Subject to Conditions and ZBA #13-40, Following Variances Approved - Lot Area, Street Frontage, Front Yard, Side Yard, Building Height, Gravel Parking Area, Caretaker Residence and Outdoor Storage, dated June 5, 2013.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a 5,000 square foot addition and add a second floor to an existing garage structure. The building would be used as a business office and the second floor would be a caretaker's residence.
2. The Board found that the building would be sided with tan metal panels, and the roof would be brown metal roof panels. The 2 story frame shed will remain as is presently exists.
3. The Board found that some landscaping would be added to the site.

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.

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**ACABOR #13-39: All County Properties Plans - Approved Subject to
Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of
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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The building will be sided with tan metal panels, and the roof will be brown metal roof panels.
2. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
3. Additional landscaping will be added to the site.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: Thomas Warren, Chairman, aye; Paul Papay, aye; Jack Messina, aye; James Dodge, aye, Alex DiMenna, absent; Blyth Yost, aye, and Jill Fieldstein, 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 25, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**



**TOWN CLERKS OFFICE
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ACABOR #13-40: Saint Thomas Aquinas College Athletic Field Modification Plan - Approved Subject to Conditions

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

July 25, 2013
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TO: Joseph Donini, 125 Route 340, Sparkill, New York 10976
FROM: Architecture and Community Appearance Board of Review
RE: Saint Thomas Aquinas College Athletic Field Modification Plan: The application of Saint Thomas Aquinas College, owner, for review of a modification to the Approved plans for a Dugout Plan and Relocation of the Scoreboard at a site known as “**Saint Thomas Aquinas College Athletic Field Modification 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 280 Route 340, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.20, Block 1, Lot 2 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 25, 2013**, at which time the Board made the following determinations:

Joseph Donini and Bill Werner appeared and testified for the applicant.

The Board received the following items:

A. A letter from Saint Thomas Aquinas College, signed by Joseph Donini, dated June 19, 2013.

B. Dugout Architectural Plans prepared by Saint Thomas Aquinas College, dated March 1, 2013:

A1: Front Elevation

A2: Left/ Right Elevations

A3: Rear Elevation

A4: Section

C. Highlighted areas noting original and proposed relocation of the scoreboard and the location of 2 proposed dugouts.

FINDINGS OF FACT:

1. The Board found the applicant had previously appeared before the Board and received approval for a new athletic field that included a scoreboard, benches and fencing as ACABOR #11-05, on March 3, 2011 and as amended as ACABOR #11-45, on November 3, 2011. At this time, the applicant is requesting that benches be changed to wood dugouts and that the scoreboard is moved to a more central location between the two fields. The new scoreboard location would also move it further from the property line of abutting property owners.

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**ACABOR #13-40: Saint Thomas Aquinas College Athletic Field Modification
Plan - Approved Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of
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2. The Board found that the dugouts would be constructed of wood, painted Black with Bordeaux trim. Plant screening would be planted along the rear of the dugout that faces the property owned by Malloy (Orangetown Tax Map: Section 74.20, Block 1, Lot 3.8). The Board recommended planting 7 Green Giant Arborvitae trees; each tree should be a minimum of 8 to 10 feet in height, planted 6 feet on center.
3. The Board found that in moving the scoreboard to the preferred location, the applicant should not disturb any trees along Route 340.
4. The Board found that in response to privacy concerns raised by an abutting property owner (Vougioukas - Orangetown Tax Map: Section 74.20, Block 1, Lot 3.7), Saint Thomas Aquinas College planted 5 spruce trees on that neighbor's property. Each tree measured 6 to 7 feet in height and was planted in between existing trees. The applicant noted that this action was not part of any requirement of Approval granted by the Boards.

Public Comment:

Brian Malloy, 14 Robert Hagen Court, Sparkill: presented the Board with a bag of softballs that appeared in his yard. Mr. Malloy held that during construction of the field, the applicant was not concerned with privacy of the neighbors. One of the proposed dugouts abuts his property and will tower over his yard.

Depina Vougioukas, 13 Robert Hagen Court, Sparkill: raised concerns that the privacy to her property has been lost due to the construction of the athletic field.

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 color of the dugouts will be Black with Bordeaux trim. Plant screening will be planted along the rear of the dugout that faces the abutting Tax Lot of Section 74.20, Block 1, Lot 3.8 (Malloy). The Board recommended planting 7 Green Giant Arborvitae trees; each tree shall be a minimum of 8 to 10 feet in height, planted 6 feet on center.
2. When moving the scoreboard to the preferred location, the applicant shall not disturb any trees along Route 340.
3. 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 Blyth Yost and seconded by James Dodge and carried as follows: Thomas Warren, Chairman, aye; Jack Messina, abstain; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, absent, and Blyth Yost, 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 25, 2013
Town of Orangetown**

Architecture and Community Appearance Board of Review

Cheryl Cooper
TOWN CLERKS OFFICE

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TOWN OF ORANGETOWN

ACABOR #12-41: Camp Venture Canopies Walkways Plans – Approved as Presented

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

**June 25, 2013
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TO: Walter Aurell, R.A., 171 Kings Highway, Orangeburg,
New York 10962

FROM: Architecture and Community Appearance Board of Review

RE: Camp Venture Canopies and Walkway Plans: The application of Walter Aurell, applicant, for Camp Venture, owner, for review of canopies and walkway plans at a site known as “**Camp Venture Canopies and Walkway 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 230 Route 340, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.16, Block 1, Lot 24.1 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 25, 2013**, at which time the Board made the following determinations:

Walter Aurell appeared and testified.

The Board received the following items:

A. Plans prepared by Colgan Perry Lawler Aurell Architects, signed by sealed by Walter C. Aurell, R.A., dated May 3, 2013, last revision date of June 27, 2013:

A000: Partial Site Plan

A100: LIU Entry

A101: Auditorium Entry

A102: Drop Off Entry

A103: Loading Dock Entry

A104: Pool Entry

A105: Pool Entry

B. Survey of Property prepared by Maser Consulting, dated April 9, 2001.

C. Photo Boards of the Entryways with materials and color chips.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct new canopies for five existing entrances on the site. The canopies vary from each location, as per the submitted plans and architectural boards presented at the meeting.
2. The Board found that no new lighting would be added to the site; however, one outdoor light would be slightly relocated.
3. The Board found that two new and one revised handicap ramp would be added to the site.

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.

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**ACABOR #12-41: Camp Venture Canopies and Walkways Plans – Approved
as Presented**

**Town of Orangetown – Architecture and Community Appearance Board of
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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 Jack Messina and seconded by James Dodge and carried as follows; Thomas Warren, Chairman, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, aye; Alex DiMenna, absent, and Blyth Yost, 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 25, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**



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TOWN CLERKS OFFICE**

ACABOR #13-42: Excelsior Fire Engine Company Plans - Approved as Presented

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

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TO: Jane Slavin, R.A., 200 Erie Street, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Excelsior Fire Engine Company: The application of Excelsior Fire Engine Company, owner, (Dennis Lynch, attorney for the applicant), for review of a two story addition and façade renovation, at a site known as “**Excelsior Fire Engine Company Addition 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 Michael Kernan Drive, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.15, Block 5, Lot 9 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 25, 2013**, at which time the Board made the following determinations:

Jane Slavin and Edward Beatty appeared and testified for the applicant.

The Board received the following items:

A. Architectural Plans prepared by JSA Architecture and Design Group, dated October 12, 2012, last revised June 26, 2013.

B. Site Plan prepared by JSA Architecture and Design Group.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to add a two story addition to the existing firehouse and replace the existing front façade. The new front façade and addition elevations would be brown brick and the 3 side elevations of the addition would be concrete block with brown aluminum windows, railing and trim to match the existing structure.
2. The Board found that no additional landscaping would be added to the site. The air conditioning unit would be placed to the northwest rear of the site, by the office.

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 Jack Messina and seconded by James Dodge and carried as follows: Thomas Warren; Chairman, aye; James Dodge, aye; Jack Messina, aye; Jill Fieldstein, aye; Alex DiMenna, absent; Paul Papay, aye, and Blyth Yost, 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 25, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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TOWN OF ORANGETOWN

**ACABOR #13-43: Dwight Joyce Plans- Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

July 25, 2013

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TO: Dwight Joyce, 2 Joyce Plaza, Stony Point, New York 10980
FROM: Architecture and Community Appearance Board of Review

RE: Dwight Joyce Plans: The application of Dwight Joyce, owner, for review of a Site/ Structure Plans at a site known as "**Dwight Joyce 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 3 Mary Street, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 3, Lot 29 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 25, 2013**, at which time the Board made the following determinations:

Dwight Joyce and Jane Slavin appeared and testified.

The Board received the following items:

A. Site Plan prepared by JSA Architecture and Design Group, undated.

B. Architectural Plans prepared by JSA Architecture and Design Group, dated July 24, 2012, last revision date of April 29, 2013.

FINDINGS OF FACT:

1. The Board found that the existing structure would be demolished and a new structure would be constructed on the existing house foundation. The applicant stated that all measures would be taken to keep the existing vegetation on site.
2. The Board found that the applicant requested an option of siding all four sides of the house in either hardiplank or vinyl siding in creamy yellow color. The area around the garage would be parged. The roof would have charcoal colored shingles and the house trim, handrails and garage doors would be white. The front steps would be bluestone.

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. All measures shall be taken to keep the existing vegetation on site.
2. The Board granted the applicant the option of siding all four sides of the house in either hardiplank or vinyl siding in creamy yellow color. The area around the garage will be parged. The roof will have charcoal colored shingles and the house trim, handrails and garage doors will be white. The front steps will be bluestone.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: Thomas Warren, Chairman, aye; James Dodge, aye; Jack Messina, aye, Jill Fieldstein, aye; Alex DiMenna, aye, Paul Papay, aye, and Blyth Yost, 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 25, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review

Cheryl Casper
TOWN OF ORANGETOWN
CLERK

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