

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 4, 2015**

MEMBERS PRESENT: Jill Fieldstein, Chairperson; Blythe Yost, Andrew Andrews, and Paul Papay

MEMBERS ABSENT: Deborah Stuhlweissenburg and Brian Terry

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.

348 Route 9W Generator Plan **ACABOR #15-28**
Review of a Generator plan **Approved**
348 Route 9W, Palisades **Subject to**
78.09/1/26 & 27; LO zoning district **Conditions**

SMK-Erie Subdivision (Lot #2) **ACABOR #15-29**
Review of Site/Structure Plans **Postponed**
Private Del Regno Court, Blauvelt **to June 18, 2015**
70/13/1/21.6; R-15 zoning district **Meeting**


Dominican Convent Plan **ACABOR #15-30**
Review of a Generator Plan **Approved**
175 Route 340, Sparkill **Subject to**
74.16/1/2.1; R-40 zoning district **Conditions**

Bowman Builders Plans **ACABOR #15-31**
Review of New House and Site Plan **Approved**
28 Center Street, Pearl River **Subject to**
68.19/2/41; RG zoning district **Conditions**

Other Business: ACABOR #15-11, Maloney Plans dated March 19, 2015. Applicant requested a change in the color of house façade from Artic White to Booth Bay Blue (grey/blue) and the shutters from light grey to white. The house trim would remain white. The applicant stated that there are a number of existing white houses in the neighborhood. The Board reviewed and approved the color changes.

A motion was made to adjourn the meeting by Blythe Yost 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 8:30 p.m. The next ACABOR Meeting is scheduled for June 18, 2015.

Dated: June 4, 2015



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TOWN OF ORANGETOWN

**ACABOR #15-28: 348 Route 9W Generator Plan: Approved Subject to Conditions
Town of Orangetown – Architecture and Community Appearance Board of Review Decision**

**June 4, 2015
Page 1 of 2**

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

RE: 348 Route 9W Generator Plan: Application of Peter Skae, owner, (Donald Brenner, attorney for the applicant) for the review of a Generator plan at a site known as “**348 Route 9W Generator 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 348 Route 9W, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 26 & 27; 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, June 4, 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.** As-Built Survey prepared by John Atzl, PLS, Atzl, Scatassa & Zigler, dated April 15, 2011, last revised June 3, 2014.
- B.** Material Sheet, signed by Peter Skae, undated.
- C.** Enclosure and Sound Data Sheet, 350-600 kW Standby/ 325-350 kW Prime Generator Specification Sheet, MTU Onsite Energy.
- D.** A copy of the Building Permit Referral, dated December 8, 2014.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install a second generator on the site. The proposed generator would serve the bottom level of the existing structure, while the existing generator serves the top level of the building.
2. The Board found that the applicant was granted the needed zoning variances from the Town of Orangetown Zoning Board of Appeals on June 3, 2015 as ZBA #15-48.
3. The Board found that the proposed generator would be placed in a location that is not visible from Route 9W.
4. The Board found that the proposed generator was needed for the maintenance of a computer storage company.
5. The Board found that the generator complies with the Town of Orangetown Noise Ordinance.

TOWN CLERKS OFFICE
2015 JUN 10 PM 12 23
TOWN OF ORANGETOWN

**ACABOR #15-28: 348 Route 9W Generator Plan: Approved Subject to
Conditions
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**June 4, 2015
Page 2 of 2**

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 generator will be placed in a location that is not visible from Route 9W.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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 Andrew Andrews and seconded by Jill Fieldstein and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, absent; Paul Papay, aye and Deborah Stuhlweissenburg, 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: June 4, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions**



TOWN CLERKS OFFICE
2015 JUN 10 PM 12 23
TOWN OF ORANGETOWN

ACABOR #15-30: Dominican Convent Generator Plan: Approved Subject to Conditions

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

June 4, 2015

Page 1 of 2

TO: Thomas McMenamin, P.E., 175 Route 340, Sparkill
New York, 10980
FROM: Architecture and Community Appearance Board of Review

RE: Dominican Convent Generator Plan: Application of Dominican Convent, owner, for the review of a Generator plan at a site known as “**Dominican Convent Generator 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 175 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 2.1; 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, June 4, 2015**, at which time the Board made the following determinations:

S. Joanne Deas and Thomas McMenamin appeared and testified. The Board received the following items:

A. Amendment to Site Plan – Proposed Two Emergency Generators Plans, prepared by Thomas McMenamin, P.E., dated January 20, 2015:

- Drawing T-1: Project Title
- Drawing S-1: Amended Site Plan
- D-1: Details
- D-2: Details
- D-3: Details and Notes
- E-1: South Wing Electrical Layout
- E-2: North Wing Electrical Layout
- SP-1: 2003 Approved Site Plan Drawing (for reference)

B. Photographs with hand drawn depictions of proposed locations of the generators.

C. Landscape Plan of the North Wing and South Wing noting the generator locations, dated June 4, 2015 prepared by Thomas McMenamin, P.E.;

- Page 1: Proposed North Wing
- Page 2: Proposed South Wing

D. Copies of Board Decisions: PB #10-57, Final Planning Board Approval Subject to Conditions, dated December 8, 2010 and ZBA #11-07, Zoning Board Performance Standards Approved with Conditions, dated January 19, 2011.

E. Material Sheet, signed by Thomas McMenamin, P.E., dated April 27, 2015.

F. A copy of the Building Permit Referral, dated March 18, 2015.

TOWN OF ORANGETOWN
2015 JUN 10 PM 12 23
TOWN CLERKS OFFICE

ACABOR #15-30: Dominican Convent Generator Plan: Approved Subject to Conditions

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

June 4, 2015

Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the application is to amend the existing site plan for the installation of 2 proposed 50kW natural gas fired emergency generators, each siting on a 4 foot by 8 foot pad. The generators are needed to run basic life safety services in the event of an emergency, in the North Wing and South Wing of the convent. These sections of the convent are residential use.
2. The Board found that the generators would be exercised once a week for 20 minutes in the morning.
3. The Board found that the applicant proposed to plant 4 Green Giant Arborvitae trees, each 5' in height, as a buffer around each generator. The Board recommended that the trees be planted further apart than noted on the Landscaping Plan, by planting a tree at each corner of the generator pad, for both the North and South Wing generators.
4. The Board found that the proposed Bollards noted on the plan were not necessary.
5. The Board found that the generator complies with the Town of Orangetown Noise Ordinance.
6. The Board found that that the applicant was granted the needed zoning variances from the Town of Orangetown Zoning Board of Appeals on June 3, 2015 as ZBA #15-47.

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.


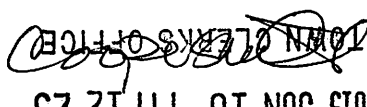
DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The generators are for emergency use and will be exercised once a week for 20 minutes in the morning.
2. The Landscaping Plan shall be revised to note the planting of 4 Green Giant Arborvitae trees, each 5' in height, as a buffer around each generator. A tree shall be planted at each corner of the generator pad, for both the North and South Wing generators.
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 Paul Papay and seconded by Blythe Yost and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, absent; Paul Papay, aye and Deborah Stuhlweissenburg, 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: June 4, 2015
Cheryl Coopersmith
Chief Clerk Boards and Commissions

 
TOWN CLERK'S OFFICE

2015 JUN 10 PM 12 23

TOWN OF ORANGETOWN

ACABOR #15-31: Bowman Builders Plan: Approved Subject to Conditions

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

June 4, 2015

Page 1 of 2

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

RE: Bowman Builders Plans: Application of Robert Bowman, applicant for Joseph Prezzano, owner, for the review of a new house and site plan at a site to be known as “**Bowman Builders 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 28 Center Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.19, Block 2, Lot 41; 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, June 4, 2015**, at which time the Board made the following determinations:

Jane Slavin, Bryan Bowman and Robert Bowman appeared and testified. The Board received the following items:

- A.** Survey Plan prepared by Donald Stedje, PLS, dated March 18, 2015.
- B.** Architectural Plans prepared by Jane Slavin, RA, dated February 6, 2015, last revised March 27, 2015:
 - A2 of 4: Demo. / Foundation Plan
 - A3 of 4: First and Second Floor Plans
 - A4 of 4: Elevations
- C.** Submitted at the meeting, photographs of the existing site and proposed house color.

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 construction would be a colonial style house, in character with the existing neighborhood style. The proposed house would have four sides of vinyl siding in English Wedgewood (blue), manufactured by Ovation Mastic Home Exteriors. The shutters would be a dark navy color and the trim would be white. The windows would be in a Prairie Style. The roof would be Cambridge Harvard Slate (grey/blue color) manufactured by IKO Architectural. The front porch and steps would be composite wood in dark grey with white columns.
2. The Board found that the site has existing mature trees and is fully vegetated, noting that the big Pine tree would remain. The Board recommended that 4 Boxwood plants be added to the site between the bay window area and front walkway. The applicant marked the site plan, noting the location of the boxwoods plants.

TOWN CLERKS OFFICE
2015 JUN 10 PM 12 23
TOWN OF ORANGETOWN

ACABOR #15-31: Bowman Builders Plan: Approved Subject to Conditions

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

June 4, 2015

Page 2 of 2

3. The Board found that the condenser would be placed on the north side of the site, as noted on the site plan, as revised by the applicant at the meeting.
4. The Board found that the fence noted on the plan on the North side of the property is owned by an abutting property owner and will remain on the site. The fence noted on the plan to be running perpendicular to the front of the house will be removed.
5. The Board found that that the applicant was granted the needed zoning variances from the Town of Orangetown Zoning Board of Appeals on June 3, 2015 as ZBA #15-47.

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 construction will be a colonial style house with four sides of vinyl siding in English Wedgewood (blue), manufactured by Ovation; Mastic Home Exteriors - PLY Gem. The shutters will be a dark navy color and the trim would be white. The windows will be in a Prairie Style. The roof will be Cambridge Harvard Slate (grey/blue color) manufactured by IKO Architectural. The front porch and steps will be composite wood in dark grey with white columns.
2. The site has existing mature trees and is fully vegetated; the big Pine tree will remain. The site plan was amended to include 4 Boxwood plants to be planted between the bay window area and front walkway, as noted on the marked the site plan dated June 4, 2015.
3. The condenser will be placed on the north side of the site, as noted on the site plan, as revised by the applicant at the meeting.
4. The fence noted on the plan on the North side of the property is owned by an abutting property owner and will remain on the site. The fence noted on the plan to be running perpendicular to the front of the house will be removed.
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.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Andrew Andrews and carried as follows: Jill Fieldstein, Chairperson, aye; Blythe Yost, aye; Andrew Andrews, aye; Brian Terry, absent; Paul Papay, absent and Deborah Stuhlweissenburg, 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: June 4, 2015

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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