

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of March 7, 2013**

Members Present: Paul Papay, Vice Chairman; Jill Fieldstein; Blythe Yost and Alex DiMenna

Members Absent: Thomas Warren, Chairman, James Dodge; and Jack Messina

Also Present: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and 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.

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|---|---|----------------------|
| The Pointe at Lake Tappan Plans
Review of Site/Structure Plans
73.10/1/4; OP & PAC zoning districts | Approved
Subject to
Conditions | ACABOR #13-05 |
| Helmke & Alatsas Landscaping Plan
Amendment to ACABOR #12-33
69.19/1/25.3; R-40 zoning district | Approved
Subject to
Conditions | ACABOR #13-06 |
| Smile More Dentistry Sign Plan
(LaCap Dental Office Plan)
Review of Sign Plans
77.15/2/47; CS zoning district | Approved
As Presented | ACABOR #13-07 |

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by Alex DiMenna and agreed by all in attendance. The Decisions on the above hearings are made by the Board before the conclusion of the meeting and 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 9:00 p.m. The next ACABOR Meeting is scheduled for March 21, 2013.



Dated: March 7, 2013

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2013 APR 2 PM 12 11

TOWN OF ORANGETOWN

**ACABOR #13-05 – The Pointe at Lake Tappan Site/Structures – Approved
Subject to Conditions**

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

**March 7, 2013
Page 1 of 5**

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

RE: The Pointe at Lake Tappan Plans: The application of Pearl River Veterans, LLC, owners, (Donald Brenner, attorney for the applicant) for review of Site/Structure Plans at a site to be known as **"The Pointe at Lake Tappan 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 on the South side of Veterans Memorial Drive, East of the existing Blue Hill Office Complex and West of Blue Hill South Drive, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lots 4, 5 & 6 (partial) in the OP & PAC zoning districts.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 7, 2013**, at which time the Board made the following determinations:

Donald Brenner, Seth Cohen, Diego Villareale and Jeff DiRomaldo appeared and testified.

The Board received the following items:

1. Plans prepared by John Meyers Consulting, dated September 21, 2012:
 - SP-8: Site Landscaping Plan
 - SP-4: Site Layout Plan
2. Architectural Plans prepared by Barton Partners, dated February 7, 2013:
 - a. 1 of 21: Materials and Colors to be used on building elevations
Building Plan – 14 Units:
 - b. 5 of 21: First Floor Plan
 - c. 6 of 21: Second Floor Plan
 - d. 6' of 21: Elevations
Building Plan – 18 Units:
 - e. 7 of 21: Garage Floor Plan
 - f. 8 of 21: First Floor Plan
 - g. 9 of 21: Second Floor Plan
 - h. 10 of 21: Elevations

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2013 APR 2 PM 12 11

TOWN OF ORANGETOWN

ACABOR #13-05 – The Pointe at Lake Tappan Site/Structures – Approved with Conditions

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

**March 7, 2013
Page 2 of 5**

Building Plan – 20 Units:

- i. 11 of 21: First Floor Plan
- j. 12 of 21: Second Floor Plan
- k. 13 of 21: Elevations

Building Plan – 26 Units:

- l. 14 of 21: Garage Floor Plan
- m. 15 of 21: First Floor Plan
- n. 16 of 21: Second Floor Plan
- o. 17 of 21: Elevations

Clubhouse

- p. 18 of 21: Floor Plan
- q. 19 of 21: Elevations

Seth House

- r. 20 of 21: Floor Plan
- s. 21 of 21: Elevations

FINDINGS OF FACT:

1. The Board found that the applicant proposed to redesign the site, originally proposed for cluster housing condominium units. The applicant has now proposed to develop the site with apartment type units, available as rentals.
2. The Board found that the project consisted of 159 units of adult rental apartments. The site would contain 9 buildings, 450 parking spaces, and a recreation center with a swimming pool, restoration of the historic Seth House and preservation of approximately one-half of the site as permanent green space.
3. The Board found that there would be four types of buildings: 14 Units, 18 Units, 20 Units and 26 Units. All buildings would have the same colors schemes and materials on the facades: Main Vinyl Siding would be in Herringbone color, manufactured by Wolverine –Newtown. Peaks would be sided with Natural Clay Shakes, manufactured by Wolverine – Newtown. Decorative fieldstone stonework on all elevations would be in the Colorado style, manufactured by Stonecraft. Roofs would be Weatherwood Asphalt Shingles, manufactured by Tamko – Heritage Series. The standing seam metal roofs would be midnight blue, manufactured by Mid-America. The applicant noted that the blue on the plan was not a true representation of the actual color and ~~is a darker blue~~ would be presented to the Building Inspector.

2013 APR 2 PM 12 11

TOWN OF ORANGETOWN

ACABOR #13-05 – The Pointe at Lake Tappan Site/Structures – Approved with Conditions

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

**March 7, 2013
Page 3 of 5**

4. The Board found that the main trim color, accent trim, garage door, board and batten siding, columns, railing, newel posts, window and patio doors would be white in color. The shutters would be midnight blue in vinyl. The garage doors would be solid panel doors.
5. The Board found that the dryer vents would be on the side of the facades and in a color to either match the trim or siding on the building. Piping on the roof tops will match the roof shingles. The guide rails would be wood. The Board requested that a railing detail be placed on the plan.
6. The Board found that the fencing around the pool would be metal, in black decorative wrought iron, or in a material to look like wrought iron, in a height according to Town code.
7. The Board found that the dumpsters would be enclosed with solid wood board on board fences with a gate. The unit behind building #6 would be the exception, and screened with landscaping. This should be noted on the site and landscaping plans.
8. The Board found that the air conditioning units would be screened with fencing or landscaping. This should be noted on the landscaping plan.
9. The Board found that the retaining wall by the pool would be 4 feet in height and composed of keystone type block.
10. The Board found that the landscaping plan focused on the perimeter screening of the site and roadways. The plan called for a significant amount of evergreen plantings, 8 to 10 foot in height, planted in row, changing in variety as it progressed along the front of the property. Included in the row of plantings would be 3 to 5 foot shrubs in order to create a palate of colors and screening along Blue Hill South Road. Along the interior loop road by the apartments, a variety of maple and oak trees would be planted, with a change of palate in front of each unit. A typical planting plan for a building unit should be provided on the plan.
11. The Board found that the final exterior façade color palette of the Seth House would be determined with the support of the Orangetown Historical Museum and archives. The applicant noted that the structure could be used as a library for the residents of the site.
12. The Board found that site lighting would consist of five types of lighting fixtures;
 - a. Building Entry: Sea Gull Lighting – Yorktown Collection
Fluorescent single light outdoor wall lantern in Black finish
 - b. Patio: Sea Gull Lighting – Lormont Collection –Fluorescent One light outdoor wall lantern in Black finish
 - c. Building Mounted Safety: Lithonia Lighting WSR Series – Metal Halide Wide Throw, 10% Uplight White Housing, installed Level with 2nd Floor
 - d. Pole Mounted: Sun Valley Lighting, Black Finish, Uplight, 16 feet in height from grade
 - e. Bollard Mounted: Sun Valley Lighting, B85EL – Cap, illuminated, Black Finish; 3.5 to 4 feet in height

TOWN OF ORANGETOWN
2013 APR 2 PM 12 11
TOWN CLERKS OFFICE

ACABOR #13-05 – The Pointe at Lake Tappan Site/Structures – Approved with Conditions

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

**March 7, 2013
Page 4 of 5**

13. The Board found that pole lighting would be placed along the main driveway, parking lot and at the clubhouse locations. In the areas near the residence, lighting would transition to bollard lighting, so not to be visible to the second stories of the units. Where there is a break between the units, higher lighting would be placed. Along the rear of the residential units, pole mounted lighting would be placed.
14. The Board found that bollard lighting would be placed along the sidewalks. Safety lighting would be mounted on the front and rear of each building.
15. The Board found that no spillage of lighting should spread off of the site onto adjacent properties or roadways. Therefore, shields should be placed on the light fixtures along the Veterans Highway. A note should be placed on the Lighting Plan.
16. The Board found that on the side elevations, the cultured stone wall appears to be excessive and landscaping needed to be added to soften the look. The Board suggested also hiding the air conditioning units in that area. The Architectural and Landscaping Plans should be revised.
17. The Board found that the architectural plans needed to be corrected to include the second story balconies on the side elevations.

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. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. The materials and colors of the buildings are as follows:
 - a. Main Vinyl Siding will be in Herringbone color, manufactured by Wolverine –Newtown
 - b. Peaks will be sided with Natural Clay Shakes, manufactured by Wolverine –Newtown
 - c. Decorative fieldstone stonework on all elevations will be in the Colorado style, manufactured by Stonecraft.
 - d. Roofs –
 - Weatherwood Asphalt Shingles, manufactured by Tamko – Heritage Series
 - Midnight Blue Standing Seam Metal Roofs, manufactured by Mid-America. The applicant noted that the blue on the plan was not a true representation of the actual color and shall present a revised set to the Building Inspector.

TOWN OF ORANGETOWN
2013 APR 2 PM 12 11
TOWN CLERKS OFFICE

ACABOR #13-05 – The Pointe at Lake Tappan Site/Structures – Approved with Conditions

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

**March 7, 2013
Page 5 of 5**

- e. Main Trim, Accent Trim, Garage Door, Board and Batten Siding, Columns, Railing, Newel Posts, Window and Patio doors will be White in color. The garage doors will be solid panel doors.
 - f. Shutters - Mid-America in Midnight Blue in Vinyl and Vents will be on the side of façade and in a color to either match the trim or siding of the building. Piping on the roof tops will match the roof shingles.
- 4. Other material to be used on site consisted of the following:**
- a. Guide rails will be wood. A detail of the railing shall be placed on the plans.
 - b. Fence around the pool will be metal fencing in black decorative wrought iron, or in a material to look like wrought iron, in a height according to Town code.
 - c. Dumpster enclosures will be solid wood board on board fence with a gate. The unit behind building #6 will be the exception, and screened with landscaping. This shall be noted on the Site and Landscaping Plans.
 - d. The air conditioning units will be screened with fencing or landscaping. This shall be noted on the Landscaping Plan.
 - e. The retaining wall by the pool would be 4 feet high and composed of keystone type block wall.
- 5. The Landscaping plan was acceptable with the exception of condition 4(c) and 4(d) above. However, a typical planting plan for a building unit shall be provided on the plan.**
- 6. No spillage of lighting shall spread off of the site onto adjacent properties or roadways. Therefore, shields shall be placed on the light fixtures along Veterans Highway. A note shall be placed on the Lighting Plan.**
- 7. The cultured stone wall along the side building elevations appear to be excessive and landscaping shall be added to soften the look. If possible, the air conditioning units shall be hidden in this area. The Architectural and Landscaping Plans shall be revised.**
- 8. The architectural plans shall be corrected to include the second story balconies on the side elevations.**

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Jill Fieldstein and carried as follows: Thomas Warren, absent; Paul Papay, aye; Jack Messina, absent; James Dodge, absent; Jill Fieldstein, aye; Alex DiMenna, 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: March 7, 2013
Town of Orangetown



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Architecture and Community Appearance Board of Review

2013 APR 2 PM 12:11

TOWN OF ORANGETOWN

ACABOR #13-06 - Helmke & Alatsas Landscaping Plan: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

**March 7, 2013
Page 1 of 2**

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

RE: Helmke & Alatsas Landscaping Plan: The application of William Helmke and George Alatsas, Bluefields Contracting Corporation, owner, for the review of an **Amendment to the Landscaping plan of ACABOR #12-33**, at a site known as "**Helmke & Alatsas 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 652 Gilbert Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 25.3 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, March 7, 2013**, at which time the Board made the following determinations:

William Helmke and George Alatsas appeared and testified

The Board received the following items:

1. A copy of an interoffice memorandum from Rick Oliver, Assistant Building Inspector, Town of Orangetown.
2. Tree Replenishment Plan, dated December 16, 2011, last revision date of December 1, 2012.

FINDINGS OF FACT:

1. The Board found that the proposed amendment to the landscaping plan involved the removal of all scrub brush/ poison ivy infested trees and vines from the area marked "Amended Planting Plan Area" on the submitted plan.
2. The Board found that the applicant proposed to create a soil berm approximately 3 feet in height by 6 feet wide by 120 feet long in the area to be amended. The following new plants would be planted in the "Amended Planting Plan Area": 5 Norway Spruce, 6 Arborvitae, 1 Blue Spruce, 5 Variegated Dogwood, 3 Praque Viburnum and 5 Mountain Laurel.

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.

TOWN CLERKS OFFICE

2013 APR 2 PM 12 11

TOWN OF ORANGETOWN

ACABOR #13-06 - Helmke & Alatsas Landscaping Plan: Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

March 7, 2013
Page 2 of 2

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

1. All previous applicable conditions of ACABOR #12-33, dated July 12, 2012 remain in effect.
2. A soil berm approximately 3 feet in height by 6 feet wide by 120 feet long shall be created in the amended landscaped area. The following new plants will be planted in the "Amended Planting Plan Area": 5 Norway Spruce, 6 Arborvitae, 1 Blue Spruce, 5 Variegated Dogwood, 3 Prague Viburnum and 5 Mountain Laurel.
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 Alex DiMenna and seconded by Jill Fieldstein and carried as follows; Thomas Warren, absent; Paul Papay, aye; Jack Messina, absent; Jill Fieldstein, aye; James Dodge, absent; Blythe Yost, aye; 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: March 7, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



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TOWN OF ORANGETOWN

ACABOR #13-07 – Smile More Dentistry Sign Plan- Approved as Presented

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

March 7, 2013
Page 1 of 2

TO: Mariliza LaCap, 10 Hillcrest Court, Old Tappan, New Jersey 07675
FROM: Architecture and Community Appearance Board of Review

RE: Smile More Dentistry Sign Plans (LaCap Dental Office): The application Mariliza LaCap, owner, for review of a Sign Plan at a site to be known as “**Smile More Dentistry Sign 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 140 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 2, Lot 47 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 7, 2013**, at which time the Board made the following determinations:

Mariliza LaCap appeared and testified.

The Board received the following items:

1. Sign Plans depicting the colors and materials to be used.
2. ZBA #13-11, Total Sign Area Variance, Approved as Modified and Sign location Variance Approved as Modified, dated February 6, 2013 and ZBA Other Business, dated February 20, 2013.

FINDINGS OF FACT:

1. The Board found that the applicant proposed three signs, two located on the building and a monument sign at the location approved the by Town of Orangetown Zoning Board of Appeals, ZBA #13-11, dated February 6, 2013, and as amended on February 20, 2013.
2. The Board found that the signs located on the building would measure 6 feet in length and 3 feet in height. Both signs would have an illuminated light box in plastic, measuring 3 feet by 6 feet, with a blue, green and purple logo, measuring 30 inches by 66 inches.
3. The Board found that the monument sign would be one sided facing the intersection of Route 303 and Oak Tree Road. The monument sign is composed of three sections, the top section is a 3 foot by 5 foot single faced light box with logo, plastic light box with internal white LED illumination. The logo is 19 inches by 60 inches and the colors are blue, green and purple. The middle section is a 2 foot LED display. This is a single sided programmable multi-color message board, measuring 2 feet by 5 feet, anchored to the lime stone cap monument. The bottom portion is a 4 foot brick monument base.
4. The Board found that street numbers would be affixed to the base. The numbers, “140” measures 1 foot in height and cross the base for 2 feet.

TOWN CLERKS OFFICE

2013 APR 2 PM 12 11

TOWN OF ORANGETOWN

**ACABOR #13-07 – Smile More Dentistry Sign Plan- Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision**

**March 7, 2013
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 AS PRESENTED.**

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Blyth Yost and carried as follows: James Dodge, absent; Jack Messina, absent; Jill Fieldstein, aye; Alex DiMenna, aye, Thomas Warren, 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: March 7, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



TOWN OF ORANGETOWN
2013 APR 2 PM 12:11
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