

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MAY 15, 2014**

MEMBERS PRESENT: Jack Messina, Chairman; Blyth Yost, Andrew Andrews
and Deborah Stuhlweissenburg

MEMBERS ABSENT: James Dodge, Jill Fieldstein and Stephen Swenney
ALSO PRESENT: Richard Pakola, Deputy Town Attorney; Ann Marie Ambrose,
Stenographer and Cheryl Coopersmith, Chief Clerk

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

Continued from the September 6, 2013 Meeting:

Royal Caribbean Artificial Palm Tree Plan	ACABOR #13 - 46
Review of Palm Tree Plan	Postponed to
Route 303 Overlay Zone	June 5, 2014
74.19 / 1 / 2; LI zoning district	Meeting

New Item:

Verizon Wireless Generator Plans	ACABOR #14 - 14
Review of Generator Plans	Approved
68.20 / 1 / 1.30; LI zoning district	as Presented

A motion was made to adjourn the meeting by Blythe Yost and seconded by
Deborah Stuhlweissenburg 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 8:15 p.m. The next ACABOR Meeting is
scheduled for June 5, 2014.

Dated: May 15, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #14 – 14: Verizon Wireless Generator - Approved as Presented

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TO: Leslie Snyder, Synder & Snyder, LLP,
94 White Plains Road, Tarrytown, New York 10591
FROM: Architecture and Community Appearance Board of Review

RE: Verizon Wireless Generator Plans: The application of Verizon Wireless, applicant, for Tri Bee LTD, owner, for the review of a generator Plan at a site to be known as “**Verizon Wireless Generator 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 60-70 West Dexter Plaza, 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./30 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, May 15, 2014**, at which time the Board made the following determinations:

Michael Sheridan and Andrew Botta appeared and testified for the applicant.

The Board received the following items:

A. Plans prepared by Tectonic Engineering & surveying Consultants, P.C.:

- T-1: Title Sheet
- C-1: Plot Plan, Setback Map & Notes
- C-1A: Property Owners List
- C-1B: Property Owners List
- C-2: Site Plan, Site Detail Plan and Notes
- C-3: Generator Plan, Sections & Details
- C-4: Routing Plan & Details

B. Material Sheet, signed by Leslie Snyder.

C. A letter from Snyder & Snyder, LLP, signed by Leslie Snyder, dated April 11, 2014.

FINDINGS OF FACT:

1. The Board found that the project consists of a natural gas generator in connection with a wireless communication facility at the Dexter Plaza location. The generator is necessary to ensure that the facility will continue to operate during periods of prolonged power outages.
2. The Board found that the proposed generator would be located in an interior court yard and would not visible from the street.

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3. The Board found that a fence with brown slats would screen the generator.
4. The Board found that the area has experienced flooding in the past, and the applicant would review the situation.

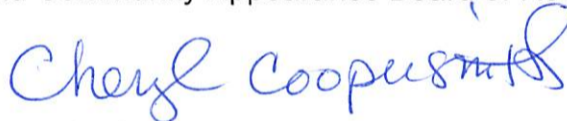
The hearing was then opened to the Public. There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

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 Blythe Yost and seconded by Andrew Andrews and carried as follows; Jack Messina, Chairman, aye; Jill Fieldstein, absent; James Dodge, absent; Blythe Yost, aye; Andrew Andrews, aye, Stephen Sweeney, 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: May 15, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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