

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MAY 1, 2014**

MEMBERS PRESENT: Jack Messina, Chairman (arrived at 7:45); Jill Fieldstein, Blyth Yost, Deborah Stuhlweissenburg, Stephen Swenney and Andrew Andrews

MEMBERS ABSENT: James Dodge

ALSO PRESENT: Richard Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

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

Snake Hill Homes Plan

Amendment to ACABOR #13-59
77.08 / 3 / 26; RG zoning district

**Approved as
Presented**

ACABOR #14 - 11

Alatsas Plans – Lot #3

DiPietrantonio Subdivision Plan
Lot 5.3 - Review of Site/Structure Plans
69.14 / 2 / 5.3; R-15 zoning district

**Approved
Subject to
Conditions**

ACABOR #14 - 12

St. Thomas Aquinas College

Kraus Fitness Center
Review of Site/Building Addition Plans
74.12 / 1 / 29 & 74.16 / 1 / 1;
R-40 zoning district

**Approved
Subject to
Conditions**

ACABOR #14 - 13

Other Business: The Board reviewed a request for alternative plantings; ACABOR #13-16, Puccio Plan, located at 818 Route 340, Palisades. The applicant held that the approved landscaping plan called for locust trees, which are currently unavailable. In place of the locust trees, the Board granted the applicant the option of selecting one of the following tree types:

1. Village Green Zelkova (Zelkova Serrata)
2. Kwanzan Cherry

A motion was made to adjourn the meeting by Jill Fieldstein and seconded by Jack Messina 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 May 15, 2014.

Dated: May 1, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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ACABOR #14 – 11: Snake Hill Homes Amendment to ACABOR #13-59
Approved as Presented

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TO: Robert Hoene, 379 Piermont Avenue, Piermont, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: **Snake Hill Homes Plans:** The application of Kenneth Hiep, applicant, for Snake Hill Road Homes, owner, for an Amendment to the Architectural Plans at a site to be known as “**Snake Hill Homes 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 79 Virginia Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 3, Lot 26 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, May 1, 2014**, at which time the Board made the following determinations:

Kenneth Hiep and Robert Hiep appeared and testified.

The Board received the following items:

- A.** Plot Plan for Hiep prepared by Jay Greenwell, PLS, dated September 9, 2013, last revised March 27, 2014.
- B.** Materials Sheet prepared by Robert Hoene, R.A., dated November 18, 2013.
- C.** Copy of ACABOR #13-59, Approved Subject to Conditions, dated December 5, 2013.
- D.** Architectural Plans prepared by Robert Hoene, R.A. dated March 5, 2013, revision undated:
 - a. A1.0: Elevations
 - b. A2.0: Basement and First Floor Plans
 - c. A3.0: General Notes & Second Floor Plan

FINDINGS OF FACT:

1. The Board found that the proposed amendment involved changing the rear patio to a deck. The applicant noted that the grade of the property was better suited for a deck. The deck would be constructed of pressure treated wood.
2. The Board found that the remaining conditions of ACABOR #13-59 remain in effect.

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Approved as Presented

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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; Jack Messina, Chairman, aye,, abstain; James Dodge, absent; Blythe Yost, aye; Andrew Andrews, aye, Stephen Sweeney, aye and Deborah Stuhlweissenburg, aye.

Dated: May 1, 2014
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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

**ACABOR #14 – 12: Alatsas Plans – Lot #3, DiPietrantonio Subdivision Plan,
Lot 5.3 - Approved Subject to Conditions**

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

RE: **Alatsas Plans – Lot #3:** 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 #3**”, and as DiPietrantonio Subdivision – Lot #5.3, 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 5.3 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, May 1, 2014**, at which time the Board made the following determinations:

George Alatsas and Donald Brenner appeared and testified.

The Board received the following items:

- A.** Site Plan prepared by Sparaco & Youngblood, PLLC, dated March 17, 2014.
- B.** Tree Removal Plan, prepared by Edge Landscape Inc. and Sparaco & Youngblood, PLLC., dated March 17, 2014.
- C.** Tree Replenishment Plan, prepared by Edge Landscape Inc., undated.
- D.** Architectural Plans prepared by Robert Hoene, RA, dated March 5, 2013, revised March 10, 2014:

A1.0: Front and Right Elevations

A2.0: Rear and Left Elevation

A4.0: First Floor Plan

A5.0: General Notes & Second Floor Plan

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of hardiboard siding in Booth Bay Blue, the roof shingles would be Pewter Grey, manufactured by Timberline and the house trim and railing would be white. The garage doors would be white with glass inserts and dividers. The front porch would be pressure treated wood, painted white. The Board gave the applicant the option of using Trek decking for the front porch. The house would have a rear patio, manufactured by Cambridge Pavers.

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**ACABOR #14 – 12: Alatsas Plans – Lot #3, Dipietrantonio Subdivision Plan,
Lot 5.3- Approved Subject to Conditions**

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2. The Board found that the site would have down lit safety lighting, placed at every entry point of the house and in accordance with Town Code.
3. The Board found that the air conditioning unit would be located behind the garage.
4. The Board found that the landscaping plan was acceptable
5. The Board found that the applicant did a commendable job in blending the color and styles of the new houses in the subdivision.

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 house will have four sides of hardiboard siding in Booth Bay Blue and the roof shingles will be Pewter Grey, manufactured by Timberline and the house trim and railing will be white. The garage doors will be white with glass inserts and dividers. The front porch will be pressure treated wood, painted white. The Board gave the applicant the option of using Trek decking for the front porch. The house will have a rear patio, manufactured by Cambridge Pavers.
2. The site lighting will be down lit safety lighting, placed at every entry point of the house and in accordance with Town Code.
3. The air conditioning unit will be located behind the garage.
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 Blythe Yost and seconded by Jack Messina and carried as follows; Jack Messina, Chairman, aye, Jill Fieldstein, aye; James Dodge, absent; Blythe Yost, aye; Deborah Stuhlweissenburg, aye; Stephen Swenney aye; and Andrew Andrews 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 1, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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**ACABOR #14 – 13: St. Thomas Aquinas College Kraus Fitness Center -
Approved Subject to Conditions**

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TO: John Atzl, Atzl, Scatassa & Zigler, 234 North Main Street, New City,
New York 10956
FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Aquinas College Plans: The application of
St. Thomas Aquinas College, owner, Site/Building Addition Plan Review, at a site
known as "**St. Thomas Aquinas College 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 125 Route 340, Sparkill, Town of
Orangetown, Rockland County, New York, and as shown on the Orangetown
Tax Map as Section 74.12, Block 1, Lot 29 & Section 74.16, Block 1, Lot 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, May 1, 2014**, at which time
the Board made the following determinations:

John Atzl, Edward Arcari and Joseph Donini appeared and testified.

The Board received the following items:

A. Plot Plan prepared by Gdanski Consulting, Inc. dated July 10, 2013, last
revised October 8, 2013.

B. Material Sheet signed by Joseph Donini, dated March 31, 2014 and a copy of
PB#14-13: Final Site Plan Approval Subject to Conditions/ Neg. Dec., dated
March 26, 2014.

C. Architectural Plans prepared by Arcari + Iovino Architects, dated April 4, 2014:

A.1: Key Plan, Reference Photo, Renderings & Floor Plan

A.2: Building Elevations

D. Kraus Fitness Center Plans prepared by Atzl, Scatassa & Zigler, dated
January 20, 2014:

Drawing No. 1: Overall Existing Conditions

Drawing No. 2: Overall Existing Conditions

Drawing No. 3: Site Plan

Drawing No. 4: Grading Plan

E. Submitted at the meeting by the applicant, a photograph of existing
conditions, dated May 1, 2014.

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**ACABOR #14 – 13: St. Thomas Aquinas College Kraus Fitness Center -
Approved Subject to Conditions**

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FINDINGS OF FACT:

1. The Board found that the project consisted of a one story addition to the northeast side of the existing gymnasium. The addition is 32 feet by 76 feet (2,432 square feet) and is located on a grassy area. The addition would match the existing structure colors; the façade would be salmon and tan colored stucco and the roof color would match the existing roof. The applicant provided the Board with Architectural Plans noting the glass colors as tan, brick orange, clear and grey, manufactured by Vanceva. The air conditioning units would be roof mounted away from all roof edges. Lighting would consist of wall mounted LED lighting, in accordance with Town Code. There would be a painted pin mounted torch logo and sign on the building.
2. The Board found that the applicant proposed to create a vest pocket park adjacent to the building. The park would be similar to existing park areas on campus.
3. The Board found that the landscaping plan called for Euonymus Paten "Manhattan" plants which the Board noted were susceptible to be eaten by Deer. As an alternative, the Board recommended planting Ilex Glabra plants.

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 building addition will match the existing structure in colors. The façade will be salmon and tan stucco and the roof color will match the existing roof. The colored glass panels on the addition will be manufactured by Vanceva and will be tan, brick orange, clear and grey, as noted on the Architectural plan, prepared by Arcari + Iovino Architects, dated April 4, 2014. The air conditioning units will be roof mounted away from all roof edges. Lighting will consist of wall mounted LED lighting, in accordance with Town Code. There will be a painted pin mounted torch logo and sign on the building.
2. A vest pocket park will be created adjacent to the building. The park will be similar to existing park areas on campus.
3. The landscaping plan called for Euonymus Paten "Manhattan" plants which the Board noted were susceptible to be eaten by Deer. As an alternative, the Board recommended planting Ilex Glabra plants.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.

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5. 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 Jack Messina and seconded by Deborah Stuhlweissenburg and carried as follows; Jack Messina, Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Blythe Yost, aye; Andrew Andrews, aye, Stephen Sweeney, aye 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 1, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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