

Town of Orangetown Architecture and Community Appearance Board of Review Meeting of May 2, 2013

Members Present: Thomas Warren, Chairman; Blythe Yost; Jill Fieldstein; Jack Messina; James Dodge and DiMenna

Members Absent: Paul Papay, Vice Chairman

Also Present: Rick Pakola, Deputy Town Attorney; 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.

Ramsay Subdivision Plan – Lot #1 **ACABOR #13 - 19**
Review of Site/Structure Plans **Approved Subject**
77.08/5/33.1; RG zoning district **to Conditions**

Marsico Court Landscaping Plan **ACABOR #13 - 20**
Review of Landscaping Plan **Approved Subject**
for Generator **to Conditions**
70.11/1/5.6; R-40 zoning district

Dalkin America, Inc. Sign Plans **ACABOR #13 - 21**
Review of Sign Plans **Approved as**
73.15/1/15; LIO zoning district **Presented**

Aladdin Tobacco Sign Plan **ACABOR #13 - 22**
Review of Sign Plan **Approved as**
68.20-1-8; CS zoning district **Presented**

Other Business: ACABOR #13-19, Loccisano Garage Plan - The applicant, Salvatore Loccisano, requested a **CONTINUATION** at his March 21, 2013 appearance. At the May 2, 2013 meeting, Mr. Loccisano approached the Board with a procedural request regarding the application. The Board directed him to the attached April 18, 2013 letter from ACABOR, noting four alternatives that may be taken with the application. Mr. Loccisano stated that he would not write any type of correspondence to the Board and verbally requested that his application be **WITHDRAWN** from the proceedings of ACABOR. The Board suggested that since he **WITHDREW the ACABOR application**, the building permit fee may be available for return. He should contact the Office of Building, Zoning and Planning Administration & Enforcement regarding the Building Permit fee.

A motion was made to adjourn the meeting by Blythe Yost 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 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 8:10 p.m. The next ACABOR Meeting is scheduled for May 16, 2013.

Dated: May 2, 2013

Cheryl Coopersmith

TOWN CLERKS OFFICE

2013 MAY 8 AM 11 54

TOWN OF ORANGETOWN

**ACABOR #13 – 19: Ramsay Plans – Lot #1– Approved Subject to
Conditions
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**May 2, 2013
Page 1 of 2**

TO: Kevin Ramsay, 572 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Ramsay Subdivision Plan – Lot #1: The application of Kevin Ramsay, owner, for review of Site/Structure Plans at a site to be known as “**Ramsay Subdivision Plan – Lot #1**”, 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 7 Williams Street, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 33.1 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 2, 2013**, at which time the Board made the following determinations:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

- A.** Plot Plan for Building Permit prepared by Jay Greenwell, PLS, dated February 13, 2013
- B.** Landscape Plan prepared by Jay Greenwell, PLS, dated March 28, 2013
- C.** Architectural Plans prepared by Robert Hoene, R.A. dated December 5, 2011, revised March 11, 2013
 - a. A1.0: Elevations
 - b. A2.0: Foundation and First Floor Plans
 - c. A3.0: Details, Typical Wall Section and Second Floor Plan

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding, manufactured by American Dream Edge in Natural Clay. Decorative stonework would be placed on the front façade in Buck County Ledge Stone (brown/ grey tones), manufactured by Cultured Stone. The roof shingles would be manufactured by Timberline GAF in Weathered Wood. The trim, garage door, railing and windows would be white. Carriage style white garage doors were selected for the house.

TOWN CLERKS OFFICE

2013 MAY 8 AM 11 54

TOWN OF ORANGETOWN

**ACABOR #13 – 19: Ramsay Plans – Lot #1– Approved Subject to
Conditions
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**May 2, 2013
Page 2 of 2**

2. The Board found that the air conditioning unit would be placed by the rear left corner of the house.
3. The Board found the Site Plan acceptable.

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. The proposed house will have four sides of vinyl siding manufactured by American Dream Edge in Natural Clay. Decorative stonework will be placed on the front façade in Buck County Ledge stone (brown/ grey tones), manufactured by Cultured Stone. The roof shingles will be manufactured by Timberline GAF in Weathered Wood. The trim, garage door, railing and windows will be white. Carriage style white garage doors were selected for the house.
3. The air conditioning unit will be placed by the rear left corner of the house.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. 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 Alex DiMenna and seconded by Blyth Yost and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, aye; Jill Fieldstein, aye; Paul Papay, absent; 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: May 2, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**

Cheryl Capersmith

TOWN CLERKS OFFICE

2013 MAY 8 9:11 55

TOWN OF ORANGETOWN

**ACABOR #13 – 20: Marsico Court Landscaping Plan – Lot #6
Review of Landscaping Plan for Generator – Approved subject to
Conditions**

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

**May 2, 2013
Page 1 of 2**

TO: Kevin Ramsay, 572 Route 303, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: Marsico Court Generator Landscape Plan: The application of Kevin Ramsay, applicant, for James Mulligan, owner, for review of a landscaping plan for a generator at a site known as “**Marsico Court Generator Landscape 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 6 1st Class Marsico Court, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.11, Block 1, Lot 5.6 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 2, 2013**, at which time the Board made the following determinations:

Kevin Ramsay and Robert Hoene appeared and testified.

The Board received the following items:

- A.** Landscaping Plan prepared by William Youngblood Land Surveying, dated October 21, 2009, noting proposed landscaping around generator.

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed to install a new generator on the site. The plantings on the submitted landscaping plan were acceptable.
- 2.** The Board found that the generator shall have a physical barrier in addition to the proposed vegetative screening. The following methods were discussed:

- a.** Run the existing black iron fence down the side of the property and enclose the generator, then place the plant screen, or
- b.** Box in the generator with fencing to match the existing fence on the site and then place the plant screen.

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:**

TOWN CLERKS OFFICE

2013 MAY 8 AM 11 55

TOWN OF ORANGETOWN

**ACABOR #13 – 20: Marsico Court Landscaping Plan – Lot #6
Review of Landscaping Plan for Generator – Approved subject to
Conditions**

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

**May 2, 2013
Page 2 of 2**

1. The generator shall be screened in accordance with one of the following methods:
 - a. Run the existing black iron fence down the side of the property and enclose the generator, then place the plant screen, or
 - b. Box in the generator with fencing to match the existing fence on the site and then place the plant screen.

The landscaping plan shall be revised in accordance with the fencing selection of the applicant.

2. No grading is to take place within five feet of any property line, except as specified on the approved Site Plan.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction.

The foregoing resolution was presented and moved by Jack Messina and seconded by Alex DiMenna and carried as follows: Thomas Warren, aye; Jack Messina, aye; James Dodge, nay; Jill Fieldstein, aye; Paul Papay, absent; 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: May 2, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review**



TOWN CLERKS OFFICE

2013 MAY 8 AM 11:55

TOWN OF ORANGETOWN

ACABOR #13-21 – Daikin America Sign Plan- Approved as Presented

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

May 2, 2013
Page 1 of 2

TO: Richard Meister, Daikin America, 20 Olympic Drive, Orangeburg, New York 10962

FROM: Architecture and Community Appearance Board of Review

RE: Daikin America, Inc. Sign Plans: The application of Richard Meister, applicant, for Daikin America, Inc., owner, for review of Sign Plans at a site known as “**Daikin America, Inc. 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 20 Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 15 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 2, 2013**, at which time the Board made the following determinations:

Marilyn Van Orden and Thomas Schneider appeared and testified.

The Board received the following items:

- A.** Sign Plan prepared by Bergen Sign Company, dated March 21, 2012.
 - a. Front Wall Sign, Front Entry Sign A, Corner Sign B, Corner Wall Sign, Section Detail
 - b. Sign C on Site Plan; Day and Night View
 - c. Sign D on the Site Plan and Sign E on Site Plan: Existing Directional and Additional signs in the area
 - d. Schematic Site Plan for Signage Locations
- B.** Photographs of Site with existing signage
- C.** ZBA #13-19, Sign Location and Size Variances Approved with Conditions, dated March 6, 2013 and ACABOR #07-71, Prior ACABOR Approval of Existing Signage, dated December 4, 2007.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to add logo signs mounted on the existing building and a monument sign. Sign A, the front entry sign will measure 6'- 5 ½ by 6'- 0". Sign B, the building corner sign will measure 4'- 3 ½" by 4'- 0". Both signs will be in the same design, material and color. The design consists of one stripe in each color; satin black, light blue and white. The lettering would be located on the top portion of the sign in dark blue and measure 1 ½" deep. The applicant presented the Board a sample of the fabricated aluminum letter in the letter "N".

TOWN CLERKS OFFICE

2013 MAY 8 AM 11 55

TOWN OF ORANGETOWN

ACABOR #13-21 – Daikin America Sign Plan- Approved as Presented

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

**May 2, 2013
Page 2 of 2**

2. The Board found Sign C on the Site Plan would consist of a single faced illuminated light box with 1/4" push thru acrylic and applied vinyl graphics to closely match existing site signs. The sign would measure 10' in length and 2' in height, and 3' 6" from grade to the top of the sign. The sign would use the existing foundation.

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 James Dodge and seconded by Alex DiMenna and carried as follows: James Dodge, aye; Jack Messina, aye, Jill Fieldstein, aye; Alex DiMenna, aye, Thomas Warren, aye; Paul Papay, 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: May 2, 2013
Town of Orangetown**



Architecture and Community Appearance Board of Review

TOWN CLERKS OFFICE

2013 MAY 8 AM 11 55

TOWN OF ORANGETOWN

ACABOR #13-22 – Aladdin Tobacco Sign Plan- Approved as Presented

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

May 2, 2013
Page 1 of 2

TO: Mohammad Memo, 754 Pascack Road, Paramus,
New Jersey 07652

FROM: Architecture and Community Appearance Board of Review

RE: Aladdin Tobacco Sign Plans: The application of U & B Tobacco shop, Inc., applicant, for RSM/E Realty LLC, owner, for review of a Sign Plan at a site to be known as “**Aladdin Tobacco Sign 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 18 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 8 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, May 2, 2013**, at which time the Board made the following determinations:

Mohammad Memo appeared and testified.

The Board received the following items:

- A.** Sign Plan for Aladdin Tobacco and Smoke Shop

FINDINGS OF FACT:

- 1.** The Board found that the applicant proposed overhead signage measuring 96” by 24”. The sign would consist of vinyl lettering on an aluminum sign, with red and blue letters, and a white background. The height of the words on the sign would be as follows: “Tobacco &” will measure 7.54 inches, “Smoke Shop” will measure 9.25 inches and “Aladdin” will measure 5.33 inches.
- 2.** The Board found that if the applicant chooses, the wording on the sign may be changed. The Board discussed the possible word change.

The hearing was then opened to the Public.

Public Comments:

Ed O’Day, Chairman of the Town of Orangetown Substance Abuse Committee, requested that the word “Smoke” be removed from the sign wording. He held that the word “smoke” promoted a culture of drugs. Mr. O’Day also noted that the store had items that could be used with marijuana or other drugs.

Stephanie Fienucane, Pearl River resident, raised concerns regarding the types of items on display in the store window.

Bill Furdon, Principal of Pearl River High School, expressed concerns with the types of items on display in the store window. He held that the Community has significant concerns regarding the perception or promotion of drug use in Pearl River.

TOWN CLERKS OFFICE

2013 MAY 8 AM 11 55

TOWN OF ORANGETOWN

ACABOR #13-22 – Aladdin Tobacco Sign Plan- Approved as Presented
Town of Orangetown – Architecture and Community Appearance Board of
Review Decision

May 2, 2013
Page 2 of 2

There being no other 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: James Dodge, aye; Jack Messina, aye, Jill Fieldstein, aye; Alex DiMenna, aye, Thomas Warren, aye; Paul Papay, 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: May 2, 2013
Town of Orangetown
Architecture and Community Appearance Board of Review



TOWN CLERKS OFFICE

2013 MAY 8 AM 11 55

TOWN OF ORANGETOWN