

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 3, 2016**

**MEMBERS PRESENT:** Blythe Yost, Chair  
Brian Aitcheson Andrew Andrews  
Brian Terry Bruce Jensen  
Shirley Goebel Christie Deborah Stuhlweissenburg

**MEMBER ABSENT:** None

**ALSO PRESENT:** Rick Pakola, Deputy Town Attorney; Jennifer Johnson,  
Stenographer and Cheryl Coopersmith, Chief Clerk

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

<b>Verizon Wireless Fuel Storage Expansion Plans</b>	<b>Approved</b>	<b>ACABOR #16-15</b>
Review of Plans	<b>Subject to</b>	
2000 Corporate Drive, Orangeburg	<b>Conditions</b>	
73.15/1/19; LIO zoning district		

<b>Blauvelt Free Library Plans</b>		<b>ACABOR #16-16</b>
Review of Addition/Alteration Plans	<b>Approved</b>	
541 Western Highway, Blauvelt	<b>Subject to</b>	
70.14/2/45; CS zoning district	<b>Conditions</b>	

<b>St. Thomas Evangelical Church of India Plans</b>		<b>ACABOR #16-17</b>
Review of Addition/Improvement Plans	<b>Continued</b>	
530 Western Highway, Blauvelt	<b>to the March 17<sup>th</sup></b>	
70.18/1/13; CS zoning district	<b>meeting: Submit</b>	
	<b>Colors and Materials</b>	

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, a motion was made to adjourn the meeting by Blythe Yost, and  
second by Bruce Jensen and agreed by all in attendance. The meeting was  
adjourned at 8:30 p.m. The next ACABOR Meeting is scheduled for  
March 17, 2016.

**Dated: March 3, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

TOWN CLERKS OFFICE

2016 MAR 8 PM 1 24

TOWN OF ORANGETOWN

**ACABOR #16-15: Verizon Wireless Fuel Storage Expansion Plan: Approved  
Subject to Conditions**

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

**March 3, 2016**

**Page 1 of 3**

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
10983

FROM: Architecture and Community Appearance Board of Review

RE: Verizon Wireless Fuel Storage Expansion Plan: Application of  
CellCo Partnership, owner, for the review of a Fuel Storage Expansion Plan at a  
site known as “**Verizon Wireless Fuel Storage Expansion 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 2000  
Corporate Drive, Orangeburg, Rockland County, New York, and as shown on the  
Orangetown Tax Map as Section 73.15, Block 1, Lot 19; 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, March 3, 2016**, at which time  
the Board made the following determinations:

Donald Brenner and Joseph Modafferi appeared and testified for the applicant.  
The Board received the following items:

**A.** Site Plans prepared by JMC and WB Engineers & Consultants last dated  
February 3, 2016:

**JMC Drawing List:**

T-001: Cover Sheet

C-301.00: Overall Existing Conditions Map

C-302.00: Overall Site Plan

C-303.00: Existing Conditions Map

C-304.00: Site Layout Plan

C-305.00: Site Grading Plan

C-306.00: Site Erosion and Sediment Control Plan

C-401.00: Construction Details

TOWN CLERKS OFFICE

2016 MAR 8 PM 1 24

TOWN OF ORANGETOWN

**ACABOR #16-15: Verizon Wireless Fuel Storage Expansion Plan: Approved  
Subject to Conditions**

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

**March 3, 2016  
Page 2 of 3**

**WB Drawing List:**

- M-001.00: Mechanical Symbols, Notes and Specifications
- M-201.00: Mechanical Specifications
- M-202.00: Mechanical Specifications II
- M-203.00: Mechanical Specifications III
- M-204.00: Mechanical Specifications IV
- M-205.00: Mechanical Specifications V
- M-301.00: Mechanical Site Plan
- M-501.00: Fuel Oil System Flow Diagram
- E-001.00 Electrical Symbols, Notes and Abbreviations
- E-101.00 Electrical Panel Schedules
- E-201.00 Electrical Specifications
- E-301.00 Electrical Power Plan

**B. A copy of the following Board Decision: PB #16-01, Preliminary Site Plan  
Approval Subject to Conditions, Neg. Dec. dated January 13, 2016.**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install an above ground fuel and secondary containment system to support generators already on site.
2. The Board found that the Planning Board condition of fencing was an acceptable solution for screening the proposed project:
  - a. Condition #18 of PB #16-01, Preliminary Site Plan Approval Subject to Conditions, requested the following: “The existing fence shown on the Site Plan shall be extended 30 to 40 feet past the fuel storage tank in order to screen the ground fuel and secondary containment system.”
3. The Board found that condition #19 of PB #16-01, Preliminary Site Plan Approval Subject to Conditions, requested a Landscaping Plan. The Board reviewed the submitted Site Plans and found the submittal to be sufficient, noting that there is a large wooded area adjacent to the site.
4. The Board found that a berm will be built around the fuel storage tank and secondary containment system. The applicant highlighted that this project will be located in the mechanical portion of the site.
5. The Board found that in order to protect the tanks from vehicles maneuvering near the site, the applicant should consider rearranging parking spaces in an adjacent parking area or placing posts adjacent to the tanks.

TOWN CLERKS OFFICE  
2016 MAR 8 PM 1 24  
TOWN OF ORANGETOWN

**ACABOR #16-15: Verizon Wireless Fuel Storage Expansion Plan: Approved  
Subject to Conditions**

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

**March 3, 2016  
Page 3 of 3**

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

1. Condition #18 of PB #16-01, Preliminary Site Plan Approval Subject to Conditions, requiring the placement of fencing is acceptable solution for screening the proposed project.
2. The submitted Site Plan notes a large wooded area adjacent to the site is acceptable to ACABOR, satisfying condition #19 of PB #16-01, Preliminary Site Plan Approval Subject to Conditions.
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 Brian Terry and seconded by Brian Aitcheson carried as follows; Blythe Yost, Chair, aye; Deborah Stuhlweissenburg, aye; Bruce Jensen, aye; Brian Terry, aye; Shirley Goebel Christie, aye; Andrew Andrews, aye and Brian Aitcheson, 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 3, 2016**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

TOWN CLERKS OFFICE  
2016 MAR 8 PM 1 24  
TOWN OF ORANGETOWN

**ACABOR #16-16: Blauvelt Free Library Plans - Addition: Approved Subject to Conditions**

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

**March 3, 2016**

**Page 1 of 2**

TO: Michael Esmay, 17 Van Houten Street, Upper Nyack, New York  
FROM: Architecture and Community Appearance Board of Review

RE: Blauvelt Free Library Plans: Application of Michael Esmay, applicant for the Board of Trustees of the Blauvelt Free Library, owner, for the review of an Addition and Alterations to the Library Structure at a site known as “**Blauvelt Free Library 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 541 Western Highway, Blauvelt, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 2, Lot 45; 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 3, 2016**, at which time the Board made the following determinations:

Michael Esmay and Laura Grunwerg appeared and testified. The Board received the following items:

**A. Site and Architectural Plans prepared by Michael Esmay, R.A., dated December 28, 2015:**

- Site
- A.1: Cellar & Basement Floor Plan
- A.2: First Floor Plan
- A.3: Second Floor Plan
- A.8: North & South Elevations
- A.9: East & West Elevations

**B. Material Sheet, signed by Michael Esmay, undated.**

**C. A copy of the Building Permit Referral, dated December 29, 2015.**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to add an addition and alter the Library structure. The main thrust in this development relates to issues of access, since the Library was built and renovated over a span of 300 years.
2. The Board found that the proposed addition to the Library would match the existing structure. The addition would use hardie plank, or equal, on the façade to match the material and color of the existing building. The trim would also match the existing structure. The roof shingles would match the exiting building roof.
3. The Board found that there would be minimal change to the existing landscaping. There is no additional lighting except for fixtures located in the ceiling of the new porch.

TOWN CLERKS OFFICE

2016 MAR 8 PM 1 24

TOWN OF ORANGETOWN



**ACABOR #16-16: Blauvelt Free Library Plans - Addition: Approved Subject to Conditions**

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

**March 3, 2016**

**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 addition to the library shall match the existing Library structure. The addition shall use hardie plank, or equal, on the façade to match the material and color of the existing building. The trim will also match the existing structure. The roof shingles will match the exiting building roof.
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 Bruce Jensen and seconded by Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Deborah Stuhlweissenburg, aye; Brian Terry, aye; Andrew Andrews, aye; Shirley Goebel Christie, aye, Bruce Jensen, aye and Brian Aitcheson, 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 3, 2016**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

TOWN CLERKS OFFICE

2016 MAR 8 PM 1 24

TOWN OF ORANGETOWN