

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF NOVEMBER 20, 2014**

**MEMBERS PRESENT:** Jill Fieldstein, Chairperson; James Dodge, Andrew Andrews, Paul Papay, Brian Terry, and Deborah Stuhlweissenburg

**MEMBERS ABSENT:** Blythe Yost

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

Jill Fieldstein, Chairperson, called the meeting to order at 7:30 p.m.

Ms Fieldstein read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

**Anellotech Plans**

Review of Structure/Site Plans  
68.08/1/1B; LI zoning district

**Approved Subject  
to Conditions**

**ACABOR #14-41**

**Orangeburg Fire Association**

**Façade Improvement Plan**  
Review of Front Façade Plan  
74.11/1/14; LI zoning district

**Approved  
as Presented**

**ACABOR #14-42**

**Orangetown Shopping Center Plans**

Review of Site Plans  
74.10/1/67; CS zoning district

**Approved Subject  
to Conditions**

**ACABOR #14-43**

A motion was made to adjourn the meeting by Jill Fieldstein 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 9:15 p.m. The next ACABOR Meeting is scheduled for December 4, 2014.

**Dated: November 20, 2014**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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**ACABOR #14-41: Anellotech Plans: Approved Subject to Conditions**  
**Town of Orangetown – Architecture and Community Appearance Board of**  
**Review Decision**  
**November 20, 2014**  
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**TO:** Marc Schneidkraut, P.E., 401 North Middletown Road, Building  
170A, Pearl River, New York 10965

**FROM:** Architecture and Community Appearance Board of Review

**RE:** The application of Anellotech, Inc., applicant, for Pfizer, Inc. owner, (Donald Brenner, attorney for the applicant) for review of Structure/Site Plans at a site to be known as "**Anellotech, Inc. 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 401 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 1B 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, November 20, 2014**, at which time the Board made the following determinations:

Marc Schneidkraut, Matthew Oscar, Bill Greenlaw and Donald Brenner appeared and testified for the applicant. The Board received the following items:

**A. Anellotech: Addition to Building 123 Plans** prepared by Matthew Oscar, R.A., dated October 20, 2014, unless noted:

- L-1 of 2: ACABOR Landscaping Plan
- L-2 of 2: Existing Conditions Photos, October 10, 2014
- A-1 of 4: Existing & Proposed Plans & Elevations
- A-2 of 4: South & West Proposed Elevations
- A-3 of 4: Existing Conditions Photos, October 20, 2014
- A-4 of 4: Sightline Photos/Neighboring Properties, October 10, 2014

**B. Material Sheet**, signed by Matthew Oscar, dated October 21, 2014.

**C. Copy of the Building Permit Referral**, dated June 19, 2014.

**D. A letter from Anellotech, Inc.**, signed by Marc Schneidkraut, P.E., dated October 20, 2014 with 2 attachments:

- Parking Schematic for Buildings 170A and 123
- Additional Parking spaced on Campus (1000 plus spaces)

**E. Copies PB #14-37, Preliminary Site Plan Approval Subject to Conditions**, Neg. Dec., dated September 10, 2014.

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**FINDINGS OF FACT:**

1. The Board found that the applicant appeared in front of the Town of Orangetown Zoning Board of Appeals on November 19, 2014 for review of the Performance Standards. The item was continued to the January 21, 2015 meeting to allow for the submission of additional information.
2. The Board found that the project site is located in Pearl River on the Pfizer Campus. The project consists of a 46' by 49' addition to Building #123 (the old Pfizer Fire House), a paved driveway and loading area. The applicant stated that the proposed project is similar to surrounding buildings; however it is at a lower grade on the property.
3. The Board found that the addition will have a metal wall system in silver, which compliments the red brick façade of the existing structure. The applicant noted that similar panel and brick buildings can be found on the Pfizer Campus.
4. The Board found that the metal wall system will be manufactured by Centria Architectural Systems. The façade will have a louver system and integrated translucent window system, manufactured by Kalwall. The railing and fence will be black to match the existing elements on the building's façade and parapet coping cover. The air conditioning equipment will be placed on the west side of the building. The exhaust fans will be placed on the roof of the structure.
5. The Board found that the new exterior lighting will match the existing lighting and be placed along the exterior walking areas and service areas. The manufacture of the lighting is Bega, Pole-top luminaires, 8171S in black, and as on the submitted plans.
6. The Board found that the existing signage would remain in place, as noted on the submitted plans.
7. The Board found that a liquid nitrogen system, storage tank and associated equipment will be located in the front yard of the building. This location is based upon the need for access by the supply truck. The tank would be protected with bollards and a cyclone fence encircling the tank area. The applicant made the Board aware that there are three similar tanks on the Pfizer Campus.
8. The Board found that the Pfizer Campus is secured 24 hours, 7 days a week by security guards.
9. The Board found that the applicant informally drove around the residential streets to review the sight line into the project site. The applicant found that the wooded perimeter of the Pfizer Campus obstructed a direct view of the building. The applicant stated that a nearby building on the Pfizer Campus (Building #170) was comparable in height to the proposed project.

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10. The Board found that Lederle Laboratories, or a similar user, has occupied the site for at least 100 years and that the proposed use is within the Town of Orangetown Town Code in that the project is located in a light industrial (LI) zone where the proposed use is allowed.
11. The Board found that the Architectural Plan depicts the vapor stack to be much larger than the actual construction, however, the applicant wanted to illustrate the maximum possible construction. The actual stack will be approximately 2 to 3 inches in diameter and a stainless steel pipe, much smaller than noted on the plan. The Board held that the plans should be revised to note the actual size to be constructed. In the event that the pipe is larger than as noted on the presented plan, the applicant must reappear in front of ACABOR. However, if the pipe is smaller than as depicted on the submitted plan, the plans may be stamped and passed back to the Building Inspector.
12. The Board found that in order to prepare the site for construction, 4 existing trees would be relocated down the hill from the project site and replanted.

The hearing was then opened to the Public.

**Public Comment:**

Rodger Banta, 219 North Middletown Road, Nanuet; requested information regarding viewing the site from a high elevation.

Gregory Palazzo, 30 West Palisades Avenue, Nanuet; wanted to know if the Board reviewed the site from low vantage points.

Ken Cully, 21 Nanuet Avenue, Nanuet; requested information regarding the type of protective bollards to be used around the nitrogen tanks.

Jodi Hamel, 31 West Palisades Avenue, Nanuet; raised concerns regarding the traffic flow on the Pfizer Campus.

Heather Hurley, 202 Hobart Street, Pearl River requested information regarding security around the tanks, width and construction material of the vapor stack and the proposed height.

Tom Sullivan, 112 South Highland Avenue, Nanuet; wanted to know if the stack would have a blinking red light at the top.

There being no one else to be heard from the public, the Public Hearing portion of the meeting was closed.

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

1. The project consists of a 46' by 49' addition to Building #123 (the old Pfizer Fire House), a paved driveway and loading area.
2. The addition will have a metal wall system in silver, which compliments the red brick façade of the existing structure. The metal wall system will be manufactured by Centria Architectural Systems. The façade will have a louver system and integrated translucent window system, manufactured by Kalwall. The railing and fence will be black to match the existing elements on the building's façade and parapet coping cover. The air conditioning equipment will be placed on the west side of the building. The exhaust fans will be placed on the roof of the structure.
3. New exterior lighting will match the existing lighting and be placed along the exterior walking areas and service areas. The manufacture of the lighting is Bega, Pole-top luminaires, 8171S in black, and as on the submitted plans.
4. The liquid nitrogen system, storage tank and associated equipment will be located in the front yard of the building. This location is based upon the need for access by the supply truck. The tank will be protected with bollards and a cyclone fence encircling the tank area.
5. The Architectural Plan depicts the vapor stack to be much larger than the actual construction. The actual stack will be approximately 2 to 3 inches in diameter and a stainless steel pipe, much smaller than noted on the plan. The plans shall be revised to note the actual size to be constructed. In the event that the pipe is larger than as noted on the presented plan, the applicant must reappear in front of ACABOR. However, if the pipe is smaller than as depicted on the submitted plan, the plans may be stamped and passed back to the Building Inspector.
6. The wooded perimeter of the Pfizer Campus obstructed a direct view of the building from the residential properties neighboring the project site. A nearby building on the Pfizer Campus (Building #170) was comparable in height to the proposed project and is located closer to the residential properties neighboring the Pfizer Campus than the project site.
7. Four existing trees shall be relocated down the hill from the project site and replanted.
8. Trees to be saved shall be protected with snow fencing to the drip line during construction.
9. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

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The foregoing resolution was presented and moved by Jill Fieldstein and seconded by James Dodge and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Brian Terry, abstain 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: November 20, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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**ACABOR #14-42: Orangeburg Fire Association Façade Improvement Plan;  
Approved as Presented  
Town of Orangetown – Architecture and Community Appearance Board of  
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**TO:** Tom Farrelly, 23 South Greenbush Road, Orangeburg,  
New York 10962  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Orangeburg Fire Association Façade Plan: The application of the Orangeburg Fire Association, owners, for the review of a Front Façade Improvement Plan, at a site known as "**Orangeburg Fire Association Front Façade Improvement 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 23 South Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 14 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, November 20, 2014**, at which time the Board made the following determinations:

Thom Farrelly appeared and testified for the applicant. The Board received the following items:

- A. Photograph of the existing condition of the building façade.
- B. Photograph of the proposed stone material to be placed on front façade.
- C. Copy of Material Sheet, signed by Thomas Farrelly, dated October 28, 2014.
- D. Copy of the Building Permit Referral, dated September 9, 2014.
- E. Map of Property for Orangeburg Volunteer Fire Assn. prepared by Stephen Hoppe, L.S., dated May 9, 2008.

**FINDINGS OF FACT:**

1. The Board found that the proposed front façade improvement project involved the replacement of a red brick façade with stonework. The stone will be natural tones in rectangular shapes, manufactured by Stoneworks. The remaining three sides of the structure will remain as they presently exist, vinyl sided.
2. The Board found that the applicant requested to change the shape of the front windows; presently both have semi-circular tops to square tops.
3. The Board found that the applicant's current contract involves only the improvement of the front façade. Additional work consisting of site lighting and lettering on the building will be part of a future improvement plan.

There being on one to be heard from the public, the Public Hearing portion of the meeting was closed.

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ACABOR #14-42: Orangeburg Fire Association Façade Improvement Plan;  
Approved as Presented  
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**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 James Dodge, and carried as follows; Jill Fieldstein; aye, James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Brian Terry, 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: November 20, 2014

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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**ACABOR #14-43: Orangeburg Shopping Center Site Plan – Approved  
Subject to Conditions  
Town of Orangetown – Architecture and Community Appearance Board of  
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**TO:** John Cannon, Urstadt Biddle Properties, 321 Railroad Avenue,  
Greenwich, CT 06830  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Orangetown Shopping Center Plans: The application Urstadt Biddle Properties, owner, (Feerick Lynch MacCartney, attorneys for the applicant) for the review of Plans at a site to be known as “**Orangetown Shopping Center 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 1 – 45 Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 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, November 20, 2014**, at which time the Board made the following determinations:

Stephen Honan, Douglas Reich, Ned O'Rourke, Michael Stratton and Paul Tepfer appeared and testified for the applicant. The Board received the following items:

**A. Site, Landscaping and Elevation Plans** prepared by Atlantic Consulting & Engineering, LLC, dated April 25, 2014, last revision date of November 6, 2014, unless noted:

- T-1.0: Title Sheet, dated November 6, 2014
- SD-1.0: Overall Site Preparation Plan
- SD-2.0: Overall Layout Plan
- SD-2.1: Layout Plan Enlargement
- SD-2.2: Layout Plan Enlargement
- SD-2.3: Layout Plan Enlargement
- SD-3.0: Grading and Erosion Control Plan
- SD-3.1: Grading and Drainage Plan Enlargement
- SD-3.2: Grading and Drainage Plan Enlargement
- SD-4.0: Planting Plan
- SD-4.1: Planting Plan, dated November 6, 2014
- SD-4.2: Lighting Plan, dated November 6, 2014
- SD-4.3: Lighting Schedule & Details, dated November 6, 2014
- SD-5.1: Site Details
- SD-5.2: Site Details
- SD-5.4: Concrete Sign Base (Foundation)
- A101.6: Plan & Elevation – Building Three, dated May 3, 2013, last revision dated of April 7, 2014.

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**ACABOR #14-43: Orangeburg Shopping Center Site Plan – Approved  
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**B.** Pylon Sign Plan prepared by Sign Design/JC Awning, dated November 2, 2013, last revised March 8, 2014:

- Sheet 1: Detail Elevation/ Fabrication & Dimensions
- Sheet 2: Typical Elevation/ Color Schedule Detail
- Sheet 3: Fabrication Elevation/ Construction Detail

**C.** Submitted at the meeting, revised façade plans prepared by Urstadt Biddle Properties, Inc.:

1. Façade Alterations to Orangetown Shopping Center Option 1, dated May 6, 2014
2. Façade Alterations to Orangetown Shopping Center, dated June 28, 2012

**D.** A letter from Feerick Lynch MacCarthy, Attorneys at Law, signed by Stephen Honan, Esq., dated November 6, 2014.

**E.** A Narrative Summary prepared by Stephen Honan, Esq., Ferrick Lynch MacCartney, PLLC, dated November 6, 2014.

**F.** Material Sheet, signed by Stephen Honan, Esq., dated November 6, 2014.

**G.** Copy of the Building Permit Referral, dated April 25, 2014.

**H.** Copies of Board Decisions: ACABOR #12-37 , Façade Plan, Approved Subject to Conditions, dated July 12, 2012; PB #14-26; Preliminary Site Plan Approval Subject to Conditions, dated June 25, 2014, Neg. Dec. and ZBA #14-64; Front Yard, Sign Area, Off-Street Parking, Free Standing Sign Setback and Section 4.24 Variances Approved, dated October 15, 2014.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to improve an existing shopping center with a new vehicular entry/ exist, a replacement pylon business sign, new sidewalks, upgrading lighting, landscaping, parking spaces and the future construction of a 2,500 square foot commercial building with a drive-through lane.
2. The Board found that the applicant requested an amendment to the approved façade plan, currently under construction. The façade was approved on July 12, 2012, ACABOR #12-37. The applicant proposed to eliminate the tower feature off of the CVS roof. The Board reviewed and approved the revised façade drawing.
3. The Board found that the pylon sign base would have stone facing at the base to match the stonework on the existing buildings, Eldorado Manzanita bluff stone, and as noted on the submitted elevation. The field colors on the pylon sign will match the colors of the buildings.

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**ACABOR #14-43: Orangeburg Shopping Center Site Plan – Approved  
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4. The Board found the lighting plan provided for increased illumination of the existing and improved site. Where possible, existing 28 foot high light poles would be used as well as the possible addition of new poles, and as presented on the submitted plans. Because of the age of the light poles, some or all of the poles may be replaced with new, but similar light poles. In addition to site lighting, the applicant proposed to add LED directional lighting around the entire shopping center.
5. The Board found that the lighting in the rear of building buildings 2 and 3 needed to be increased. The Board requested the applicant to review the lighting in that area.
6. The Board found that the applicant should consider placing a railing along the edge of an interior walkway near Orangeburg Road. The plans note a 10 foot drop from the walkway with only a short parapet for protection. The applicant stated that the height of the parapet could be increased; however the Board requested that the applicant consider the installation of a railing.
7. The Board found that the building roof would be bronze in color as well as all railing on the site.

There being on 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 Board approved the amendment to the original façade plan, (ACABOR #12-37). The approved amendment eliminates the tower feature off of the CVS roof.
2. The pylon sign base will have stone facing at the base to match the stonework on the existing buildings, Eldorado Manzanita bluff stone, and as noted on the submitted elevation. The field colors on the pylon sign will match the colors of the buildings.
3. The existing 28 foot high light poles will be used as well as the possible addition of new poles, and as presented on the submitted plans. The applicant has the option of replacing the existing light poles with new poles should the poles require replacement because of the age of the existing poles. In addition to site lighting, the applicant will add LED directional lighting around the entire shopping center.
4. The applicant shall review the need to increase the lighting at the rear of building buildings 2 and 3.
5. The applicant shall consider placing a railing along the edge of an interior walkway near Orangeburg Road. The plans note a 10 foot drop from the walkway with only a short parapet for protection.
6. The building roof will be bronze in color as well as all railing on the site.

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ACABOR #14-43: Orangeburg Shopping Center Site Plan – Approved  
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The foregoing resolution was presented and moved by Jill Fieldstein and seconded by James Dodge and carried as follows; Jill Fieldstein, aye; James Dodge, aye; Blythe Yost, absent; Andrew Andrews, aye, Brian Terry, 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: November 20, 2014  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

*Cheryl Coopersmith*

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