

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF APRIL 20, 2010**

**MEMBERS PRESENT:** Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Thomas Migge; Dan Sherman; Jill Fieldstein; Paul Papay

**MEMBER ABSENT:** None

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

Jack Messina, Chairperson 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.

<b>Mellifont LLC Lighting Plan</b> Review of Lighting Plan 74.11/1/24; LI zoning district	<b>Approved with Conditions</b>	<b>ACABOR #10-17</b>
<b>Organic Recycling/ Facility Upgrade Plan</b> Review of Facility Upgrade Plan 74.19/1/3; LI zoning district.	<b>Approved with Conditions</b>	<b>ACABOR #10-18</b>

A motion was made to adjourn the meeting by Thomas Migge and seconded by Larry Vale 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 and 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 Thursday, May 6, 2010.

**Dated: April 20, 2010**  
**Architecture and Community Appearance Board of Review**

**ACABOR #10-17:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 20, 2010**

**Mid Town Holding Lighting Plans, Approved with Conditions**

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TO: Donald Brenner, 4 Independence Avenue, Tappan  
New York 10983  
FROM: Architecture and Community Appearance Board of Review

**RE:** Mid Town Holding Lighting Plans: The application of Mellifont, LLC, owner, for review of a Lighting Plan at a site to be known as “Mid Town Holding Lighting 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 11 Highview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 1, Lot 24 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, April 20, 2010**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared Robert Rahnefeld, PLS, dated January 20, 2004.
2. Lighting Specifications and Dimensions, Cooper Lighting – Lumark, dated October 14, 2009.

**FINDINGS OF FACT:**

1. The Board found that the site is used to store new cars. The applicant proposed to erect one 16 foot high security light. The lighting would be down lite.

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 light shall be a down lite 16 foot high security light.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. Not 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 Thomas Migge and seconded by Jack Messina and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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: April 20, 2010  
Town of Orangetown  
Architecture and Community Appearance Board of Review**

**ACABOR #10-18:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 20, 2010**

**Organic Recycling – Facilities Upgrade Plan, Approved with Conditions**

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TO: Donald Brenner, 4 Independence Avenue, Tappan,  
New York 10983  
FROM: Architecture and Community Appearance Board of Review

**RE:** Organic Recycling – Facility Upgrade Plan: The application of Organic Recycling, applicant, for Joseph Appleman/Binnel Associates, owners, (Donald Brenner, Attorney for the Applicant) for the review of covers for existing storage bins/pony wall covers at a site to be known as “Organic Recycling – Facility Upgrade 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 121 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.19, Block 1, Lot 3 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, April 20, 2010**, at which time the Board made the following determinations:

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. A Cut of a plan noting the location of the containers and storage bins.
2. A photograph of the proposed covers for the bins, noting the dimensions.

**FINDINGS OF FACT:**

1. The Board found that the applicant has operated the business on the site for 10 years.
2. The Board found that the applicant proposed to place U.V. resistance covers over 8 existing storage bins. The bins contain compost, wood chips and stones.

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 applicant shall cover 8 existing storage bins with U.V resistance covers.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.

**ACABOR #10-18:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 20, 2010**

**Organic Recycling – Facilities Upgrade Plan, Approved with Conditions**  
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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 Thomas Migge and seconded by Larry Vail and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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: April 20, 2010  
Town of Orangetown  
Architecture and Community Appearance Board of Review**