

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW
JANUARY 29, 2008**

MEMBERS PRESENT: Jack Messina, Chairman, John Keahon, James Dodge, and Larry Vail

MEMBERS ABSENT: Thomas Miggie, Vice Chairman, and Daniel Hlavac

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Jack Messina, Chairman, called the meeting to order at 7:30 PM. 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.

George Plans Review of Amendment to ACABOR #07-39 78.13/1/5; R-40 Zone	Approved Subject to Conditions	ACABOR #08-02
Louie's on the Avenue Plans Review of Site/Structure Plans 68.20/2/9; CS zone	Postponed to February 5th Meeting	ACABOR #08-03
Hunter Douglas, Inc. Plans Review of Site/Structure Plans 73.10/1/6; OP zone	Approved Subject to Conditions	ACABOR #08-01

A motion was made to adjourn the meeting by Jack Messina and seconded by James Dodge 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 February 5, 2008.

Dated: January 29, 2008
Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**George Plans
Approved Subject to Conditions
Amendment to ACABOR #07-39**

**ACABOR #08-02
January 29, 2008
Page 1 of 2**

TO: Lisette and Paul George
38 Lanram Road
Tappan, NY 10983

FROM: Architecture and Community Appearance Board of Review
RE: An Amendment to the application of Lisette and Paul George, owners, to ACABOR #07-39, review of House and Site Plans for a site to be known as "**George 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 46 Heyhoe Woods Road, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 5, 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 Tuesday, January 29, 2008, at which time the Board made the following determinations:

Lisette and Paul George appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Robert Hoene, RA, dated March, 2006, revised January 17, 2008:
 - A-1: Elevations
 - A-2: Elevations
2. A memorandum from Bert von Wurmb, Assistant Building Inspector, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown, dated January 15, 2008.
3. A copy of a letter from Robert Hoene, AIA, to Bert von Wurmb, Assistant Building Inspector, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown, dated January 15, 2008.
4. Reviewed at the meeting, Approved Site Plan, prepared by Robert Sorace PLS, dated November 23, 2005, last revised April 9, 2007.

FINDINGS OF FACT:

1. The Board found that the applicant requested an amendment to the approved house siding selection on three sides of the house from stucco to vinyl siding. The proposed vinyl siding color would match the color of the stucco, cream color. The front of the house will remain as approved in ACABOR #07-39, however, the other three sides (north, west and south sides) of the house will be vinyl sided. The foundation, which on the original plan was noted as stone, will be changed to cream colored stucco.

George Plans
Approved Subject to Conditions
Amendment to ACABOR #07-39

ACABOR #08-02
January 29, 2008

2. The Board found that the applicant requested that windows on the elevations be changed. The Board reviewed the plans changes.
3. The Board found that the applicant requested that a patio be added to the rear elevation of the house. The Board reviewed the plans.
4. The Board found that the chimney should be covered with a masonry material, either brick veneer or stucco.

Public Comment: Lawrence Kupferschmidt, 23 Hey Ho Woods Road, supported the proposed design changes and stated that whatever the applicant does will benefit the area.

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 siding selection of three sides of vinyl siding. The proposed vinyl siding color shall match the color of the stucco, cream color. The front of the house shall remain as approved in ACABOR #07-39, however, the other three sides (north, west and south sides) of the house shall be vinyl sided. The foundation, which on the original plan was noted as stone, will be changed to cream colored stucco.
2. The requested windows on the elevations may be changed as noted on the revised plans.
3. The requested patio may be added to the rear elevation of the house as noted on the revised plans.
4. The chimney shall be covered for the full length with a masonry material, either brick veneer or stucco.

The foregoing resolution was presented and moved by James Dodge and seconded by Jack Messina and carried as follows: Jack Messina, aye; James Dodge, aye; John Keahon, aye; Thomas Miggie, absent; Larry Vail, aye and Daniel Hlavac, absent.

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: January 29, 2008

Architecture and Community Appearance Board of Review

By _____

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Hunter Douglas, Inc. Plans
Approved Subject to Conditions**

**ACABOR #08-01
January 29, 2008
Page 1 of 6**

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

FROM: Architecture and Community Appearance Board of Review
RE: The application of Hunter Douglas, owner, for the review of a Site and Structure at a site of a seven story 84,000 square foot office building on a 22 plus acre site to be known as "**Hunter Douglas World Headquarter 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 abutting the New York/New Jersey State Line, approximately 700 feet south of on Veterans Memorial Drive, and 500 feet west of Blue Hill South Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.10, Block 1, Lot 6 in the OP zoning district.

Consultation: On January 15, 2008, the applicant appeared as an informal review. The project team of Keith Mock, Principal of Ballinger Architecture, Jonathan Alderson, Landscape Architect, and Elizabeth Mahon, Senior Associate, Ballinger, submitted an overview of the project.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, January 29, 2008, at which time the Board made the following determinations

January 29, 2008

Donald Brenner and Steve Bilheimer appeared and testified.

1. Plans prepared by HDR Architecture and Engineering, dated May 31, 2007, revision dated September 12, 2007:

GENERAL

Cover

V-1.01: Existing Conditions Plan

V-1.02: Existing Constraints Plan

SITE WORK

C-1.01: Site Plan

C-1.02: Utility Plan

C-1.03: Grading Plan

C-1.04: Erosion Control Plan

C-2.01: Entryway Layout Plan
C-2.02: Pond Layout
C-2.03: Dry Pond Layout
C-2.04: Pond Cross Sections
C-3.01: Profile – Sheet 1
C-3.02: Profile – Sheet 2
C-3.03: Profile – Sheet 3
C-3.04: Profile – Sheet 4
C-3.05: Profile – Sheet 5

DETAILS

C-5.01: Drainage and Utility Details
C-5.02: Structure Schedules and Pond Details
C-5.03: Erosion Control Details

2. Landscape Plans prepared by Jonathan Alderson, Landscape Architect, Inc. ;
Sheet 1 of 3: L301 - Planting Plan, dated October 17, 2007, revised
December 14, 2007

Sheet 2 of 3: L301A - Planting Plan, dated October 17, 2007, revised
December 14, 2007

Sheet 3 of 3: L601 - Planting Details, dated December 14, 2007

3. Architectural plans prepared by Ballinger Architecture, plans signed and
sealed by Keith Mock, R.A., December 14, 2007:

Sheet AS101: Site Plan

Sheet A100: Ground Floor

Sheet A101: First Floor Plan

Sheet A102: Second Floor Plan

Sheet A103: Typical Floor Plan

Sheet A104: Fourth Floor Plan

Sheet A105: Fifth Floor Plan

Sheet A106: Sixth Floor Plan

Sheet A107: Roof Plan

Sheet A300: North Elevation

Sheet A301: South Elevation

Sheet A302: East & West Elevations

4. Planning Board: PB #07-43, October 10, 2007; Preliminary Site Plan Approval and Zoning Board: ZBA #07-119, December 5, 2007, Building Height and Loading Berth Variances Approved.

5. A Summary of Informal Presentation from Ballinger, dated January 15, 2008.

FINDINGS OF FACT:

1. The Board found that the project is for a New Corporate Headquarters building for Hunter Douglas and includes 319 parking spaces, and 109 land banked spaces for a total capacity of 428 spaces.
2. The Board found the site planning goal was to minimize earth disturbance and retain to the greatest extent the natural features of the site.
3. The Board found that the building is south facing in order to be as energy efficient as possible.
4. The Board found most of the mechanical equipment is located in the mechanical room on the ground floor rather than the roof, however there are some mechanical equipment and fans for the atrium exhaust system in the enclosed areas above the roof.
5. The Board found that a question regarding the height of the building and evacuation strategy was discussed and answered. The applicant stated that the overall height of the building was set. The volume at the top floor will be used to capture the smoke before it is evacuated from the building. The atrium smoke evacuation strategy has been reviewed by the local fire marshal and does not present any problems.
6. The Board found that the applicant described the project site as a site with little evidence of regeneration in the woodland, and is likely due in part to the heavy deer browse. There is little in the way of a healthy understory or any new sub-canopy growth. The edges of the cleared area will be planted with spring blooming sub-canopy trees to help soften the clear-cut edges, reduce the impact of wind throw, and sun scald.
7. The Board found that a mix of shade and canopy trees to soften the edge between the cleared area and wooded edge will be used in the Landscape Plan. Artifacts from the past, such as the stone hedgerows, will be collected and used at the curved entry drive. The applicant stated the he would use native species and plant hearty to this environment will be used to discourage deer in the Landscape Plan. In addition, Sycamores and Honey Locusts are proposed to reinforce the curve along the entry drive.
8. The Board found that the Landscape Plan in the parking area, notes trees such as Black Gum and River Birch to be used in the wet swales, selected for their tolerance to both wet and dry conditions and for their aesthetic qualities. Throughout the Landscape strategy, it has been to allow as much water to absorb locally as much as possible and to minimize run off.

9. The Board found that the cleared area behind the building will be a managed meadow featuring warm – season (late growing) grasses, with mowed pathways to serve as an amenity for employees. Proposed plants include rich and diverse plant material, while recognizing the reality of the new insect and disease risks.
10. The Board found that Sustainability/LEED: landscape design includes the creation of rain gardens and wet swales, the minimal use of irrigation, the use of primarily native plants to curtail the use of synthetic pesticides, along with the recycling of salvaged materials (the stone from site will be used in the drive retaining wall). There is also a goal to compost much of the harvested vegetation.
11. The Board found that the caliper of trees to be used are 2” to 4” along with some multi-stem trees. The plan calls for wrapping the trunks of the trees with chicken wire to discourage deer rub.
12. The Board found that the area between the ponds will be a natural stone which flows only during storm events. The edges would be planted to make it look more natural.
13. The Board found a hard Fescus turf type grass will be used in the area around the pond, since this area will be used for maintenance and fire department access.
14. The Board found curbs and curb cuts in the parking area will be used to direct water. Tree protection will be used for the trees around the edge of the site. There will be no fencing required around the ponds since the slopes at the perimeter of the ponds are very shallow. And, that the path above the sanitary line that cuts through the adjacent property to the south will be approximately 10-15’ wide, the width required by the town for maintenance of the access.
15. The Board found that the proposed lighting the parking area was discussed. The height of the lighting fixtures will measure 20 feet above grade, down lighting. The lighting cut is on the plans and is modern in style.
16. The Board found that in the design of the building, the goal of the project were transparency, openness and light, since Hunter Douglas manufactures window coverings and other solar control projects, the manipulation of how light enters the building was extremely important.

17. The Board found concern regarding the mass of the terra cotta stair enclosure on the southwest face. The applicant noted that the terra cotta face is part of an overall design strategy to emphasize the building cores. The core wall extends into the building to become an integrated architectural element that is visible through the transparent building.

18. The materials of the building included the following:

Curtain Wall: Wausau

Glazing: PPG Slorban 70

Fieldstone at the terrace and site walls: Virginia LedgeStone by Natural Stone Veneers, International

Terra-Cotta rainscreen panels and baguettes: NKB (Hunter Douglas owned company)

Exterior roller shades: Hunter Douglas

Zinc roof on the entry/project display pavilion: VM Zinc

Metal panel soffit Alucabond

EPDM roofing in a light color on the main roof

19. The Board found that since the Landscaping Plan was very detailed, the request of the Planning Board for a tree survey of trees 8 inches and above was not necessary and would not be requested of the applicant.

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.

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

1. The height of the lighting fixtures will measure 20 feet above grade, down lighting. The lighting cut is on the plans.

2. The materials of the building included the following:

Curtain Wall: Wausau

Glazing: PPG Slorban 70

Fieldstone at the terrace and site walls: Virginia LedgeStone by Natural Stone Veneers, International

Terra-Cotta rainscreen panels and baguettes: NKB (Hunter Douglas owned company)

Exterior roller shades: Hunter Douglas

Zinc roof on the entry/project display pavilion: VM Zinc

Metal panel soffit Alucabond

EPDM roofing in a light color on the main roof

3. The caliper of trees to be used are 2" to 4" along with some multi-stem trees. The plan calls for wrapping the trunks of the trees with chicken wire to discourage deer rub.
4. The area between the ponds will be a natural stone which flows only during storm events. The edges would be planted to make it look more natural.
5. Since the Landscaping Plan was very detailed, the request of the Planning Board for a tree survey of trees 8 inches and above was not necessary and would not be requested of the applicant.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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 Larry Vail and carried as follows: Jack Messina, aye; James Dodge, aye; Daniel Hlavac, absent; John Keahon, aye; Thomas Miggie, absent and Larry Vail, 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: January 29, 2008