

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JULY 15, 2010**

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

**MEMBER ABSENT:** None

**ALSO PRESENT:** Barbara Gionta, 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.

LaCap Dental Office Elevator Improvement Plan 77.15/2/47; CS zoning district	<b>Approved with Conditions</b>	ACABOR #10-29
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Aerco International, Inc. Plans Bradley Corporate Park, Building 15, Section IV Review of Building Elevations Plans 70.06/1/1.12; LO zoning district	<b>Approved with Conditions</b>	ACABOR #10-30
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#2 Union Street Plan Review of Building Elevations Plans 77.08/5/16; CS zoning district	<b>Approved with Conditions</b>	ACABOR #10-31
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Orange and Rockland Utilities, Inc. Orangeburg Road Transition Structure Plans Review of Site/Structure 74.09/2/1 & 74.13/1/39; R-22 zoning district	<b>Approved with Conditions</b>	ACABOR #10-32
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A motion was made to adjourn the meeting by Larry Vail and seconded by Dan Sherman 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 9:15 p.m. The next ACABOR Meeting is scheduled for September 2, 2010.

**Dated: July 15, 2010**  
**Architecture and Community Appearance Board of Review**

**ACABOR #10-29**

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

**LaCap Dental Office Elevator Improvement Plan -  
Approved with Conditions**

**July 15, 2010**

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TO: Mariliza LaCap, 10 Hillcrest Court, Old Tappan, New Jersey 07675  
FROM: Architecture and Community Appearance Board of Review

RE: LaCap Dental Office Elevator Improvement Plan: The application Mariliza LaCap, applicant, for DMBSTJL, LLC, owner, an elevator Improvement plan for site to be known as “LaCap Dental Office Elevator 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 at 140 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.15, Block 2, Lot 47 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, July 15, 2010**, at which time the Board made the following determinations:

Mariliza LaCap and Richard Jacobs appeared and testified.

The Board received the following items:

1. Architectural Drawings prepared by Architectural Design Associates, signed and sealed by Richard Jacobs, R. A., dated June 18, 2010:
  - a. SP-1: Site Plan
  - b. A-3: Elevations
  - c. A-4: Elevations
  - d. Presented at the meeting, a schematic drawing of the building with the proposed addition.

**FINDINGS OF FACT:**

1. The Board found the proposed addition would accommodate an elevator for handicap accessibility to the building. The footprint of the elevator would be constructed over the prior location of the old bank drive thru.
2. The Board found the proposed addition would reuse the brick from the restructuring of the building. The glass in the structure would match the existing glass and is brown in color. The trim on the building is bronze.
3. The Board found that the applicant agreed to keep as much greenery on the site as possible.
4. The Board found that signage on the building was not included in this application.

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.

**ACABOR #10-29**

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

**LaCap Dental Office Elevator Improvement Plan -  
Approved with Conditions**

**July 15, 2010**

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

1. The proposed addition will reuse the brick from the restructuring of the building. The glass in the structure will match the existing glass and is brown in color. The trim on the building is bronze.
2. The applicant shall keep as much greenery on the site as possible.
3. Signage on the building is not included in this application.
4. Trees to be saved shall be protected with snow fencing to the drip line during construction.
5. 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 Jill Fieldstein and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye 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: July 15, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-30**

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

**Aerco International, Inc. Plans, Building No. 15, Section IV  
Approved with Conditions**

**July 15, 2010**

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TO: Dan Mellin, Bradley Corporate Park, 500 Bradley Hill Road,  
Blauvelt, New York 10913

FROM: Architecture and Community Appearance Board of Review

RE: Aerco International, Inc. Plans, Building No. 15, Section IV: The application Bradley Corporate Park, owner, for review of Building Elevations, for site to be known as “Aerco International, 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 Bradley Corporate Park, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 70.06, Block 1, Lot 1.12 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 15, 2010**, at which time the Board made the following determinations:

Dan Mellin appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by William A. Truss Engineering dated

May 25, 2010:

Drawing A-1: Floor Plan

Drawing A-2: 2<sup>nd</sup> Floor Plan and Elevations

2. Copy of Development Plan for Bradley Industrial Park Section IV, prepared by Corless and Associates, dated May 1, 2007.

**FINDINGS OF FACT:**

1. The Board found the review consisted only of the building façade, the lighting and landscaping plans would be presented at a future ACABOR meeting.
2. The Board found that the North and East elevations would be real brick in dark brown/red color. The manufacturing portion of the building would be split face decorative block, with the body and banding in Moffa NBC #5 and #6 in muted brown colors. The entry doors would be dark bronze. The awning over the front entrance would be bronze to match the color of the window trim which is bronze.

**ACABOR #10-30**

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

**Aerco International, Inc. Plans, Building No. 15, Section IV  
Approved with Conditions**

**July 15, 2010**

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3. The Board found that the loading areas would be oriented toward the railroad tracks.

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 North and East elevations will be real brick in dark brown/red color. The manufacturing portion of the building will be split face decorative block, with the body and banding in Moffa NBC #5 and #6 in muted brown colors. The entry doors will be dark bronze. The awning over the front entrance will be bronze to match the color of the window trim which is bronze.
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 Jill Fieldstein and seconded by Jack Messina and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye 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: July 15, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-31**

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

**#2 Union Street Building Elevations Plans - Approved with Conditions**

**July 15, 2010**

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TO: Caitlin Burck, 20 Stevenson Street, Piermont, New York 10968  
FROM: Architecture and Community Appearance Board of Review

RE: #2 Union Street Plan: The application of Piermont Design Group, applicant, for Cliff Ledge Properties, LLC, owner, for the review of Building Elevations, at a site known as “#2 Union Street”, 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 2 Union Street, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 16 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, July 15, 2010**, at which time the Board made the following determinations:

Caitlin Burck and Allen Douglas Ross appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Dodaro Ross Architects, dated June 27, 2010:
  - Sheet D200: North (Front) & South (Rear) Elevations  
East (Side) Elevations
  - Sheet D201: West (Side) Elevation – 1A  
West (Side) Elevation – 1B
2. Photographs of the existing structure.
3. A list of the proposed improvements to the existing structure, prepared by Piermont Design Group, dated June 23, 2010.

**FINDINGS OF FACT:**

1. The Board found that the façade would be stucco in Lancaster White by Benjamin Moore, with Trim in Sawbrook Sage (beige color) and an accent color of French Grey Linen to be copied by Benjamin Moore. The building would have copper overhangs and the windows will be double hung windows manufactured by Geldwen in Cambridge white. The existing roof would be repaired.
2. The Board found that the structure was originally a fire engine house constructed in 1912.

**ACABOR #10-31**

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

**#2 Union Street Building Elevations Plans - Approved with Conditions**

**July 15, 2010**

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3. The Board found that the signs for the building would be a separate application before the Board.

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 façade will be stucco in Lancaster White by Benjamin Moore, with Trim in Sawbrook Sage (beige color) and an accent color of French Grey Linen to be copied by Benjamin Moore. The building will have copper overhangs and the windows will be double hung windows manufactured by Geldwen in Cambridge white. The existing roof will be repaired.
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 Jack Messina and seconded by Dan Sherman and carried as follows; James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye 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: July 15, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-32**

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

**Orange & Rockland Utilities- Orangeburg Road Transition Structure Yard Plans - Approved with Conditions**

**July 15, 2010**

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TO: Anthony Montalbano, Montalbano, Condon & Frank, 67 Main Street, New City, New York 10956

FROM: Architecture and Community Appearance Board of Review

RE: Orange and Rockland Utilities, Inc. – Orangeburg Road Transition Structure Yard Site Plan: The application of Orange and Rockland Utilities, Inc., applicant, for the Town of Orangetown, owner, for the review of Site/Structure Plans at a site to be known as “Orange and Rockland Utilities, Inc. – Orangeburg Road Transition Structure Yard Site 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 on the south side of Orangeburg Road, northeast of Woodland Terrace and West of Fern Oval West, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.09, Block 2, Lot 1 and Section 74.13, Block 1, Lot 39 in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 15, 2010**, at which time the Board made the following determinations:

Brian Quinn and James Koza appeared and testified.

The Board received the following items:

1. A Narrative for Orange and Rockland Utilities, Inc., Orangeburg Road Transition Structures, signed by Anthony Montalbano, Esq.

2. Plans prepared by CMX, dated June 22, 2010:

Sheet 1 of 8: Title Sheet

Sheet 2 of 8: Existing Conditions and Demolition Sheet

Sheet 3 of 8: amended Site Plan

Sheet 4 of 8: Layout and Utility Plan and Section

Sheet 5 of 8: Grading & Erosion Control Plan & Profile

Sheet 6 of 8: Sight Distance Plan and Guiderail Details

Sheet 7 of 8: Details

Sheet 8 of 8: Planting Plan, prepared by Robert Torgersen, ASLA

**ACABOR #10-32**

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

**Orange & Rockland Utilities- Orangeburg Road Transition Structure Yard Plans - Approved with Conditions**

**July 15, 2010**

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**FINDINGS OF FACT:**

1. The Board found the proposed landscaping plan acceptable, however requested that evergreen trees #5, #6, #7 and #8 be increased in height. The Board recommended increasing the size to a minimum of 10 to 12 feet in height.
2. The Board found that there would be 10 foot fence around the site and no additional lighting would be added. The steel structures/poles would be a green/grey color that matches the existing structures/poles on site.
3. The Board found that the access drive would be crushed stone or gravel.
4. The Board found that the access drive would have a barrier limiting access to the site. The barrier would be a steel bar, painted to blend with the environment. The applicant shall determine the placement of the barrier on the access road; however, the Board recommended placing the barrier a minimum of 25 feet from the entrance to the site.

**Public Comments:**

Jerald Abas, 10 Henry Street, raised concerns regarding drainage from the site impacting his property. He wanted to know if planting would be planted on the project site.

Sara Kukua, 13 Fern Oval West, wanted larger trees to be planted on the site and wanted maintenance of the trees extended beyond two years.

Jonathan Lefcourt, 16 Fern Oval West, wanted the applicant to plant larger Spruce trees on the project site.

Ester Abas, 10 Henry Street, wanted to know the color of the poles and wanted to know if the color could be changed.

A motion was made to close the Public Hearing portion of the meeting by Jack Messina and seconded by Jill Fieldstein and carried as follows; James Dodge, recused; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye and Larry Vail

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

**ACABOR #10-32**

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

**Orange & Rockland Utilities- Orangeburg Road Transition Structure Yard Plans - Approved with Conditions**

**July 15, 2010**

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1. The proposed landscaping plan is acceptable, evergreen trees #5, #6, #7 and #8 shall be increased to a minimum of 10 to 12 feet in height.
2. There shall be a 10 foot fence around the site and no additional lighting would be added. The steel structures/poles shall be a green/grey color that matches the existing structures/poles on site.
3. The access drive shall be crushed stone or gravel.
4. The access drive will have a barrier limiting access to the site. The barrier will be a steel bar, painted to blend with the environment. The applicant shall determine the placement of the barrier on the access road; however, the Board recommended placing the barrier a minimum of 25 feet from the entrance to the site.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Jill Fieldstein and carried as follows; James Dodge, recused; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye; Paul Papay, aye; Jill Fieldstein, aye 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: July 15, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

