

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JULY 26, 2012**

MEMBERS PRESENT: Paul Papay, Chairman; Jack Messina, Vice Chairman; Jill Fieldstein, Alex DiMenna, Thomas Warren, and Blythe Yost

MEMBERS ABSENT: James Dodge

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

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

Infinity Equine Therapy Plan Review of Riding Ring Plan 69.19/1/6; R-40 zoning district	Approved Subject to Conditions	ACABOR #12 - 38
Columcille Properties Satellite Dish Plan Review of Satellite Dish Plan 78.09/1/26 & 27; LO zoning district	Approved Subject to Conditions	ACABOR #12 - 39
Blue Hill Road Plans of House/Site Plans 69.19/1/20; R-80 zoning district	Approved Subject to Conditions	ACABOR #12 - 40
67 Tweed Boulevard Site Plan Review of House/Site Plans Critical Environmental Area 71.13/1/36; R-22 zoning district	Approved Subject to Conditions	ACABOR #12 - 41
Comito Construction Plan – Lot #10 Review of Site/Landscaping Plans Palisades Historic District Route 9W Golf Subdivision 78.13/1/3.10; R-40 zoning district	Approved Subject to Conditions	ACABOR #12 - 42
St. John's Malankara Church Plan Review of an Amendment to ACABOR #11-04 73.20/1/31; LIO zoning district	Approved Subject to Conditions	ACABOR #12 - 43
Patella Construction Trailer Plan Review of Temporary Trailer Plan 76.08/1/6; LIO zoning district	Approved as Presented	ACABOR #12 - 44

A motion was made to adjourn the meeting by Alex DiMenna and seconded by Jill Fieldstein 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 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 8:45 p.m. The next ACABOR Meeting is scheduled for September 6, 2012.

Dated: July 26, 2012

ACABOR #12-38: Infinity Equine Therapy Plan – Approved Subject to Conditions

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

July 26, 2012

Page 1 of 2

TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York
FROM: Architecture and Community Appearance Board of Review

RE: Infinity Equine Therapy Plan: The application of Infinity Equine Therapy, applicant, for James Van Houten, owner, for the review of a covered riding ring, at a site known as “**Infinity Equine Therapy 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 551 Blauvelt Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 6 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 26, 2012**, at which time the Board made the following determinations:

Jay Greenwell and Mary Romney appeared and testified.

The Board received the following items:

- A. A Plan entitled “Site Plan for Proposed Covered Riding Ring,” prepared by Jay Greenwell, PLS, dated March 1, 2012, last revised June 20, 2012.
- B. A draft copy of ZBA #12-49, Approved Height and Side Yard Variances, dated July 25, 2012.
- C. A Speciation Sheet of the proposed Riding Ring, “Clearspan High Crown Arena.”
- D. A letter from an abutting property owner, Gerard Goggin, dated April 16, 2012.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to replace an existing outdoor riding ring with new canvas covered ring.
2. The Board found that the proposed canvas covered ring is manufactured by FarmTek, measures 26 feet to the dome of the structure and has 8 feet high sidewalls. The arena posts are constructed from 8 gauge, 4” square tubing and the rafters are constructed from 14 gauge, 3.50” OD round pipe. The color of the canvas covering would be off white. Natural lighting would be used to light the arena, no additional lighting is proposed.
3. The Board found that the structure was compatible in size and color to the adjacent greenhouses, located at the Van Houten Farm Market.

ACABOR #12-38: Infinity Equine Therapy Plan – Approved Subject to Conditions

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

July 26, 2012

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 canvas covered ring is manufactured by FarmTek, measures 26 feet to the dome of the structure and has 8 feet high sidewalls. The arena posts are constructed from 8 gauge, 4" square tubing and the rafters are constructed from 14 gauge, 3.50" OD round pipe. The color of the canvas covering will be off white. Natural lighting will be used to light the arena, no additional lighting is proposed.
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 Thomas Warren and seconded by Alex DiMenna and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-39: Columcille Properties - Approved Subject to Conditions

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

July 26, 2012

Page 1 of 2

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

RE: Columcille Properties Satellite Dish Plan: The application of Columcille Properties, LLC, owner, for the review of the installation of 4 satellite dishes at a site known as “**Columcille Properties Satellite Dish 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 348 Route 9W, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lots 26 & 27 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 26, 2012**, at which time the Board made the following determinations:

Donald Brenner and Peter Skar appeared and testified.

The Board received the following items:

- A. Site Plan – Tree Landscaping Plan prepared by Anthony Russo, P.E., dated July 3, 2012.
- B. Photographs of the existing and proposed view of the site.
- C. An e-mail from Nancy Spitz, a representative of the abutting property owner, IBM, dated July 24, 2012.

FINDINGS OF FACT:

1. The Board found the applicant proposed to erect four (4) satellite dishes at the Northwest corner of the property. The satellite dishes would be constructed of aluminum and steel on concrete pads. The applicant stated that the satellite dishes would be located in the general area of the spot elevation, at the upper right hand corner of the submitted plan. The Site Plan shall be revised noting the locations of the four (4) satellite dishes.
2. The Board found that evergreen trees would be planted to screen the satellite dishes. The applicant suggested and the Board agreed to Norway Spruce trees, each tree would be 7 to 8 feet in height when planted.
3. The Board found that the existing generator is not shown on the submitted plan, however, it is visible in the photograph of the site. The Board requested that the generator be shown and labeled on the revised Site Plan.
4. The Board requested that the applicant respond to the concerns raised in the e-mail from IBM. The IBM Heliport is located nearby and the abutting property owner requested information regarding the safety of the satellite dishes with respect to helicopter communications and operations.

ACABOR #12-39: Columcille Properties - Approved Subject to Conditions

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

July 26, 2012

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 satellite dishes will be constructed of aluminum and steel on concrete pads and located in the general area of the spot elevation, at the upper right hand corner of the submitted plan. The Site Plan shall be revised noting the locations of the four (4) satellite dishes.
2. In order to screen the satellite dishes, Norway Spruce trees will be planted, each tree measuring 7 to 8 feet in height when planted.
3. The existing generator shall be shown and labeled on the revised Site Plan.
4. The applicant shall submit documentation regarding the safety of the dishes in regard to the concerns of IBM: safety of the helicopter crew and passengers operating in close proximity to the dishes, and if there are any dangers to humans or the helicopter electronic and avionics from emitted or received signals of the communications 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 Alex DiMenna and seconded by Jack Messina and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012

Architecture and Community Appearance Board of Review

ACABOR #12-40: Blue Hill Road Plans - Approved Subject to Conditions

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

July 26, 2012

Page 1 of 3

TO: Paul W. Valentine, 20 Buttonwood Place, Blauvelt, New York
FROM: Architecture and Community Appearance Board of Review

RE: Blue Hill Road Plans: The application of Nancy Valentine, owner, for the review of Site/Structure plans at a site to be known as “**Blue Hill Road 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 157 Blue Hill Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 20 in the R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 26, 2012**, at which time the Board made the following determinations:

Paul Valentine and Jane Slavin appeared and testified.

The Board received the following items:

- A. Architectural Plans by prepared by Jane Slavin, RA, dated May 3, 2012:
 - A1 of 5: Notes and Foundation Plan
 - A2 of 5: First and Second Floor Plans
 - A3 of 5: Front and Right Side Elevations
 - A4 of 5: Rear and Left Side Elevations
- B. Map of Property #157 Blue Hill Road, prepared by Stephen Hoppe, PLS dated October 15, 2010.
- C. Photographs of the existing conditions of the site.
- D. A copy of ZBA #10-63, Floor Area Ratio, Lot Area, Lot Width, Front Yard and Rear Yard Variances Approved, Section 5.21 Undersized Lot Applies, dated September 1, 2010.
- E. Submitted at the meeting, Architectural Plan by Jane Slavin, RA, dated May 3, 2012, last revision date of July 26, 2012:
 - A-1: Elevations and Foundation Plan
- F. Submitted at the meeting, Map of Property #157 Blue Hill Road, prepared by Stephen Hoppe, PLS dated October 16, 2010, last revision date of July 24, 2012.

ACABOR #12-40: Blue Hill Road Plans - Approved Subject to Conditions

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

July 26, 2012

Page 2 of 3

FINDINGS OF FACT:

1. The Board found that an existing structure would be demolished and a new structure would be constructed on the site. The proposed house would have four sides of vinyl siding manufactured by CertainTeed, in Granite Gray with stone veneer in Eldorado Chapel Hill stacked stone on the chimney. The house trim and moldings would be white vinyl. The windows are casement Anderson 400 series, the railings would be vinyl, and the garage doors would be raised panel style, all in white. The roof would be asphalt shingles, manufactured by Timberline in Charcoal Blend and the gutters and leaders would be white aluminum. The front entry door would be manufactured by ThermoTru, in fiberglass stained to match the mahogany colored porch. The porch would be constructed out of trek type material.
2. The Board found that the concrete foundation of the proposed house was exposed and requested that the siding be brought down on the front elevation. That portion of the foundation that remains exposed will be colored grey to match the retaining walls on the site. The retaining walls would be constructed of interlocking block in grey, manufactured by Versalok. The applicant noted that grey colored parging would be placed on the side of the driveway and garage.
3. The Board found that the air conditioning unit would be located behind the chimney. Lighting is proposed as recessed lighting on the porch, motion sensors on the garage and some minor lights in the rear of the house.
4. The Board found that since the site had been previously developed, the site contained existing vegetation. The new construction would not impact any major trees.

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 house will have four sides of vinyl siding manufactured by CertainTeed, in Granite Gray with stone veneer in Eldorado Chapel Hill stacked stone on the chimney. The house trim and moldings will be white vinyl. The windows are casement Anderson 400 series, the railings will be vinyl and the garage doors will be raised panel style, all in white. The roof shall be asphalt shingles, manufactured by Timberline in Charcoal Blend and the gutters and leaders will be white aluminum. The front entry door will be manufactured by ThermoTru, in fiberglass stained to match the mahogany colored porch. The porch will be constructed out of trek type material.

ACABOR #12-40: Blue Hill Road Plans - Approved Subject to Conditions

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

July 26, 2012

Page 3 of 3

2. The siding shall be brought down on the front elevation to cover the concrete foundation. The plans shall be revised.
3. That portion of the foundation that remains exposed will be parged and colored grey to match the retaining walls on the site. The retaining walls will be constructed of interlocking block in grey, manufactured by Versalok. Grey colored parging shall be placed on the side of the driveway and garage.
4. The air conditioning unit will be located behind the chimney. Lighting will be found as recessed lighting on the porch, motion sensors on the garage and some minor lights in the rear of the house.
5. If applicable, the applicant shall comply with the Energy Star requirements, per the Town of Orangetown Building Department.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction. 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 Alex DiMenna and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012
Town of Orangetown
Architecture and Community
Appearance Board of Review

ACABOR #12- 41: 67 Tweed Boulevard Plans - Approved with Conditions

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

July 26, 2012

Page 1 of 3

TO: Pat Esgate, 739 Route 9W, Nyack, New York, 10960
FROM: Architecture and Community Appearance Board of Review

RE: 67 Tweed Boulevard Plans: The application of Pat Esgate, owner, for the review of structure/site plans, at a site to be known as "**67 Tweed Boulevard Plans,**" located in the Critical Environmental Area, 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 67 Tweed Boulevard, Upper Grandview, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 71.13, Block 1, Lot 36 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 26, 2012**, at which time the Board made the following determinations:

Robert Hoene and Pat Esgate appeared and testified.

The Board received the following items:

- A. Architectural Plans prepared Robert Hoene, R.A., dated May 2, 2012, revised July 28, 2011:
 - A1.0: Front & Right Elevations
 - A2.0: Rear & Left Elevations
 - A3.0: Basement/ Foundation Floor Plan
 - A4.0: First Floor Plan
 - A5.0: Second Floor Plan
 - A6.0: Elevations & Floor Plan of Study
- B. Site Plan prepared by Thomas W. Skrable, P.E., last revised July 13, 2012.
- C. A letter from Patricia Esgate and Brenda Reichelderfer, dated July 12, 2012.
- D. A copy of Preliminary Site Plan Approval Subject to Conditions; Neg. Dec., dated July 18, 2012.
- E. Presented at the meeting, a landscaping plan and architectural plans noting the front, right and left elevations of the garage.

ACABOR #12- 41: 67 Tweed Boulevard Plans - Approved with Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

July 26, 2012

Page 2 of 3

FINDINGS OF FACT:

1. The Board found that the applicant proposed to demolish the existing structure and construct a new dwelling on the project site. The proposed dwelling would have four sides of natural cedar shake shingles, the trim would be white, the windows would be manufactured by Pella and the roof would be cedar shakes. Stone is proposed to be placed around the foundation in Boston Blend,(grey natural tone). The existing walkway is natural bluestone and the new driveway retaining walls would match the existing walls on the site.
2. The Board found that since the new house would be constructed in the general area of the existing house, there would be minimal disruption to the trees and landscaping. The Board reviewed the Landscaping Plan, which basically documented the existing plantings on the site. The applicant noted that many of the plantings were over 30 years old and that they intend to restore the existing landscaping. Due to the proposed construction, some of the existing shrubs and trees would need to be moved to alternate sites and replanted.
3. The Board found that the air conditioning unit would be placed on the south side of the house, which would not be visible to the public.
4. The Board found that the applicant intended to renovate the existing detached garage and the façade materials would match the materials of the new house.

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 dwelling will have four sides of natural cedar shake shingles, the trim will be white, the windows will be manufactured by Pella and the roof will be cedar shakes. Stone will be placed around the foundation in Boston Blend,(grey natural tone). The existing walkway is natural bluestone and the new driveway retaining walls will match the existing walls on the site.
2. There will be minimal disruption to the trees and landscaping. Due to the proposed construction, some of the existing shrubs and trees may need to be moved to alternate sites and replanted.

ACABOR #12- 41: 67 Tweed Boulevard Plans - Approved with Conditions

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

July 26, 2012

Page 3 of 3

3. The air conditioning unit will be placed on the south side of the house, not visible to the public.
4. In the event the existing detached garage is renovated, the façade materials will match the materials of the new house.
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.
7. If applicable, the applicant shall comply with the Energy Star requirements, per the Town of Orangetown Building Department.

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Blythe Yost and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012
Town of Orangetown
Architecture and Community
Appearance Board of Review

**ACABOR #12-42: Comito Construction – Lot #10- Route 9W Golf
Subdivision; - Approved Subject to Conditions**

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

July 26, 2012

Page 1 of 2

TO: Marc Comito, P.O. Box 300, West Nyack, New York 10994
FROM: Architecture and Community Appearance Board of Review

RE: Comito Construction Plan – Lot #10: The application of Marc Comito, Comito Construction Company, applicant, for the review of Landscaping and Site Plans, at a site located in the Palisades Historic District and to be known as “**Comito Construction Plan – Lot #10**”, 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 15 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.10 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 26, 2012**, at which time the Board made the following determinations:

Marc Comito, Jay Greenwell and Robert Hoene and appeared and testified.

The Board received the following items:

- A. Site Plan prepared by Jay Greenwell, PLS, dated June 20, 2012, last revised July 13, 2012.
- B. Architectural Plans prepared by Robert Hoene, RA, dated June 20, 2012, last revised June 24, 2012:
 - A2.0: First Floor Plan
 - A3.0: Second Floor Plan
 - A4.0: Front & Right Elevations
 - A5.0: Rear & Left Elevations
- B. Conceptual Landscaping Design Plan, prepare by Curti’s Landscaping, dated July, 2012.
- C. A copy of the Town of Orangetown Historic Areas Board of Appeals decision, HABR#12-09, Approved as Presented, dated July 10, 2012.

FINDINGS OF FACT:

- 1. The Board found that the applicant appeared and obtained approval of the house plans on July 10, 2012 from the Town of Orangetown Historic Areas Board of Review, HABR#12-09. ACABOR needs to review the Site Plan and Landscaping Plans.
- 2. The Board found that the air conditioning unit will be located on a pad at the rear of the site.

**ACABOR #12-42: Comito Construction – Lot #10- Route 9W Golf
Subdivision - Approved Subject to Conditions**

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

July 26, 2012

Page 2 of 2

3. The Board found that the driveway would be constructed of macadam with Belgium Block curbs.
4. The Board found the Landscaping Plan acceptable.

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. Trees to be saved shall be protected with snow fencing to the drip line during construction.
2. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
3. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
4. If applicable, the applicant shall comply with the Energy Star requirements, per the Town of Orangetown Building Department.

The foregoing resolution was presented and moved by Blythe Yost and seconded by Thomas Warren and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012
Town of Orangetown
Architecture and Community
Appearance Board of Review

ACABOR #12-43: St. John's Malankara Church – Amendment to ACABOR #11-04, Enclosure of Stairway; Approved Subject to Conditions

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

July 26, 2012

Page 1 of 2

TO: George Varghese, 80 Raritan Center Parkway, Suite 103, Edison
New Jersey 08837
FROM: Architecture and Community Appearance Board of Review

RE: St. John's Malankara Church Plan: The application of St. John's Malankara Church, owner, for review of an Amendment to ACABOR #11-04, dated March 3, 2011, at a site known as "**St. John's Malankara Church 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 331 Blaisdell Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 31 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, July 26, 2012**, at which time the Board made the following determinations:

Joseph Abraham appeared and testified.

The Board received the following items:

- A. Architectural Plans prepared by Larry Nardecchia, Jr., P.E., revised July 12, 2012:
 - Drawing L1.1: Ground Floor/Cellar Plans, dated July 5, 2012
 - Drawing L2.1: Sections, dated July 3, 2012
 - Drawing L3: Elevations, dated July 3, 2012
- B. A letter from St. John's Malankara Orthodox Church of India – Rockland, Inc., signed by George Varghese, Treasurer, dated July 12, 2012.
- C. Copy of ACABOR #11-04, Approved Subject to Conditions, dated March 3, 2011.

FINDINGS OF FACT:

1. The Board found that for safety concerns, the applicant proposed to amend the approved building design. In the original plans, the fire exit on the east side of the building was kept outside the enclosed space, exposing it to the elements. The amended building plans provide for the stairwell/ fire exit to be inside the covered space of the building. The proposed expansion is located on the rear of the structure.
2. The Board found that there would be no change in the site lighting. The façade material of the extended area would match the existing materials of the previously approved structure.

ACABOR #12-43: St. John's Malankara Church – Amendment to ACABOR #11-04, Enclosure of Stairway; Approved Subject to Conditions

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

July 26, 2012

Page 2 of 2

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

1. The façade material of the extended area shall match the existing materials of the previously approved structure.
2. The conditions of ACABOR #11-04, dated March 3, 2011, remain in effect.

The foregoing resolution was presented and moved by Alex DiMenna and seconded by Jack Messina and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #12-44: Patella Construction Trailer Plan- Approved as Presented

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

July 26, 2012

Page 1 of 1

TO: John Piccininni, Patella Construction, 37 Ramland Road,
Orangeburg, New York 10962
FROM: Architecture and Community Appearance Board of Review

RE: Patella Construction Trailer Plan: The application of Patella Construction Company, applicant, for BNM Properties, for the review of a temporary trailer, at a site known as “Patella Construction Trailer 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 37 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 76.08, Block 1, Lot 6 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, July 26, 2012**, at which time the Board made the following determinations:

John Piccininni appeared and testified.

The Board received the following items:

- A. Site Plan prepared by Anthony R. Celentano, PLS, dated November 27, 2001.
- B. A photograph and specification sheet for the Trailer, manufactured by ModSpace.

FINDINGS OF FACT:

1. The Board found the trailer space would be used as a temporary office until the existing building is expanded, approximately two years.
2. The Board found that the trailer exterior is aluminum siding with sliding windows and will be located in the rear of the property.

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 Alex DiMenna and seconded by Jill Fieldstein and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, absent; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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 26, 2012

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