

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF JUNE 16, 2011**

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

**MEMBERS ABSENT:** James Dodge, Vice Chairperson

**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.

<b><u>New Item:</u></b>	
<b>United Water Deaeration Addition Plan</b>	<b>ACABOR #11- 14</b>
Review of Building Elevations	<b>Approved with Conditions</b>
(Addition to Existing Structure)	
69.14/1/10; R-15 zoning district	

A motion was made to adjourn the meeting by Jack Messina and seconded by Larry Vail 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 8:00 p.m. The next ACABOR Meeting is scheduled for July 7, 2011.

**Dated: June 16, 2011**  
**Town of Orangetown**  
**Architecture and Community Appearance Board of Review**

**ACABOR #11- 14**

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

**United Water Deaeration Addition Plan - Approved with and Conditions**

**June 16, 2011**

**Page 1 of 2**

TO: Glenn Rametta, P.E., Buck, Seifert & Jost, Inc., 65 Oak Street,  
P.O. Box 415, Norwood, New Jersey 07648

FROM: Architecture and Community Appearance Board of Review

RE: United Water Deaeration Addition Plan: The application of United Water New York, owner, for the Review of an Addition to an existing structure, at a site known as "United Water Deaeration Addition Plan," 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 489 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.14, Block 1, Lot 10 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 **Thursday, June 16, 2011**, at which time the Board made the following determinations:

John Moolick and Michael Johnson appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by BS & J Engineers, dated 2011:

September 29, 2009:

Sheet 1 of 7: Location Plan and Index to Drawings

Sheet 2 of 7: Site Plan

Sheet 4 of 7: Building Elevations, Wall Section and Details

2. Copy of ZBA #11-41, Extension of a Non-Conforming Use Variance Approved with specific Conditions, dated June 1, 2011.

**FINDINGS OF FACT**

1. The Board found that found that the applicant proposed to construct an addition to an existing structure. The brick façade would match the brick on the existing structure, Triangle 1610 Red Wirecut, manufactured by Extech. The new door would match the door on the existing structure which is green. The existing exhaust fan would be relocated to the east side of the structure.
2. The Board found that there would be no clearing of the property, since there is an existing driveway on the site.
3. The Board found that the exterior lighting should be placed on a timer in order to control the lighting on the site.

**ACABOR #11- 14**

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

**United Water Deaeration Addition Plan - Approved with and Conditions**

**June 16, 2011**

**Page 2 of 2**

4. The Board found that the Applicant would contract with a landscaper to clean the site, as required by ZBA #11-41.

**Public Comment:**

Genevieve Coffey, 44 Blauvelt Road, Pearl River, wanted to know if the site would be cleaned.

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

1. The brick façade will match the brick on the existing structure, Triangle 1610 Red Wirecut, manufactured by Extech. The new door will match the door on the existing structure which is green.
2. There will be no clearing of the property, since there is an existing driveway on the site.
3. The exterior lighting shall be placed on a timer in order to control the lighting on the site.
4. The Applicant will contract with a landscaper to clean the site, as required by ZBA #11-41.
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 Larry Vail and carried as follows: James Dodge, absent; Dan Sherman, aye; Michael Bosco, aye, Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, 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: June 16, 2011**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review.**