

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF JUNE 7, 2012

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

MEMBERS ABSENT: Alex DiMenna

ALSO PRESENT: Barbara Gionta, 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.

New Items:

Aluf Plastics, Inc., Plan Review of Exhaust Stack Plan 70.18/ 2/15; LI zoning district	Approved Subject to Conditions	ACABOR #12-31
---	---	----------------------

No. 1 Kitchen Sign Plans Review of Sign Plan 69.13/1/23; CC zoning district	Approved as Presented	ACABOR #12-32
--	----------------------------------	----------------------

Other Business: The Board reviewed an informal request from the owner's of Blue Hill Plaza to resurface the building's façade. The Board offered the following comments:

1. If the resurfacing involved maintenance of the building to restore the original color of the facade, then a review by ACABOR was not required.
2. If the resurfacing involved a color other than the original color of the structure, then a review by ACABOR was required and the applicant must submit a formal application.

A motion was made to adjourn the meeting by Jill Fieldstein 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 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 June 21, 2012.

**Dated: June 7, 2012
Town of Orangetown
Architecture and Community
Appearance Board of Review**

ACABOR #12-31: Aluf Real Plastics Property Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

June 7, 2012

Page 1 of 2

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

RE: Aluf Plastics, Inc., Plan: The application of Aluf Plastics, Inc., applicant, for Aluf Real Property, Inc., owner, for the review of exhaust stack plans, at a site known as "**Aluf Plastics, Inc., Exhaust Stack 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 2 Glenshaw Street, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 2, Lot 15 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 7, 2012**, at which time the Board made the following determinations:

Donald Brenner, David Anderson and Gabriel Kahana appeared and testified for the applicant.

The Board received the following items:

A. Plans prepared by Korlipara Engineering Consulting Services, dated April 12, 2012, signed and sealed by Ravi Kumar Korlipara, P.E.:

- Drawing 1: Site Plan
- Drawing 2: Stack Location, Floor Plan and Stack Elevation

FINDINGS OF FACT:

1. The Board found that the proposed exhaust stakes were mandated by the Rockland County Department of Health (RCDOH). RCDOH required the stakes to eliminate the odors created by the applicant's manufacturing facility.
2. The Board found that the applicant submitted a number of proposed plans to RCDOH and the plan before the Board was the accepted plan. The plan calls for a total of three (3) exhaust stacks; two (2) by the railroad side of the building and one (1) by the building's office. The locations of the stacks were determined by the need to collect exhaust from specific machinery. All stacks would have guy wires, however, these wires would not be visible at grade.
3. The Board found that each stack has a proposed height of 30 feet from the roof top of the building and a diameter of 2 feet. The Board questioned if two of the stacks could be combined into one structure. The applicant stated that combining two stacks would create a wider stack and possibly the need for at least a 60 foot high stack. The applicant noted that the stacks needed to be a certain height above the building in order to properly disburse the exhaust into the atmosphere at a certain velocity. In addition, the stacks are proposed to be connected to specific machines inside the building, so there is a need to have the two stacks.

ACABOR #12-31: Aluf Real Plastics Property Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

June 7, 2012

Page 2 of 2

4. The Board found that the applicant needed to submit a letter from their Professional Engineer stating that the proposed design presented to the RCDOH and the Board is the design that allows the exhaust system to work properly. The letter shall also verify that the height of 30 feet is needed to filter the exhaust and properly disburse the exhaust into the atmosphere.
5. The Board found that the applicant needed to submit a letter from RCDOH that approves the plan presented to ACABOR:
 - “1. Plans prepared by Korlipara Engineering Consulting Services, dated April 12, 2012, signed and sealed by Ravi Kumar Korlipara, P.E.:
 - a. Drawing 1: Site Plan
 - b. Drawing 2: Stack Location, Floor Plan and Stack Elevation”

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 submit a letter from their Professional Engineer stating that the proposed design presented to the RCDOH and the Board is the design that allows the exhaust system to work properly. The letter shall also verify that the height of 30 feet is needed to filter the exhaust and properly disburse the exhaust into the atmosphere.
2. The applicant shall submit a letter from RCDOH, that approves the plan presented to ACABOR:
 - “1. Plans prepared by Korlipara Engineering Consulting Services, dated April 12, 2012, signed and sealed by Ravi Kumar Korlipara, P.E.:
 - a. Drawing 1: Site Plan
 - b. Drawing 2: Stack Location, Floor Plan and Stack Elevation”

The foregoing resolution was presented and moved by Thomas Warren and seconded by James Dodge and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, nay; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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: June 7, 2012

Town of Orangetown

Architecture and Community

Appearance Board of Review

**ACABOR #12-32: No. 1 Kitchen/ Sushi Façade Plan –
Amendment to ACABOR #12-26 - Approved as Presented**

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

June 7, 2012

Page 1 of 1

TO: Bin Chen, 1 Sgt. Ingram Court, Pearl River, New York
FROM: Architecture and Community Appearance Board of Review

RE: No. 1 Kitchen Façade Plan: The application of Bin Chen, Applicant, for Iraklis Realty, owner, for an Amendment to ACABOR #12-26, for the additional review of a Façade Plan for a storefront, at a site known as “**No. 1 Kitchen / Sushi Façade 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 79 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 23 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 7, 2012**, at which time the Board made the following determinations:

Bin Chen appeared and testified.

The Board received the following items:

- A. Sushi Storefront Façade Plan, prepared by SNS Architects & Engineers, dated March 30, 2012.

FINDINGS OF FACT:

1. The Board found the façade materials consist of non-structural red oak appliqué trim with a new wood door.
2. The Board found that the façade upgraded the appearance of the storefront, and was a nice improvement.

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 AS PRESENTED**.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows; Paul Papay, Chairman, aye; Jack Messina, Vice Chairman, aye; Jill Fieldstein, aye; James Dodge, aye; Thomas Warren, aye; Blythe Yost, aye; and Alex DiMenna, 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: June 7, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review