

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MARCH 16, 2010**

MEMBERS PRESENT: Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Thomas Miggie; Dan Sherman; Jill Fieldstein; Paul Papay

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.

Verizon Wireless Plans Review of Co-location Plans Telecommunication Equipment 78.09/1/26; LO zoning district	Approved with Conditions	ACABOR #10-11
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Quinn and Bauer Plan Amendments Amendment to ACABOR #04-96 Critical Environmental Area 71.13/1/37; R-22 zoning district	Approved with Conditions	ACABOR #10-12
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Crestron Electronics Plans Review of Site/Landscaping/ Structure Plans 77.05/1/36 & 37, LIO zoning district	Postponed to May 4th Meeting	ACABOR #10-13
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Route 9W Golf Subdivision Lot 3.13 Review of Site/Landscaping Plans Palisades Historic District 78.13/1/3.13; R-40; zoning district	Approved with Conditions	ACABOR #10-14
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A motion was made by Jill Fieldstein to move into Executive Session at 8:30 p.m. and seconded by Thomas Miggie and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, aye.

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A motion was made by Larry Vail to close the Executive Session at 8:48 p.m. and seconded by Thomas Miggie and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, aye.

A motion was made to adjourn the meeting by Jack Messina 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 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 April 6, 2010.

**Dated: March 16, 2010
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**Town of Orangetown – Architecture and Community Appearance
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**Verizon Wireless Co-location Plans; Approved Subject to Conditions
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TO: Leslie Snyder, Snyder & Snyder, LLP, 94 White Plains Road, Tarrytown,
New York 10591

FROM: Architecture and Community Appearance Board of Review

RE: Verizon Wireless Plans: The application of New York SMSA Limited Partnership/ Verizon Wireless, applicant, for 348 Realty Associates, LLC, owner for review of Co-location Wireless Communication and Structure Plans at a site to be known as “**Verizon Wireless 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 located at on the west side of Route 9W, 2675 feet south of the intersection of Rockland Road/Hillside Avenue, Palisades, New York, Town of Orangetown, Rockland County; and as shown on the Orangetown Tax Map as Section 78.09, Block 1, Lot 26 in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, March 16, 2010**, at which time the Board made the following determinations:

Keith Betensky and Matu Shrestha appeared and testified for the applicant. The Board received the following items:

1. Plans prepared by EBI RJS Group, Consulting, Inc., dated August 7, 2009, last revised January 27, 2010:
 - T-1: Title Sheet
 - T-2: General Notes
 - C-1: Setback Map and Bulk Table
 - A-1: Site Plan, Antenna & Cable Schedule
 - A-2: Elevation, Antenna Plan & Equipment Shelter Floor Plan
 - A-3: Miscellaneous Details
 - A-4: Shelter Elevations
 - S-1: Foundation Plan and Details
 - S-2: Stairs Steel Framing Plan and Details
 - S-3: Railing Details and Structural Notes
 - E-1: One Line Diagram and Specs.
 - E-2: Grounding Riser and Notes
 - E-3: Grounding Details

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2. A letter from Snyder & Snyder, LLP, signed by Leslie Snyder, dated February 16, 2010.
3. A copy of the Building Permit Application.

FINDINGS OF FACT:

1. The Board found that the site contained an existing wireless communication pole of which the proposed antennas would be concealed within. The applicant's equipment shelter would be sited next to an existing equipment shelter owned by T-Mobile and is appears similar in architectural style. The applicant's shelter is 10 feet 9 inches and will have white pine trees planted near the building. The trees are similar to the trees planted next to the T-Mobile shelter. The white pine trees to be planted by the applicant shall measure approximately 10 feet in height

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 antennas shall be concealed within the existing wireless communication pole. The applicant's equipment shelter shall be sited next to an existing equipment shelter owned by T-Mobile and appears similar in architectural style. The applicant's shelter is 10 feet 9 inches and will have white pine trees planted near the building. The trees are similar to the trees planted next to the T-Mobile shelter. The white pine trees to be planted by the applicant shall measure approximately 10 feet in height
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. Not 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 Miggie and seconded by Jack Messina and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, recused and Jill Fieldstein, 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: March 16, 2010
Town of Orangetown
Architecture and Community Appearance Board of Review**

**ACABOR #10-12:
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**Quinn and Bauer Plan Amendments; Approved Subject to Conditions
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TO: Donald Brenner, 4 Independence Drive, Tappan,
New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: **Quinn and Bauer Plan Amendments:** The application of Deirdre Quinn and Kevin Bauer, owners, (Donald Brenner, attorney for the applicants) for an Amendment to ACABOR #04-96, dated November 23, 2004 for minor modifications made to the approved plans, for a site known as “**Quinn and Bauer Plan Amendments**”, 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 located at 65 Tweed Boulevard, Upper Grandview, New York, Town of Orangetown, Rockland County; and as shown on the Orangetown Tax Map as Section 71.13, Block 1, Lot 37 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 **Tuesday, March 16, 2010**, at which time the Board made the following determinations:

Kevin Bauer, Donald Brenner and Jo Machinist appeared and testified for the applicant

The Board received the following items:

1. Copies of ACABOR #04-96, Approved with Conditions, dated November 23, 2004.
2. Architectural Plans entitled “Bauer – Quinn Residence Alteration & Addition” prepared by Jo Machinist, R. A., dated August 19, 2004, revised March 16, 2010:
 - A0: Site Plan
 - A1: First Floor Plan
 - A2: Second Floor Plan
 - A3: Roof Plan
 - A4: West Elevation – Front
 - A5: East Elevation – Rear
 - A6: North & South Elevation
 - A7: Garage, Outdoor Dining & Cabana – Floor Plan
 - A8: Garage – Exterior Elevations
 - A9: Details
 - A10: Cellar Plan

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**Quinn and Bauer Plan Amendments; Approved Subject to Conditions
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3. Photographs of the house under construction.

FINDINGS OF FACT:

1. The Board found that the applicant made the following changes with the Building Inspector's consent during the construction process:
House shingles changed from Red Cedar Shake to White Cedar Shake,
Foundation Stone – Changed Type to "South Bay Court",
Driveway Changed from Unilock Pavers to Asphalt Chip & Seal Pavers with Belgium Block Curbing and Apron,
White Windows were changed to Alabaster. The Window frames are wood on outside and vinyl in interior of house,
Flues were Stone faced now are Red Cedar faced to match the roof,
Deck off of the Master Bedroom was changed from wood posts to aluminum posts with glass enclosure,
Added windows to the top of the garage doors,
Added an outdoor gas fireplace, and
Removed mid structure fireplace and placed it on the side wall of the house.

PUBLIC COMMENT:

John Huges, 144 Route 9W, requested additional information regarding the placement of the outdoor fireplace.

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 changes presented by the applicant.
2. Applicable conditions of ACABOR #04-96 still remain in effect.
3. Trees to be saved shall be protected with snow fencing to the drip line during construction
4. 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, aye, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, 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: March 16, 2010
Town of Orangetown
Architecture and Community Appearance Board of Review**

ACABOR #10-14:

**Town of Orangetown – Architecture and Community Appearance
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**Route 9W Golf Subdivision – Lot #3.13 Plans- Approved
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TO: Eric Osborn, R.A., 7 Joyce Plaza, Stony Point, New York 10980
FROM: Architecture and Community Appearance Board of Review

RE: Route 9W Golf Subdivision – Lot 3.13: The application of Eric Osborn, applicant, for Adam and Dayha Karafiol, owners for review of Site Plans at a site to be known as “**Route 9W Golf Subdivision – Lot 3.13**”, located in the Palisades Historic District, 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 located at Kopac Lane, Palisades, New York, Town of Orangetown, Rockland County; and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.13 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 **Tuesday, March 16, 2009**, at which time the Board made the following determinations:

Eric Osborn and Angel Menna and Brian Gibson appeared and testified for the applicant.

The Board received the following items:

1. Site Plan prepared by John Atzl, PLS, dated January 15, 2010.
2. Landscape Layout Schematic Plan prepared by Eric Knute Osborn, RA, dated December 2, 2009, revised February 18, 2010.
3. Architectural Plans prepared by Eric Knute Osborn, RA, dated December 4, 2009, revised February 18, 2010:
 - A-1: Front & Left Elevations
 - A-2: Rear & Right Elevations
 - A-2: Rear & Left Elevations
 - A-3: Basement Floor Plan Schematic
 - A-4: Main Floor Plan
 - A-5: Upper Floor Plan

FINDINGS OF FACT:

1. The Board found the applicant was scheduled to appear in front of the Town of Orangetown Historic Areas Board of Review to review the House since the lot was located in the Palisades Historic District. ACABOR reviewed the Site Plan and Landscaping Plans.

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**Route 9W Golf Subdivision – Lot #3.13 Plans- Approved
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2. The Board found that applicant had the option of planting any type of spruce tree on site, rather than just “Blue” spruce trees as noted on the plan. The Landscaping Plan shall be revised to note the change.
3. The Board found that the Landscaping Plan shall be revised to note the low natural stone rubble retaining walls on the site.
4. The Board found that no additional outdoor lighting would be placed on the site that was not related to the house.
5. The Board found that the applicant would place 10 feet of pavers on the entrance of the driveway. The Landscaping Plan shall be revised to reflect the change in the driveway.

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 applicant has the option of planting any type of spruce trees on site, rather than just “Blue” spruce trees as noted on the plan. The Landscaping Plan shall be revised to note the change.
2. The Landscaping Plan shall be revised to note the low natural stone rubble retaining walls on the site.
3. Ten feet of pavers shall be placed at the entrance of the driveway. The Landscaping Plan shall be revised to reflect the change in the driveway.
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.
4. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Paul Papay and seconded by Jack Messina and carried as follows; James Dodge, aye; Dan Sherman, aye; Thomas Miggie, 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: March 16, 2010

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

