

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW**

Meeting of March 18, 2008

MEMBERS PRESENT:

James Dodge, Vice Chairman
John Keahon
Larry Vail
Thomas Miggie
Jill Fieldstein
Paul Papay

MEMBER ABSENT: Jack Messina, Chairman

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Elana Jenkins, Clerk.

James Dodge, called the meeting to order at 7:35 PM. Mr. Dodge read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

St. Thomas Aquinas College Plans

Review of Structure/Site Plans
Dormitory Expansion (Sparkill)
74.12/1/29 & 74.16/1/1; R-40 zone

**Approved with
Conditions**

ACABOR #08-08

Crable Plans

Review of Structure/Site Plans
(Sparkill)
77.08/3/69; R-15 zone

**Approved with
Conditions**

ACABOR #08-09

A motion was made to adjourn the meeting by Jill Fieldstone 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 8:20 P.M. The next ACABOR Meeting is scheduled for **April 1, 2008**.

Dated: March 18, 2008

Cheryl Coopersmith, Chief Clerk

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**St. Thomas Aquinas College Plans
Addition to Existing Dormitory
Approved Subject to Conditions**

**ACABOR #08-08
March 18, 2008
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TO: John Atzl
Atzl, Scatassa & Zigler, PC
234 North Main Street
New City, New York 10956

FROM: Architecture and Community Appearance Board of Review

RE: The application of Joseph Donini, Vice President of Administration, applicant, for St. Thomas Aquinas College, owner, to review Site and Structure plans at a site known as "**St. Thomas Aquinas College Plans - Addition to Existing Dormitory**", 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.12, Block 1, Lot 29, 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 18, 2008**, at which time the Board made the following determinations:

Joseph Donini, John Atzl and Anthony Lovino appeared and testified.

The Board received the following items:

1. Site Plans prepared by Atzl, Scatassa & Zigler, July 20, 2007, revised December 28, 2007:

- Drawing 1: Proposed Dormitory Site Plan
- Drawing 2: Proposed Dormitory Site Plan
- Drawing 3: Proposed Dormitory Site Plan
- Drawing 4: Proposed Dormitory Detail Plan

2. Architectural Plans prepared by arcari & iovino Architects, dated October 9, 2007.

- A1: Key Plans & Floor Plans
- A2: Building Elevations
- A3: Building Renderings

3. Proposed Dormitory Planting & Lighting Plan, prepared by Robert Torgersen, ASLA, dated May 30, 2003, revised February 6, 2008.

4. Planning Board #07-71, Preliminary Site Plan Approval Subject to Conditions, dated January 23, 2008 and ZBA #08-19, Approved Section 8-2 Item A (Number of Beds) and Item D (Building Height) Variances Approved with Conditions, dated March 5, 2008.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to construct a 4,460 square foot addition to an existing dormitory. The proposal also included the construction of additional parking and landscaping improvements to the site.
2. The Board found that the existing dormitory had 624 beds and the applicant had received a Zoning Variance (ZBA #08-19, March 5, 2008) for an additional 32 beds, for a total of 656 beds for the entire college campus.
3. The Board found that the applicant received a Zoning Variance (ZBA #08-19, March 5, 2008) for building height, maximum allowed height is 25 feet and 33.5 feet was granted. This is in keeping within the height of the existing dormitories.
4. The Board found that design intent of the new addition is to match the height and exterior finishes of the existing dormitory building. The building facade would be vinyl siding to match the existing color of the dormitory, light beige tone, with white trim, barnyard red doors. The roof singles would be asphalt shingles to match the existing shingles in type and color. The lighting would be down lighting.
5. The Board found that the landscaping would be shrubbery and shade trees around the buildings. The trees along the stream and the wetlands area would remain untouched.

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 design the new addition to match the height and exterior finishes of the existing dormitory building. The building facade shall be vinyl siding to match the existing color of the dormitory, light beige tone, with white trim, barnyard red doors. The roof singles shall be asphalt shingles to match the existing shingles in type and color. The lighting shall be down lighting.
2. The landscaping on the site shall be shrubbery and shade trees around the buildings. The trees along the stream and the wetlands area shall remain untouched.
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 James Dodge and seconded by Larry Vail and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, absent; Paul Papay, aye, Jill Fieldstein 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 18, 2008

Architecture and Community Appearance Board of Review

**ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW DECISION**

**Approved Subject to Conditions
Crabble Plans**

**ACABOR #08- 09
March 18, 2008
Page 1 of 2**

TO: Anna May Crabble
107 Sparkill Avenue
Sparkill, New York 10976

FROM: Architecture and Community Appearance Board of Review

RE: The application of Anna May Crabble, owner, for the review of House and Site Plans for a site to be known as "**Crabble 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 111 Sparkill Avenue, Sparkill, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 77.08, Block 3, Lot 69, 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 Tuesday, March 18, 2008, at which time the Board made the following determinations:

Anna Mae Crabble and Arthur Matrisciani appeared and testified.

The Board received the following items:

1. Plot Plan prepared by Robert Rahnefeld, PLS, dated November 19, 2007.
2. Foundation/Porch Plan entitled "Crabble Residence" prepared by Jane Slavin, R.A., dated January 28, 2008.
3. Truss/Rafter Detail Plan prepared by Excel Homes, Inc., dated August 30, 2007, signed by John Anthony Wallen, PE. All other Architectural Plans prepared by Excel Homes, Inc., dated August 24, 2007, signed by John Anthony Wallen, PE.

FINDINGS OF FACT:

1. The Board found that the proposed house would be a modular house, however, the applicant has also retained the services of a local professional architect, Jane Slavin, RA, to assist in the design of the structure.
2. The Board found that the facade would be four sides of vinyl siding. The siding would be Country Beige color with white trim. The roof shingles, manufactured by Tamko, would be in Rustic Slate, and the shutters would be in a black color. The porch railing would be white.
3. The Board found that the 18 inch tree by the proposed driveway shall remain and that there would be no disturbance of any greenery by the proposed foundation.
4. The Board found that the applicant shall plant two shade trees.

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

1. The facade shall have four sides of vinyl siding. The siding shall be Country Beige color with white trim. The roof shingles, manufactured by Tamko, shall be in Rustic Slate, and the shutters will be in a black color. The porch railing will be white.
2. The 18 inch tree by the proposed driveway shall remain and there shall be no disturbance of any greenery by the proposed foundation.
3. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance. The applicant shall plant two shade trees.
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 Thomas Miggie and seconded by John Keahon and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie aye; Paul Papay, aye; Jack Messina, absent; 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 18, 2008

Architecture and Community Appearance Board of Review

By_____