

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MARCH 2, 2010**

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

**MEMBER 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.

**Continued item from February 16<sup>th</sup> Meeting:**

<b>PRII, Inc. Plans</b> Review of Site/Structure Plans 69.18/3/12; R-15 zoning district	<b>Approved with Conditions</b>	<b>ACABOR #10-07</b>
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**New Items:**

<b>SMK Site/Structure Plans</b> Review of Site/Structure Plans Critical Environmental Area 71.09/1/54; R-22 zoning district	<b>Approved with Conditions</b>	<b>ACABOR #10-08</b>
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<b>Route 9W Golf Subdivision Lot 3.4 Plans - Comito Construction</b> Review of Site/Landscaping Plans Palisades Historic District 78.13/1/3.4; R-40; zoning district	<b>Approved with Conditions</b>	<b>ACABOR #10-09</b>
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<b>Crestron Electronics Plans</b> Consultation Review of Site/Structure 77.05/1/36 & 37, LIO zoning district	<b>Consultation</b>	<b>ACABOR #10-10</b>
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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 9:45 p.m. The next ACABOR Meeting is scheduled for March 16, 2010.

**Dated: March 2, 2010**  
**Architecture and Community Appearance Board of Review**

**ACABOR #10-07:  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision  
March 2, 2010**

**PRII, Inc. Plans; Approved Subject to Conditions  
Page 1 of 3**

TO: Richard Orsini, 133 West Clarkstown Road, New City,  
New York 10956  
FROM: Architecture and Community Appearance Board of Review

**RE: PRII, Inc. Plans:** The application of PRII, Inc., applicant, for the Estate of Bockett, owner, for review of Site/Structure Plans at a site to be known as “**PRII, Inc. 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 33 West Nauraushan Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.18, Block 3, Lot 12 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Tuesday, February 16 & March 2, 2010**, at which time the Board made the following determinations:

**February 16, 2010**

Harry Goldstein and Jerome Linzenberg appeared and testified for the applicant. The applicant requested a **Continuation** in order to submit a Landscaping Plan.

**March 2, 2010**

Harry Goldstein and Jerome Linzenberg appeared and testified for the applicant. The Board received the following items:

1. Site Plan prepared by Anthony Celentano, PLS, dated January 3, 2010.
2. Architectural Plans prepared by Harry Goldstein, R. A. dated January 15, 2010:
  - a. Sheet 1 of 3: Elevations
  - b. Sheet 2 of 3: Foundation/Basement Plan and Typical Wall Section
  - c. Sheet 3 of 3: Main and Second Floor Plans
3. Site Plan prepared by Anthony Celentano, PLS, dated January 3, 2010.
4. Landscape Plan prepared by Anthony Celentano, PLS, dated January 3, 2010.

**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of vinyl siding in Clay color manufactured by American Dream. Decorative stonework would be placed on the front elevation foundation in El dorado Stone in Mesteta (Natural Tones). The roof would be in Weathered Wood, manufactured by Tamko and the porch, railings and posts would be in pressured treated wood.

**ACABOR #10-07:**

**Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision  
March 2, 2010**

**PRII, Inc. Plans;**

**Approved Subject to Conditions**

**Page 2 of 3**

2. The Board found that the windows would be white and there will be dividing grills on all the windows. The Board granted the applicant the option of either Forest Green or Wine Berry colored shutters. The doors on the house would match the shutters. The vent pipes on the proposed house would be black.
3. The Board found that in regards to lighting of the proposed structure, there would be one recessed light on the porch, carriage style lighting on either side of the garage door, and side lights on either side of the back sliding door.
4. The Board found that the garage door elevation shall be revised to include four glass windows on the top section of the door.
5. The Board reviewed the Proposed Landscape Plan and found it acceptable.
6. The Board found that the applicant proposed to remove trees that should be saved. The Chairperson provided a marked up plan to be provided to the Building Inspector noting those trees to be saved, specifically, a 22 inch oak tree along the western boundary line near Elm Street, a 30 inch oak tree and a 32 inch triple oak tree both near the northern boundary line.

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 shall have four sides of vinyl siding in Clay color manufactured by American Dream. Decorative stonework will be placed on the front elevation foundation in El dorado Stone in Mesteta (Natural Tones). The roof will be in Weathered Wood, manufactured by Tamko and the porch, railings and posts will be in pressured treated wood.
2. The windows will be white and dividing grills will be placed on all windows. The Board granted the applicant the option of either Forest Green or Wine Berry colored shutters. The doors on the house will match the shutters. The vent pipes on the proposed house will be black.
3. The lighting of the proposed structure shall have one recessed light on the porch, carriage style lighting on either side of the garage door, and side lights on either side of the back sliding door.

**ACABOR #10-07:**

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

**March 2, 2010**

**PRII, Inc. Plans;**

**Approved Subject to Conditions**

**Page 3 of 3**

4. The garage door elevation shall be revised to include four glass windows on the top section of the door.
5. The applicant proposed to remove trees that shall be saved. The Chairperson provided a marked up plan to be provided to the Building Inspector noting those trees to be saved, specifically, a 22 inch oak tree along the western boundary line near Elm Street, a 30 inch oak tree and a 32 inch triple oak tree both near the northern boundary line.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. Not grading is to take place within five feet of any property line, except as specified on the approved Site Plan.
8. 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 Thomas Miggie and seconded by Jack Messina and carried as follows: James Dodge, absent, 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 2, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-08:**

**Town of Orangetown – Architecture and Community Appearance Board of Review Decision  
March 2, 2010**

**SMK Site/Structure Plans; Approved Subject to Conditions  
Page 1 of 2**

TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern,  
New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: **SMK Tweed Boulevard Plan:** The application of Sean Keenan, SMK Home Builders, owners for review of Site/Structure Plans at a site to be known as “**SMK 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 located at 7 Tweed Boulevard, Upper Grandview, New York, Town of Orangetown, Rockland County; and as shown on the Orangetown Tax Map as Section 71.09, Block 1, Lot 54 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 2, 2010**, at which time the Board made the following determinations:

Sean Keenan and Jay Greenwell appeared and testified for the applicant

The Board received the following items:

1. Copies of PB #09-52, Preliminary Site Plan Approval Subject to Conditions dated January 27, 2010.
2. Site Plan prepared by Jay Greenwell, PLS, dated October 8, 2009, last revised on January 21, 2010.
3. Architectural Plans prepared by Robert Hoene, R. A.:
  - a. Sheet 4 of 5: Floor Plan, date May 2009, revised July 16, 2009
  - b. Sheet 5 of 5: Elevations and Foundation Plans, dated May 2009
4. Submitted at the meeting, a photograph of the proposed type of garage doors to be constructed in place of the garage doors depicted on the Architectural Plans. Garage Detail: Clopay Avante Contemporary Collection.

**FINDINGS OF FACT:**

1. The Board found that the applicant is scheduled to appear in front of the Town of Orangetown Zoning Board of Appeals on March 3, 2010. In the event the appearance of the structure changes significantly, the applicant shall return to ACABOR with revised plans.
2. The Board found that the site contains an existing 2 ½ story frame dwelling and an existing paved driveway with access from Tweed Boulevard. The applicant proposes to remove a portion of the existing structure and replace it with a new structure and reconfigure the driveway.

**ACABOR #10-08:  
Town of Orangetown – Architecture and Community Appearance Board of  
Review Decision  
March 2, 2010**

**SMK Site/Structure Plans; Approved Subject to Conditions  
Page 2 of 2**

3. The Board found that the proposed structure will have four sides of stucco in Master Wall Tan. The existing structure will be re-stuccoed to match the new addition. The proposed structure would also have some stonework on the façade in El Dorado in Natural stone color with clay colored windows and soffits. The roof would be Weather Wood color to match the existing roof.

4. The Board found that the applicant requested to revise the garage door elevations from an arched shaped door frame with wood doors to a square shaped door frame with glass doors. The applicant presented a garage detail noting Clopay Avante Contemporary Collection.

5. The Board found that the applicant planned on installing an electronic security gate with pillars by the driveway entrance. The stonework on the pillars would match the stonework on the structure.

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 is scheduled to appear in front of the Town of Orangetown Zoning Board of Appeals on March 3, 2010. In the event the appearance of the structure changes significantly, the applicant shall return to ACABOR with revised plans.
2. The proposed structure will have four sides of stucco in Master Wall Tan. The existing structure will be re-stuccoed to match the new addition. The proposed structure will also have some stonework on the façade in El Dorado in Natural stone color with clay colored windows and soffits. The roof will be Weather Wood color to match the existing roof.
3. Revised garage door elevations shall be submitted noting the accepted square shaped door frames with Clopay Avante Contemporary Collection glass doors.
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 Jack Messina and seconded by Larry Vail and carried as follows: James Dodge, absent, 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 2, 2010  
Town of Orangetown  
Architecture and Community Appearance Board of Review**

**ACABOR #10-09:**

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

**Route 9W Golf Subdivision – Lot #3.4 Plans- Approved  
Subject to Conditions**

**March 2, 2010**

**Page 1 of 2**

TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960

FROM: Architecture and Community Appearance Board of Review

**RE: Route 9W Golf Subdivision – Lot #3.4 Plans:** The application of Marc Comito, Comito Construction Co., owner, for the review of a Site/Landscaping Plans for a site to be known as “**Route 9W Golf Subdivision – Lot 3.4**”, in the Palisades Historic 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 on 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 3.4, 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 2, 2009**, at which time the Board made the following determinations:

Marc Comito and Jay Greenwell appeared and testified.

The Board received the following items:

1. Site Plan prepared by Jay Greenwell, PLS, dated January 10, 2010.
2. Architectural Plans prepared by Robert Hoene, RA, dated January 2010, revised January 27, 2010:
  - A-1: Front & Right Elevations
  - A-2: Rear & Left Elevations
  - A-3: Foundation Plan
  - A-4: First Floor Plan
  - A-5: Second Floor Plan
3. A photograph of a similar house to be constructed.
4. Landscaping Plan prepared by Biologic Earthscapes, dated February 11, 2010.
5. Copy of Filed Subdivision Plan, filed March 9, 2006.

**FINDINGS OF FACT:**

1. The Board found the applicant was scheduled to appear in front of the 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.

**ACABOR #10-09:**

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

**Route 9W Golf Subdivision – Lot #3.4 Plans- Approved  
Subject to Conditions**

**March 2, 2010**

**Page 2 of 2**

2. The Board found that the applicant did a commendable job on the Landscaping Plan. The plan noted 36 plants in the Island area of the site and 74 plantings around the foundation of the house.
3. The Board found that Belgium Blocks would be placed on the apron of the driveway.
4. The Board found that no lighting is planned for the site.

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. Belgium Blocks shall be placed on the apron of the driveway.
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.
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 Thomas Miggie and seconded by Dan Sherman 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 2, 2010**

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



**ACABOR #10-10:**

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

**Crestron Electronics Plans - CONSULTATION**

**March 2, 2010**

**Page 1 of 3**

TO: Steven Grogg, McLaren Engineering, 100 Snake Hill Road, West Nyack  
New York, 10994

FROM: Architecture and Community Appearance Board of Review  
Crestron Electronics Plans: The application of 280-282 Orangeburg Road, LLC, owner for **Consultation** for the review of Site/Structure Plans at a site to be known as “Crestron Electronics 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 on the south side of Ramland Road South, 1,200 feet south of the intersection of Ramland Road, Orangeburg, New York, Town of Orangetown, Rockland County; and as shown on the Orangetown Tax Map as Section 77.05, Block 1, Lots 36 & 37 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, March 2, 2009**, at which time the Board made the following determinations:

Steven Grogg, Daniel Feldstein, Michael Elkin and Brad Meumann appeared and testified.

The Board received the following items:

1. Plans prepared by McLaren Engineering Group, dated January 16, 2009, revised February 12, 2010:

- C-001: Cover Sheet
- C-002: Existing Conditions Map
- C-100: Overall Site Plan
- C-101: Site Plan
- C-102: Site Plan
- C-201: Grading Plan
- C-202: Grading Plan
- C-601: Lighting Plan
- C-602: Lighting Plan

2. Landscaping Plans prepared by Land Concepts, dated January 14, 2009, revised February 8, 2010:

- L-1 of 2: Planting Plan – Phase I
- L-2 of 2: Planting Plan – Phase II

3. Architectural Plans prepared by Elkin/Sobolta & Associates, dated December 12, 2008, revised February 11, 2010:

- A-1: Floor Plan
- A-2: Elevations

4, Project Description, prepared by McLaren Engineering Group.

5. Copy of PB #09-11, Preliminary Site Plan Approval Subject to Conditions, dated January 27, 2010.

**ACABOR #10-10:**

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

**Crestron Electronics Plans - CONSULTATION**

**March 2, 2010**

**Page 2 of 3**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to construct a 185,000 square foot structure for light manufacturing/warehouse use, built in two phases. The first phase would be 90,000 square feet and second phase would be 95,000 square feet. Phase II would be constructed within 3 to 8 years.
2. The Board found that the applicant first appeared in front of the Planning Board in February 2009 and reappeared multiple times making revisions in accordance with the recommendations and concerns of the Planning Board and the community. The applicant also offered funding for off-site roadway improvements to decrease vehicular traffic and dedicated property to the Town of Orangetown enabling Ramland Road to become a public roadway. The Board expressed appreciation to the applicant and its professionals for working with the community and the Planning Board to arrive at a Site Plan that is agreeable to all parties.
3. The Board found that the applicant discussed and presented its plans for landscaping the site, with the concern of buffering its use from the abutting residential and commercial land uses. The site contained vegetative buffering and earthen berms along a portion of the perimeter of the property. The Board was satisfied with the presented plans.
4. The Board found that the applicant conducted a visual study of the building's appearance from the point of view of abutting properties. **The Board agreed that the views were helpful in visualizing the impact to the neighboring properties and requested additional studies.**
5. The Board found that the Landscaping Plan was over and above that for a warehouse/office building and more in line with a presentation of a Commercial Park. The proposed landscaping included native trees, grasses and shrubs; Norway Spruce, Colorado Spruce, Red Maple, Sugar Maple, Bi Color Maple and Honey Locust.
6. The Board found that lighting on site was sufficient and should remain as presented on the plans. All lights would be down lighting; three types of light fixtures were presented; two types in the parking facility with height mountings ranging from 12 feet to 16 feet and security down lights at the Loading Docks, mounted at a height of 25 feet.

**ACABOR #10-10:**

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

**Crestron Electronics Plans - CONSULTATION**

**March 2, 2010**

**Page 3 of 3**

7. The Board found that the proposed building would be one story structure. The applicant stated that the building would have an approximate height of 39 to 40 feet. The façade would be precast concrete panels in light grey with dark grey bands. All mechanicals would be on the roof and not visible from the ground. The structure is very similar to previous buildings constructed for Crestron by the architect. Photographs of other Crestron buildings were presented to the Board. The Board discussed the color and requested possibly a darker color, however, all agreed that the lighter color would be acceptable. **The applicant stated that they would bring additional photographs of other buildings as well as renderings of the proposed building to the formal presentation.**

The Clerk to the Board is hereby authorized, directed and empowered to sign this **CONSULTATION** 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 2, 2010**

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

