

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY
APPEARANCE BOARD OF REVIEW
Meeting of March 4, 2008**

MEMBERS PRESENT: Jack Messina, Chairman, John Keahon, James Dodge, Larry Vail and Paul Papay

MEMBER ABSENT: Thomas Miggie

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Jack Messina, Chairman, called the meeting to order at 7:30 PM. 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.

Lincoln Mercury Holding LLC Plans-ACABOR #08-05-Approved Subject to Conditions, Review of Loading Docks for Existing Structure (Blauvelt), 65.18/1/4; LI zone

Prestige Motors Plans-ACABOR #08-06-Approved Subject to Conditions, (Bradley Corporate Park – Building #14), Review of Site/Structure (Blauvelt); 65.18/1/1.2 & 22; LO zone

Dealer Tire Plans-ACABOR #08-07-Approved Subject to Conditions -(Bradley Corporate Park – Building #16), Review of Site/Structure (Blauvelt); 65.18/1/12; LO zone

A motion was made to adjourn the meeting by James Dodge and seconded by John Keahon 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 9:10 P.M. The next ACABOR Meeting is scheduled for **March 18, 2008**.

Dated: March 4, 2008

Cheryl Coopersmith, Chief Clerk

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

**Lincoln Mercury Holding, Company Plans
Approved Subject to Conditions**

ACABOR #08-05

March 4, 2008

Page 1 of 1

TO: Jonathan Magee, Managing Member
Lincoln Mercury Holding, Inc.
500 Bradley Hill Road
Blauvelt, NY 10913

FROM: Architecture and Community Appearance Board of Review

RE: The application of Lincoln Mercury Holding, Inc, owner, to review Site and Structure Plans at a site known as "**Lincoln Mercury Holding, Inc. Plans for Loading Dock Doors to an Existing Structure**", 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 500 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 4, in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held Tuesday, **March 4, 2008**, at which time the Board made the following determinations:

Jonathan Magee and Dan Mellon appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by P. Joseph Corless, P.E., dated January 17, 2008.
2. Submitted at the meeting by the applicant, a photograph of the Rolling Loading Dock Door.

FINDINGS OF FACT:

1. The Board found that the type of proposed door to be used was acceptable. A photograph of the door was presented to the Board for review.
2. The Board found that down lighting would be used on the wall of the building.
3. The Board found that the Site Plan was approved under Supreme Court Decision on December 23, 1992.

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 use down lighting on the wall of the building.
2. Trees shall be protected during construction with snow fencing up to the dripline.
3. 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 Larry Vail and seconded by John Keahon and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, Jack Messina, 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: March 4, 2008

Architecture and Community Appearance Board of Review

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

**Prestige Motors Site Plan
Bradley Corporate Park – Building #14
Approved with Conditions**

**ACABOR #08-06
March 4, 2008
Page 1 of 2**

TO: Roisin MeEnroe
500 Bradley Hill Road
Blauvelt, NY 10913

FROM: Architecture and Community Appearance Board of Review

RE: The application of Bradley Corporate Park, owner, to review Site and Structure Plans at a site known as “**Prestige Motors Site Plan - Bradley Corporate Park – Building #14**”, 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 500 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 1.2 & 22; 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 4, 2008**, at which time the Board made the following determinations:

Dan Mellon and Jonathan Magee appeared and testified.

The Board received the following items:

1. Site Plan prepared by P. Joseph Corless, P.E., dated December 28, 2007.
2. Development Plan prepared by P. Joseph Corless, P.E. dated May 1, 2007, revised December 1, 2007.
3. Floor Plan of Building 14- Section IV, Bradley Industrial Park, prepared by William A. Truss, P.E., dated December 27, 2007.
4. Submitted at the meeting, Screen Planting Plan prepared by Robert Torgersen ASLA, dated March 3, 2008.

FINDINGS OF FACT:

1. The Board found that applicant proposed to erect a chain link fence with green mess slates on the site. Also, a natural buffer of Norway Spruce trees would be planted, as noted on the Landscaping Plan, dated March 3, 2008.
2. The Board found that the proposed building would have four facades of decorative split face rock in two shades of brown: Anchor Block #L7 and #L26. Down lighting on the building would be on the north side, with rectangle shaped, 200 watt lights placed on the wall of the building. A photograph of the proposed building type was presented to the Board for review.
3. The Board found that the site plan was approved under Supreme Court Decision on December 23, 1992.
4. The Board found that the applicant obtained a zoning variance from the Town of Orangetown Zoning Board of Appeals on February 6, 2008, ZBA #08-13; for Parking and Outdoor Loading Berths.

PUBLIC COMMENTS:

Mark Arron, an area resident, raised concerns regarding the proposal to plant trees in the drainage ditch.

Myung Lee, area resident, expressed concerns regarding the disposal of metal parts on the applicant's property and properly cleaning the site. Mr. Lee noted that spruce trees need watering and that a section of fence should be cut out for watering. He requested information regarding contacting the Town Building Department.

Ben Moran, area resident, raised concerns regarding the condition of the site and the proposed development. Mr. Moran wanted to know the type of fence to be placed on the site.

Margaret Esposito, area resident, requested information regarding time of use of the site and when the site would be cleaned up.

Bridget McElligott, area resident, raised concerns regarding development of the site.

Catherine Cicalo, area resident, requested that there be no bright lights or huge spotlights on the site.

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

1. The chain link fence shall have a green vinyl coating with green mess slates. The natural buffer shall be as noted on the Landscaping Plan, dated March 3, 2008.
2. The proposed building shall have four facades of decorative split face rock in two shades of brown: Anchor Block #L7 and #L26. Down lighting on the building shall be on the north side, with rectangle shaped, 200 watt lights placed on the wall of the building.
3. Trees shall be protected during construction with snow fencing up to the dripline.
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 Larry Vail and seconded by Jack Messina and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, Jack Messina, 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: March 4, 2008

Architecture and Community Appearance Board of Review

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

**Dealer Tire Site Plan
Bradley Corporate Park – Building #16
Approved with Conditions**

**ACABOR #08-07
March 4, 2008
Page 1 of 2**

TO: Roisin MeEnroe
500 Bradley Hill Road
Blauvelt, NY 10913

FROM: Architecture and Community Appearance Board of Review

RE: The application of Bradley Corporate Park, owner, to review Site and Structure Plans at a site known as “**Dealer Tire Site Plan - Bradley Corporate Park – Building #16**”, 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 500 Bradley Hill Road, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 12; 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 4, 2008**, at which time the Board made the following determinations:

Dan Mellon and Jonathan Magee appeared and testified.

The Board received the following items:

- 1 Site Plan prepared by P. Joseph Corless, P.E., dated December 10, 2007.
- 2 Development Plan prepared by P. Joseph Corless, P.E. dated May 1, 2007, Revised December 1, 2007
3. Floor Plan of Building 16- Bradley Industrial Park, prepared by William A. Truss, P.E., dated September 18, 1998.

FINDINGS OF FACT:

1. The Board found that the proposed building would have four facades of decorative split face rock in two shades of brown: Anchor Block #tL70 (lighter brown) as the main color with two bands #L23. A photograph of the proposed building type was presented to the Board for review. The landscaping would be as noted on the submitted plan.
2. The Board found that the height of the site lighting was excessive and discussed lowering the fixtures. It was agreed to space the lighting fixtures 100 feet apart and decrease the height of each fixture to 18 feet above grade. A revised Site Plan would be submitted with a revised light detail. The revised Site Plan should show the illuminated areas.
3. The Board found that the site plan was approved under Supreme Court Decision on December 23, 1992.
4. The Board found that the applicant obtained a zoning variance from the Town of Orangetown Zoning Board of Appeals on February 6, 2008, ZBA #08-14; for Performance Standards.

PUBLIC COMMENTS:

Bridget McElligott, area resident, requested information regarding the configuration of the streets, noted that the site was devoid of trees.

Ben Moran, area resident, requested information regarding the overall site development of the site.

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

1. The proposed building shall have four facades of decorative split face rock in two shades of brown: Anchor Block #tL70 (lighter brown) as the main color with two

bands #L23. A photograph of the proposed building type was presented to the Board for review. The landscaping will be as noted on the submitted plan.

2. The height of the site lighting shall be redesigned to be spaced 100 feet apart and each fixture shall be decreased in height to be no more than 18 feet above grade. A revised Site Plan shall be submitted with a revised light detail. The revised Site Plan shall show the illuminated areas.
3. Trees shall be protected during construction with snow fencing up to the dripline.
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 Larry Vail and seconded by James Dodge, and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, absent, Jack Messina, 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: March 4, 2008

Architecture and Community Appearance Board of Review