

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF MAY 5, 2009**

**MEMBERS PRESENT:** Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein; Thomas Miggie and 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.

<b>Rockland Gaelic Athletic Association Plans</b>	<b>ACABOR 09-13</b>
Review of Lighting Plans	<b>Approved</b>
73.03/1/1; RPC-R zoning district	<b>Subject to Conditions</b>

<b>The Church of the Good Shepherd Plans</b>	<b>ACABOR 09-14</b>
Review of Site/Structure Plans	<b>Approved</b>
Retaining Wall and Landscaping Plans	<b>Subject to Conditions</b>
68.16/3/1 & 59; RG zoning district	

A motion was made to adjourn the meeting by Jack Messina and seconded by Thomas Miggie 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 8:30 p.m. The next ACABOR Meeting is scheduled for June 2, 2009.

**Dated: May 5, 2009**  
**Town of Orangetown**  
**Architecture and Community Appearance Board of Review**

**ACABOR #09-13 –Rockland Gaelic Athletic Association Lighting Plan -  
Approved Subject to Conditions**

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TO: Paul J. Rowley, 64 Constitution Drive, Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

**RE: Rockland Gaelic Athletic Association Plans:** The application of the Rockland Gaelic Athletic Association, owner, (Dennis Lynch, attorney for the applicant) for the review of Lighting Plans for a site known as “Rockland Gaelic Athletic Association 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 132 Old Orangeburg Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lot 1 in the RPC-R zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, May 5, 2009**, at which time the Board made the following determinations:

Joseph McGirl, Paul J. Rowley and Michael Healy appeared and testified.

The Board received the following items:

1. Plans prepared by Southport Associates, signed by Michael F. Fabrizi, P.E., dated February 13, 2009, last revised February 26, 2009:
  - a. E-1: Electrical Specifications, Schedules and Power Riser
  - b. E-2: Electrical Site Plan
  - c. E-3: Electrical Details, Enlarged Plan and Elevations
2. The applicant presented photographs of the lighting at the Orangetown Soccer field.
3. A report prepared by Musco Sports Lighting, LLC, dated February – March 2009.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to install lighting on the field that was similar to the lighting that was used at the Orangetown Soccer fields, located adjacent to the project site. The applicant is using the same manufacture of lights, Musco Sports Lighting.
2. The Board found that the Rockland Gaelic Athletic Association serves 700 children, purchased the property in 2001 and has improved the property over the years. The fields need to be used to extend into the dusk and lighting would be beneficial.

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**ACABOR #09-13 –Rockland Gaelic Athletic Association Lighting Plan -  
Approved Subject to Conditions**

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3. The Board found that the lighting would not create glare outside the field area and are down lit. The light poles measure 70 feet above the grade of the property. The poles at the Orangetown Soccer fields range around the same height.
4. The Board found that the applicant has control over the lights either on a remote control or can be manually turned on or off.

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. Trees to be saved shall be protected with snow fencing to the drip line during construction
2. 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 Jill Fieldstein and seconded by Thomas Miggie and carried as follows: James Dodge, aye; Dan Sherman, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, nay.

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: May 5, 2009**

**Architecture and Community Appearance Board of Review.**

**ACABOR #09-14 –The Church of the Good Shepherd - Approved Subject to Conditions**

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TO: Brian Brooker, Brooker, Engineering, 76 Lafayette, Avenue, Suffern, New York, 10965

FROM: Architecture and Community Appearance Board of Review

RE: **The Church of the Good Shepherd Plans:** The application of The Evangelical Lutheran Church of The Good Shepherd, owner, for the review of Structure/Site Plans consisting of retaining walls and landscaping at a site known as “The Church of the Good Shepherd 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 112 North Main Street, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.16, Block 3, Lots 1 & 59 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, May 5, 2009**, at which time the Board made the following determinations:

Ken DeGennaro and Bob Bergman appeared and testified.

The Board received the following items:

1. Plans prepared by Brooker Engineering, dated May 5, 2007, last revising date of January 27, 2009.
  - a. Grading and Landscaping Plan
2. Details and Site Section

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed to regrade the property to remove the existing crumbling retaining walls and build new and expanded retaining walls and improve the drainage and plant landscaping.
2. The Board found that the materials to be used for the construction of the retaining wall would be Segmental Block Wall – Concrete Blocks. The new wall would be replacing a railroad tie wall. The appearance of the Block Wall would be softened by plantings at the base of the wall.

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3. The Board found that shrubs between the properties would be removed and replaced to enhance the appearance of the property.
4. The Board found that the applicant is not to locate the replacement retaining wall within 10 feet of the trunk of the large tree near the north property line so as not to disturb the root system.
5. The Board found that the applicant agreed to select a Green Vinyl Chain link fence for placement on 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.

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

1. Shrubs between the properties shall be removed and replaced to enhance the appearance of the property.
2. The applicant is not to locate the replacement retaining wall within 10 feet of the trunk of the large tree near the north property line so as not to disturb the root system.
3. The applicant agreed to select a Green Vinyl Chain link fence for placement on the site.
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 Larry Vail and carried as follows: James Dodge, aye; Dan Sherman, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, 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: May 5, 2009**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**