

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

Meeting of May 6, 2008

MEMBERS PRESENT:

Jack Messina, Chairperson
John Keahon
Larry Vail
Jill Fieldstein
Paul Papay

MEMBERS ABSENT:

James Dodge, Vice Chairperson
Thomas Miggie

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

Jack Messina, 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.

Hampton Inn & Suites Fence Plan		ACABOR #08-15
Review of Fence Plan (Orangeburg) 74.11/2/24 & 25; CC zone	Approved with Conditions	

Wyeth Site Plan		ACABOR #08-16
Review of Site/Structure Plans Load Dock #211 (Pearl River) 63.20/2/19; LI zone	Approved with Conditions	

Continued from the June 5, 2007 Meeting:		
Tappan Golf Range Plans		ACABOR #07-37
Review of Site/Structure Plans (Tappan) 74.19/1/1; LI zone	Continued to May 20th meeting	

A motion was made to adjourn the meeting by John Keahon and seconded by Paul Papay 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 9:35 p.m. The next ACABOR Meeting is scheduled for **May 20, 2008**.

Dated: May 6, 2008
Cheryl Coopersmith, Chief Clerk

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

**Hampton Inn & Suites Fence Plan
Approved Subject to Conditions**

**ACABOR #08-15
May 6, 2008
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TO: Paul Kilgannen
Blue Sky Landscaping, Inc.
505 Kings Highway
Valley Cottage, New York 10989

FROM: Architecture and Community Appearance Board of Review

RE: The application of Paul Kilgannen of Blue Sky Landscaping, applicant for Orangeburg LLC/Holiday Inn, owner, for the review of a Fence Plan for a site known as "**Hampton Inn & Suites Fence Plan**", 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 329 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.11, Block 2, Lot 24 & 25 in the CC zoning district. Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, May 6, 2008**, at which time the Board made the following determinations:

Saul Silverman and Paul Kilgannen appeared and testified.

The Board received the following items:

1. Fence Brochure by the manufacture Eastern Illusions Vinyl Fence, with an attached site plan noting the location of the proposed fence.
2. Photographs of the types of proposed fences.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to install two types of fences on the site, a beige fence to match the building, noted at V300, 6 feet in height, would be installed as noted in yellow as outlined on submitted plan. A chainlink fence in green, varying in height from four to six feet would be installed as noted in green on the submitted plan. The chainlink fence would have a solid look due to the green hedge inserts, as noted in the submitted brochure. Plantings will be planted opposite to the commercial side.
2. The Board found that the eastern side of the property will have the fence removed and a new fence will be erected 18 inches inside the property 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 applicant shall install two types of fence on the site, a beige fence to match the building, noted at V300, 6 feet in height, as noted in yellow as outlined on submitted plan. A chainlink fence in green, varying in height from four to six feet shall be installed as noted in green on the submitted plan. The chainlink fence shall have a solid look due to the green hedge inserts, as noted in the submitted brochure. Plantings shall be planted opposite to the commercial side.
2. On the eastern side of the property the fence shall be removed and a new fence will be erected 18 inches inside the property line.

The foregoing resolution was presented and moved by Jack Messina and seconded by Paul Papay and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, absent, 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 6, 2008,
Architecture and Community Appearance Board of Review.**

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

**Wyeth Loading Dock #211 Plans
Approved Subject to Conditions**

**ACABOR #08-16
May 6, 2008
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TO: Andrew Karcz
Wyeth
Middletown Road
Pearl River, New York 10965

FROM: Architecture and Community Appearance Board of Review

RE: The application of Wyeth, owner for the review of Loading Dock #211 Plans, at a site known as "**Wyeth Loading Dock #211 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 Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 63.20, Block 2, Lot 19, 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, May 6, 2008**, at which time the Board made the following determinations:

Andrew Karcz and John Banyo appeared and testified.

The Board received the following items:

1. Loading Area Expansion Project Plans prepared by Stantec Consulting Group, Inc., dated March 27, 2008:
 - G-077539: Key Plan
 - G-077540: Building Elevations

FINDINGS OF FACT:

1. The Board found that the proposed loading dock measures 11,000 square feet. It would have a door on the side and an overhang. The dock faces into a treed area. The color of the addition is beige to match the existing structure. There would be no new lighting and the existing lighting is minimal.

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

1. The color of the addition is beige to match the existing structure. There would be no new lighting and the existing lighting is minimal.

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.

The foregoing resolution was presented and moved by Jack Messina and seconded by John Keahon and carried as follows: James Dodge, absent; John Keahon, aye; Thomas Miggie, absent, 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 6, 2008,
Architecture and Community Appearance Board of Review.**

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

**Approved Subject to Conditions
Tappan Golf Range Plans
Approved with Conditions**

**ACABOR #07- 37
May 20, 2008
Page 1 of**

TO: Donald Brenner, P.E., LL.B.
4 Independence Avenue
Tappan, New York 10983

FROM: Architecture and Community Appearance Board of Review

RE: The application of Closter Golf Inc. II, owner, for the review of a Site/Structure Plans for a site known as "**Tappan Golf Range 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 on Route 303, Tappan, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.19, Block 1, Lot 1, in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held Tuesday, July 17, 2007, and May 6 and May 20, 2008, at which time the Board made the following determinations:

July 17, 2007

Donald Brenner, John Kim and Peter Youngblood appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Joseph Cecco, AIA, dated November 2, 2006
2. Site Plans prepared by William Youngblood Associates, dated of June 29, 2005, revised January 4, 2007

FINDINGS OF FACT:

1. The Board found that the existing lighting on the site needed to be directed as "down lighting". The lighting was intrusive and the Board requested that the lighting poles be at least 20' high and be all down lighting, rather than 16' in height. All lights must be down lighting.
2. The Board found that the plans should be updated to show all the concerns of the Board; the height of the light poles, the wattage, how many lights and the different heights of the lights.

The applicant requested a **CONTINUATION** of the application in order to fulfill the requests of the Board.

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**Approved Subject to Conditions
Tappan Golf Range Plans
Approved with Conditions**

**ACABOR #07- 37
May 6, 2008**

May 6, 2008

Donald Brenner, John Kim and Peter Youngblood appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Joseph Cecco, AIA, dated November 2, 2006

2. Site Plans prepared by William Youngblood Land Surveying, dated June 29, 2005, revised February 12, 2008, unless noted.

Drawing 1 of 24: Revised Site Plan

Drawing 2 of 24: Grading & Utility Plan

Drawing 3 of 24: Grading & Utility Plan Detail Area B

Drawing 4 of 24: Landscape Plan

Drawing 5 of 24: Existing Tree Plan

Drawing 6 of 24: Track Details & General Notes

Drawing 7 of 24: Track Trail & Tire Installation

Drawing 8 of 24: Track Island Details, revised August 12, 2008

Drawing 9 of 24: Track Gate Detail

Drawing 10 of 24: Track Electrical

Drawing 11 of 24: Existing Drainage Conditions

Drawing 12 of 24: Proposed Drainage Conditions

Drawing 13 of 24: Detail Plan

Drawing 14 of 24: Detail Plan

Drawing 15 of 24: Detail Plan

Drawing 16 of 24: Detail Plan

Drawing 17 of 24: Profile Plan

Drawing 18 of 24: Profile Plan, dated June 29, 2005.

Drawing 19 of 24: Detail Plan, dated June 29, 2005.

Drawing 20 of 24: Detail Plan, dated June 29, 2005.

Drawing 21 of 24: Detail Plan, dated June 29, 2005.

Drawing 22 of 24: Detail Plan, dated June 29, 2005.

Drawing 23 of 24: Detail Plan, dated June 29, 2005.

Drawing 24 of 24: Detail Plan, dated June 29, 2005.

FINDINGS OF FACT:

1. The Board found

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

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Approved Subject to Conditions
Tappan Golf Range Plans
Approved with Conditions

ACABOR #07- 37
May 6, 2008

The foregoing resolution was presented and moved by James Dodge and seconded by Thomas Miggie and carried as follows; James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, aye; Paul Papay, aye; Jill Fielstein, 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 6, 2008;

Architecture and Community Appearance Board of Review

