

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF MAY 6, 2010**

**MEMBERS PRESENT:** Jack Messina, Chairperson; James Dodge; Vice Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein and Paul Papay

**MEMBER ABSENT:** Michael Bosco

**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.

Crestron Electronics Plans Review of Site/Structure Plans 77.05/1/36 & 37, LIO zoning district	<b>Approved Subject to Conditions</b>	ACABOR #10-13
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Nalladaru Plans Review of Site/Structure Plans 68.12/2/5.3, RG zoning district	<b>Approved Subject to Conditions</b>	ACABOR #10-19
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Keybank Orangeburg Branch Plans Review of Sign Plans 74.10/1/69; CS zoning district	<b>Approved Subject to Conditions</b>	ACABOR #10-20
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A motion was made to adjourn the meeting by Dan Sherman and seconded by Jill Fieldstein 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 May 20, 2010.

**Dated: May 6, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-13**

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

**Crestron Electronics Plans – Approved with Conditions  
Review of Site/Structure**

**May 6, 2010**

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

FROM: Architecture and Community Appearance Board of Review

RE: Crestron Electronics Plans: The application of 280-282 Orangeburg Road, LLC, owner, for 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 meetings held **Tuesday, March 16 and Thursday, May 6, 2010**, at which time the Board made the following determinations:

**March 16, 2010**

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

The Board requested that the applicant appear in front of the Town of Orangetown Zoning Board of Appeals prior to appearance at the Architecture and Community Appearance Board of Review. Since the applicant was scheduled to appear at the Zoning Board on April 21, 2010, the application was rescheduled to May 6, 2010.

**May 6, 2010**

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

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The Board received the following items:

1. Plans prepared by McLaren Engineering Group, dated January 16, 2009, revised February 12, 2010, unless noted:
  - C-001: Cover Sheet
  - C-002: Existing Conditions Map, dated January 16, 2009
  - 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, dated April 27, 2010
  - C-602: Lighting Plan, dated April 27, 2010
2. Landscaping Plans prepared by Land Concepts, dated January 14, 2009, revised April 27, 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
  - A-3: Exterior Wall Mounted Lighting Plan
4. Project Description, prepared by McLaren Engineering Group.
5. Copies of ZBA #10-21, Variances for Loading Berths and 280-A and #10-22: Performance Standards, dated April 21, 2010, PB #09-11, Preliminary Site Plan Approval Subject to Conditions, dated January 27, 2010 and ACABOR #10-10, Consultation, dated March 2, 2010.

**FINDINGS OF FACT:**

1. The Board found at the March 2, 2010 Consultation, the applicant proposed the following:
  - 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.

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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.

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.

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.

2. The Board found at the May 6, 2010 meeting that security lighting had been added and additional landscaping had been placed on the site.
3. The Board found that security lighting was added to the rear side of the building, mounted 12 feet from grade, down lit, 60 feet on center. The same type of fixture would be used at the loading dock area, however, a slightly larger fixture would be used. The color of the fixture would blend with the color of the building.

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4. The Board found that mechanical equipment units would be placed on the roof and would be screened. These units would be set far back from the edge of the roof and would not be visible from grade level.
5. The Board found that the view from the tennis court needed additional landscaping. The applicant wrapped around the line of landscaping, adding 9 additional spruce trees to the site.
6. The Board found that in the middle of the cul-de-sac, the island would be landscaped with seasonal flowers, cobblestones, grass and a tree.
7. The Board found that the applicant will try and comply with Condition #31 of PB #09-11, Preliminary Site Plan Approval: "In an effort to enlarge the vegetative buffer, the applicant shall attempt to bring in the berm as close as possible to the building, allowed under the current Fire Code".

**PUBLIC COMMENTS:**

Terry Wolf, 11 Constitution Drive, Tappan, raised concerns regarding the heights of the lights on the rear of the proposed building and the glare onto his property. Mr. Wolf discussed the redesign of the berm on the site, he submitted a scaled drawing to the Board.

Beth DeCoursey, 9 Tory Circle, Tappan, expressed concerns regarding the colors of the proposed building. She noted that light colored structures are easily visible to the surrounding area residents. Ms DeCoursey submitted photographs to the Board.

Judy Wolf, 11 Constitution Drive, Tappan, expressed concerns about the color of the building to be constructed. She wanted a darker color building than the one being proposed.

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

1. The security lighting to be added to the rear side of the building, shall be mounted 12 feet from grade, down lit, 60 feet on center. The same type of fixture shall be used at the loading dock area, however, a slightly larger fixture will be used. The color of the fixture will blend with the color of the building. 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.

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2. The mechanical equipment units will be placed on the roof and will be screened. These units will be set far back from the edge of the roof and will not be visible from grade level.
3. Additional landscaping shall be added to wrap around the line of landscaping, adding 9 additional spruce trees to the site.
4. In the middle of the cul-de-sac, the island will be landscaped with seasonal flowers, cobblestones, grass and a tree.
5. 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.
6. 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. 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.
7. Trees to be saved shall be protected with snow fencing to the drip line during construction.
8. 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 James Dodge and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, absent, 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: May 6, 2010**

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

**ACABOR #10-19**

**Town of Orangetown – Architecture and Community Appearance Board of Review Decision  
May 6, 2010**

**Nalladaru Plans; Approved Subject to Conditions**

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TO: Donald Brenner, 4 Independence Drive, Tappan,  
New York 10983

FROM: Architecture and Community Appearance Board of Review

**RE:** Nalladaru Plans: The application of Hiroiz Nalladaru, owner (Donald Brenner, Attorney for the Applicant) for review of Site/Structure Plans at a site to be known as “**Nalladaru 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 40 East Crooked Hill Road, Pearl River, New York, Town of Orangetown, Rockland County; and as shown on the Orangetown Tax Map as Section 68.12, Block 2, Lot 5.3 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 6, 2010**, at which time the Board made the following determinations:

Debra Brenner and Hiroiz Nalladaru appeared and testified.

The Board received the following items:

1. Site Plan prepared by Atzl, Scatassa & Zigler, PC, dated December 27, 2005, last revised June 9, 2005.
2. Architectural Plans prepared by John Perkins, R.A., dated February 24, 2010, last revised March 20, 2010:
  - a. Sheet 1 of 3: Cellar & First Floor as Built Plans w/PR Deck
  - b. Sheet 2 of 3: Second Floor, As Built Plan, Site Plan, Deck
  - c. Sheet 3 of 3: Elevations
3. Photographs of Existing Landscape.

**FINDINGS OF FACT:**

1. The Board found that the applicant obtained the needed variances for the site on May 5, 2010 at the Town of Orangetown Zoning Board of Appeals. The ZBA granted ZBA #10-28, Rear Yard and Building Height variances for an existing single family residence. The applicant explained that the house had been in foreclosure and had been built by a prior owner. The deck of the structure was not completed. This application before ACABOR was to complete the deck construction.

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

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Nalladaru Plans; Approved Subject to Conditions

2. The Board found that the air condition unit is on the same side of the
3. structure that the deck is to be constructed. The air conditioner unit should be screened with evergreen shrubs, minimum height of 4 feet to cover the unit.

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 air condition unit is on the same side of the structure that the deck is to be constructed. The air conditioner unit shall be screened with evergreen shrubs, minimum height of 4 feet to cover the unit.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
3. Not 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 James Dodge and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Michael Bosco, absent, 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: May 6, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-20**  
**Town of Orangetown – Architecture and Community Appearance**  
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**Key Bank Orangeburg Branch Sign Plan**  
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TO: Elizabeth Manning, Lewis Sign Company, 26 Fluorescent Drive,  
Slatehill, New York 10973

FROM: Architecture and Community Appearance Board of Review

RE: Keybank Orangeburg Branch Sign Plans: The application of Lewis Sign Company, applicant, for Baum Enterprises, owner, for review of sign plans at a site to be known as “**Keybank Orangeburg Branch Sign 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 65 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 69 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 6, 2010**, at which time the Board made the following determinations:

Elizabeth Manning appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by Brilliant Electric Sign Co., Ltd., dated December 4, 2009, unless noted
  - Sheet 1; Site Plan, revised December 31, 2009
  - Sheet 2: Monument Sign Elevation/Side Elevation, dated December 31, 2009
  - Sheet 3: North Elevation and Logo/Letter Layout, dated December 31, 2009
  - Sheet 4: West Elevation and Logo/Letter Layout, dated December 31, 2009
  - Sheet 5: Side views Awing Elevations
  - Sheet 6: Building Elevations with Sign
  - Sheet 7: D1 Double Face Sign
  - Sheet 8: D1 Single Face Sign
  - Sheet 9: Hours Sign
  - Sheet 10: Reverse Cut Vinyl, for Second Surface Application to Class Transom
  - Sheet 11: Door Elevation

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**FINDINGS OF FACT:**

1. The Board found that the applicant proposed erection of signs, awnings and lettering on the building.
2. The Board found that the applicant proposed the following signs:
  - a. Monument Sign: 6 feet in height by 1.5 ¼ in width. The sign will be double faced, internally illuminated, fabricated aluminum monument sign with brick base. The key will be cut out of Aluminum faces; opening to be backed up with White Plexiglas with first surface applied Red translucent vinyl. “Keybank” to be cut out of Aluminum faces; Openings to be backed up with White Plexiglas with first surface applied Black Perforated Duo-Film. The lower portion of face background and cabinet to be painted Satin Black. Upper portion of face and cabinet to be painted Grip Gard White with a coarse stipple finish. “24 Hour Banking” to be White vinyl applied to bottoms of aluminum faces. Monument pole cover to be painted Satin Black.
  - b. The Keybank Logo sign will have Individual Led Logo and Letters with plastic faces and jewelite trim, mounted on fabricated aluminum rasceways housing power supplies. The Logo face to be white Plexiglas with first surface applied Red translucent vinyl. Trim and returns to be red to match Red PMS. Log illumination Tetra Red LEDs.
  - c. The awnings will be four non-illuminated with square aluminum tube frames and open bottoms and ends; and three corner wrap awnings. The fabric to be Colley Weathertyte “Dark Red”. Square tubing frames to be painted dark bronze to match window frames.
  - d. The single and double faced aluminum directional signs will be non-illuminated. The Key logo shall be Red Vinyl “Keybank” to be Black. The upper band to be White. The remaining copy to be white vinyl. All remaining visible surfaces to be painted Satin Black.
  - e. The Hours sign will be printed vinyl applied to glass, with clear acrylic holders VHB taped to inside of glass to accepted printed inserts. The printed vinyl to be white, red PMS and Black.

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**Key Bank Orangeburg Branch Sign Plan**  
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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 proposed the following signs:

**a.** Monument Sign: 6 feet in height by 1.5 ¼ in width. The sign will be double faced, internally illuminated, fabricated aluminum monument sign with brick base. The key will be cut out of Aluminum faces; opening to be backed up with White Plexiglas with first surface applied Red translucent vinyl. "Keybank" to be cut out of Aluminum faces; Openings to be backed up with White Plexiglas with first surface applied Black Perforated Duo-Film. The lower portion of face background and cabinet to be painted Satin Black. Upper portion of face and cabinet to be painted Grip Gard White with a coarse stipple finish. "24 Hour Banking" to be White vinyl applied to bottoms of aluminum faces. Monument pole cover to be painted Satin Black.

**b.** The Keybank Logo sign will have Individual Led Logo and Letters with plastic faces and jewelite trim, mounted on fabricated aluminum raceways housing power supplies. The Logo face to be white Plexiglas with first surface applied Red translucent vinyl. Trim and returns to be red to match Red PMS. Log illumination Tetra Red LEDs.

**c.** The awnings will be four non-illuminated with square aluminum tube frames and open bottoms and ends; and three corner wrap awnings. The fabric to be Colley Weathertyte "Dark Red". Square tubing frames to be painted dark bronze to match window frames.

**d.** The single and double faced aluminum directional signs will be non-illuminated. The Key logo shall be Red Vinyl "Keybank" to be Black. The upper band to be White. The remaining copy to be white vinyl. All remaining visible surfaces to be painted Satin Black.

**e.** The Hours sign will be printed vinyl applied to glass, with clear acrylic holders VHB taped to inside of glass to accepted printed inserts. The printed vinyl to be white, red PMS and Black.

**2.** No grading is to take place within five feet of any property line, except as specified on the approved site plan.

**ACABOR #10-20  
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**Key Bank Orangeburg Branch Sign Plan  
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The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; Dan Sherman, aye; Michael Bosco, absent, 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 6, 2010  
Town of Orangetown  
Architecture and Community  
Appearance Board of Review**