

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

MEETING OF NOVEMBER 18, 2008

MEMBERS PRESENT: Jack Messina, Chairperson; Vice Chairperson; Larry Vail; John Keahon; Thomas Miggie; James Dodge; Jill Fieldstein and Paul Papay

MEMBER ABSENT: None

ALSO PRESENT: Barbara Gionta, Deputy Town Attorney, Ann Marie Ambrose, Stenographer and Gina Raymond, Clerk

Jack Messina, Chairperson, 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.

ARC of Rockland Plans Review of Ramp Plans 68.20/2/2; CS zoning district	Approved with Conditions	ACABOR #08-51
Orangetown Wyeth Co-location Review of Co-location Plans Telecommunication Equipment on Existing Building 68.08/1/1; LI zoning district	Approved with Conditions	ACABOR #08-52
303 Plaza Plans Review of Sign/Elevation Plans 74.11/2/50; CC zoning district	Postponed to 12/2/08 Mtg.	ACABOR #08-53

A motion was made to adjourn the meeting by Thomas Miggie 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 8:00 p.m. The next ACABOR Meeting is scheduled for December 2, 2008.

Dated: November 18, 2008
Cheryl Coopersmith, Chief Clerk

ACABOR #08-51

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
November 18, 2008**

**ARC of Rockland - Approved Subject to Conditions
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TO: Karyl Caplan/Steven Rabinsky, 25 Hemlock Drive, Congers,
New York 10920

FROM: Architecture and Community Appearance Board of Review

RE: The application of Peter Cirillo, applicant, for Paul Hamil, owner, for the review of a prefabricated concrete ramp in rear of existing building for accessibility into building to be known as "**ARC of Rockland Plans**", in accordance with Article 16 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 56 East Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.20, Block 2, Lot 2, in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, November 18, 2008**, at which time the Board made the following determinations:

Brian Quinn, Steve Rabinsky and Tim Ryan appeared and testified for the applicant.

The Board received the following items:

1. Architectural Plans prepared by Habig & Cirillo Architects, dated October 16, 2008:
 - SP-1: Site Plans
 - A-1: Foundation Plan and Details
 - A-2: Ramp Floor Plan, Notes and Rear Elevations

FINDINGS OF FACT:

1. The Board found that the proposed construction consisted of a new prefabricated ramp in the rear of an existing building for handicapped accessibility to the building.
2. The Board found that the ramp would be prefabricated concrete ramp with painted steel bottom rail. The hand rail would be painted steel in a black color or another dark color.
3. The Board found the proposed ramp to be acceptable.

No Public Comment

ACABOR #08-51

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
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**ARC of Rockland - Approved Subject to Conditions
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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1.** The proposed construction consisted of a new prefabricated ramp in the rear of an existing building for handicapped accessibility to the building.
- 2.** The ramp will be prefabricated concrete ramp with painted steel bottom rail. The hand rail will be painted steel in a black color or another dark color.
- 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 James Dodge and seconded by Larry Vail and carried as follows: James Dodge, aye; John Keahon, 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: November 18, 2008
Architecture and Community Appearance Board of Review.**

ACABOR #08-52

**TOWN OF ORANGETOWN
ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW
DECISION
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**Orangetown Wyeth Co-location Plans - Approved Subject to Conditions
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TO: Tammy Nosek, Tectonic Engineering, 1279 Route 300, Newburgh,
New York, 12550

FROM: Architecture and Community Appearance Board of Review

RE: **Orangetown Wyeth Co-location Plans:** The application of New Cingular Wireless, Omnipoint Communications, Inc., Sprint Nextel Corp and New York SMSA Limited Partnership d/b/a Verizon Wireless, applicants, for Wyeth Holdings Corporation f/k/a American Cyanamid Co., owners, for the review of Co-location telecommunication equipment on existing building/site plans at a site known as "**Orangetown Wyeth Co-location Plans**", in accordance with Article 16 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 401 Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.08, Block 1, Lot 1, 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, November 18, 2008**, at which time the Board made the following determinations:

Tammy Nosek, Keigh Betensky and Neil Alexander appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by Tectonic Engineering & Surveying Consultants, dated September 19, 2003, last rev. October 6, 2008:
 - P-1: Plot Plan
 - P-2: Property Owner's List
2. Plans prepared by Tectonic Engineering & Surveying Consultants, dated September 19, 2003, last rev. April 5, 2008:
 - T-1: Title Sheet
 - C-1: Plot Plan
 - C-2: Notes
 - A-1: Roof Plan

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- A-2: Enlarged Pen House Plan & Antenna Plans
- A-3: Enlarged Pen House Plan & Antenna Plans
- A-4: Antenna Details
- A5: East Elevation and Details
- S-1: Framing Plan, Details & Sections
- S-2: Framing Plan, Details & Sections
- S-3: Sections & Details
- S-4: RF Enclosure Framing Plan, Details & Sections
- S-5: RF Enclosure Framing Plan, Details & Sections
- E-1: Electrical Plan & Notes
- E-2: Grounding Details & Notes

3. Photographs of the site, submitted with application:

(P-1) Looking Northwest at the building from the eastern edge of the Central Parking area

(P-2) Looking Southwest at the building from Middletown Road entrance

(S-1) Looking Northwest at building from the Eastern Edge of the Central Parking Area

(S-2) Looking Southwest at building from Middletown Road entrance

4. A letter from Snyder & Snyder, LLP, signed by Robert Gaudio, Esq., dated October 10, 2008.

FINDINGS OF FACT:

1. The Board found that the review consisted of different four carriers at two sites for the Co-location of telecommunication equipment and equipment platforms on an existing building on the Wyeth Campus in Pearl River.

2. The Board found that the two grouping of antennae would be located on the north side and center of the building, both on the tallest part of the building on the Penthouse/roof. Each antennae surround structure would be 20 feet tall and 18 foot square. The antennae would be enclosed in faux brick RF structure on all four sides to match the existing brick facade on the main structure. The roofs of each structure would be steel screen to match the existing roof of the building.

3. The telecommunication equipment platforms measure 40 feet by 20 feet by 20 feet tall and are similar in size.

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**Orangetown Wyeth Co-location Plans - Approved Subject to Conditions
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DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The review consisted of different four carriers at two sites on an existing building on the Wyeth Campus in Pearl River. The two grouping of antennae will be located on the north side and center of the building, both on the tallest part of the building on the Penthouse/roof. Each antennae surround structure will be 20 feet tall and 18 foot square. The antennae will be enclosed in faux brick RF structure on all four sides to match the existing brick facade on the main structure. The roofs of each structure will be steel screen to match the existing roof of the building.

2. The telecommunication equipment platforms measure 40 feet by 20 feet by 20 feet tall and are similar in size.

The foregoing resolution was presented and moved by Thomas Miggie and seconded by Jill Fieldstein and carried as follows: James Dodge, aye; John Keahon, aye; Thomas Miggie, aye, Jack Messina, nay, Jill Fieldstein, aye; Paul Papay, recused 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: November 18, 2008
Architecture and Community Appearance Board of Review.**

