

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF OCTOBER 21, 2010**

**MEMBERS PRESENT:**

Jack Messina, Chairperson; James Dodge, Vice Chairperson; Jill Fieldstein; Larry Vail; Dan Sherman; Paul Papay and Michael Bosco

**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.

**Continued Item from September 23, 2010 Meeting:**

Tappan Golf Plans	<b>Approved</b>	ACABOR #10-36
Review of Site/Structures 74.19/1/1; LI zoning district	<b>Subject to Conditions</b>	

**New Items:**

US Information Systems Sign Plan Review of Sign Plan 68.20/1/1./10; zoning district	<b>Postponed to November 4<sup>th</sup> Meeting</b>	ACABOR #10-40
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Doller Amendment Review of Amendment to ACABOR #08-19 74.16/1/3.3; R-40 zoning district	<b>Approved Subject to Conditions</b>	ACABOR #10-41
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Innovative Plastics Plan Review of Solar Panels on Existing Structure 74.07/1/28; LI zoning district	<b>Approved Subject to Conditions</b>	ACABOR #10-42
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A motion was made to adjourn the meeting by James Dodge and seconded by Larry Vale 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 8:15 p.m. The next ACABOR Meeting is scheduled for November 4, 2010.

**Dated: October 21, 2010**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-36:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
October 21, 2010**

**Tappan Golf Plans – Go-Karts (Area A) and Batting Cages (Area B)**

TO: Donald Brenner, 4 Independence Drive, Tappan,  
New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: Tappan Golf Range Plans: The application of Closter Golf Inc., II, owners, for review of structure/site plans at a site known as “Tappan Golf Range Plans – Go-Kart Area (Area A) and Batting Cages (Area B)”, 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 118 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 LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, September 23 and October 21, 2010**, at which time the Board made the following determinations:

**September 23, 2010**

Debra Brenner appeared and testified for the applicant

The Board received the following items:

1. Copies of PB #10-15, Preliminary Site Plan Amendment (Area A), Subject to Conditions, dated July 28, 2010 and PB #10-16, Preliminary Site Plan Amendment (Area B), Subject to Conditions, dated July 28, 2010.

2. Site Plans prepared by William Youngblood Land Surveying, P.C., dated July 1, 2010, revised July 30, 2010:

Drawing 1 of 3: Revised Site Plan

Drawing 2 of 3: Revised Grading & Utility Plan Detail Area “A”

Drawing 3 of 3: Revised Grading & Utility Plan Detail Area “B”

3. Architectural Plans of Tappan Golf Center, prepared by Victor Caruso, AIA, dated February 3, 2010:

Sheet 1: Floor Plan

Sheet 2: Foundation Plan

Sheet 3: Roof Plan

Sheet 4: Elevations

Sheet 5: Section, Schedule

Sheet 6: Code Compliance

Sheet 7: Specifications

Sheet 8: Specifications

4. Architectural Plans of New Batting Cage Structure, prepared by Victor Caruso, AIA, dated June 10, 2010:

Sheet A1 of 5: Floor Plan

Sheet A2 of 5: Foundation Plan

Sheet A3 of 5: Elevations

Sheet A4 of 5: Left Side Elevation and Pier and Footing "A"

Sheet A5 of 5: Details

**FINDINGS OF FACT:**

1. The Board found that all lighting will be down lighting.
2. The Board found that the material on the structures will match the materials on the existing structures.
3. The Board found that the applicant needed to submit Landscape & Lighting Plan for Area "A" and Revised Architectural drawings for Area "B".

**The applicant requested a CONTINUATION**

**October 21, 2010**

Donald Brenner appeared and testified for the applicant.

The Board received the following items:

1. Site Plans prepared by William Youngblood Land Surveying, P.C., dated September 28, 2010; Drawing 1 of 1: Revised Landscape & Lighting Plan Detail Area "A"
2. Revised Architectural Plans of New Batting Cage Structure, prepared by Victor Caruso, AIA, undated

**FINDINGS OF FACT:**

1. The Board found that proposed Landscaping and Lighting Plan for Area "A" to be acceptable. This plan involved the consolidation of two prior buildings into one larger structure.
2. The Board found that the proposed building for the Batting Cages, Area "B" to be acceptable. The proposed materials would match the materials used on the existing structures on site. The manufacturer of the structure would be United Structures of America. The roof and banding around the structure would be Hawaiian Blue color. The siding is a panel in Stone color and the garage doors would be either in the Hawaiian Blue color or white. The windows on the structure would match the existing windows on site.
3. The Board found that there would be no lighting on the structure with the exception of those required by Town Code.

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

1. The Landscaping and Lighting Plan for Area "A" is acceptable.
2. All lighting on site will be down lighting.
3. The proposed building for the Batting Cages, Area "B" is acceptable. The proposed materials will match the materials used on the existing structures on site. The manufacturer of the structure will be United Structures of America. The roof and banding around the structure will be Hawaiian Blue color. The siding is a panel in Stone color and the garage doors will be either in the Hawaiian Blue color or white. The windows on the structure will match the existing windows on site. No lighting will be on the structure with the exception of those required by Town Code
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 Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, aye, Dan Sherman, aye; Jack Messina, aye; Michael Bosco, 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: October 21, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-41**

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

**October 21, 2010**

**Doller Amendment, Approved subject to Conditions**

TO: George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913

FROM: Architecture and Community Appearance Board of Review

RE: The application of George Alatsas, owner, for the review of an Amendment to the House Plans for a site to be known as "Doller Plans – Lot #3", 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 154 Kings Highway, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.16, Block 3, Lot 3.3 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 21, 2010**, at which time the Board made the following determinations:

George Alatsas and William Helmke appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Robert Hoene, RA, dated May 2007,  
- A-1: Elevations, revised September 21, 2010:
2. A copy of ACABOR#08-19, Approved Subject to Conditions,  
dated June 3, 2008

**FINDINGS OF FACT:**

1. The Board found the applicant requested an amendment to the prior approved house plans, ACABOR #08-19, dated June 3, 2008. The alternative design requested pillars rather than stone columns on the right and front elevations. In addition, stone veneer would be placed under the porch instead of wood siding on the right and front elevations. The stone veneer shall match the stone to be used on the chimney, weathered ledged rectangular shaped stonework.

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

1. The Board approved the amendment to the prior approved house plans, ACABOR #08-19, dated June 3, 2008. The alternative design requested pillars rather than stone columns on the right and front elevations. In addition, stone veneer would be placed under the porch instead of wood siding on the right and front elevations. The stone veneer shall match the stone to be used on the chimney, weathered ledged rectangular shaped stonework.
2. All other conditions of ACABOR #08-19, remain in effect.

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; Jack Messina, aye; Michael Bosco, 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: October 21, 2010**

**Town of Orangetown**

**Architecture and Community Appearance Board of Review**

**ACABOR #10-42:**

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

**Innovative Plastics Solar Panels Plans – Approved Subject to Conditions**

**October 21, 2010**

TO: Janet Ward, Mercury Solar Systems, 36 Midland Avenue, Port Chester,  
New York 10901

FROM: Architecture and Community Appearance Board of Review

RE: Innovative Plastics Solar Panels Plan: The application of Mercury Solar Systems, Inc., applicant for Deborah and Jack Becker, Trustees, for review of the installation of solar panels at a site known as “Innovative Plastics Solar Panels 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 400 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 28 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 21, 2010**, at which time the Board made the following determinations:

Kevin Fry appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by Louis Baaumni , P.E., dated September 30, 2010;
  - a. SP1 of 2
  - b. SP2 of 2.
2. Photographs of Site and Solar Panels and Elevations, provided by Mercury Solar Systems, dated June 25, 2010, revised September 21, 2010.
3. Elevations of building noting location of proposed solar panels.

**FINDINGS OF FACT:**

1. The Board found the solar panels would be placed on the roof of the structure at a 10% angle and not visible from the street. The color of the panels would be blue.

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.

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

1. The location of the placed on the roof of the structure at a 10% angle and not visible from the street. The color of the panels would be blue.

The foregoing resolution was presented and moved by Jack Messina and seconded by Larry Vale and carried as follows; James Dodge, aye; Dan Sherman, aye; Michael Bosco, 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: October 21, 2010**

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

