

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF OCTOBER 20, 2009

MEMBERS PRESENT: Jack Messina, Chairperson; Larry Vail; Dan Sherman; Jill Fieldstein; Thomas Miggie and Paul Papay

MEMBER ABSENT: James Dodge; Vice Chairperson

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.

St. Thomas Aquinas College Site Plan Administration Building Review of Site /Structure 74.12/1/29 & 74.16/1/1; R-40 zoning district	Approved Subject to Conditions	ACABOR #09- 33
--	---	-----------------------

Restaurant Depot Sign Plan Review of Sign Plan 65.18/1/16; LI & LIO zoning district	Approved Subject to Conditions	ACABOR #09- 34
--	---	-----------------------

A motion was made to adjourn the meeting by Jack Messina and seconded by Larry Vail 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 November 17, 2009.

Dated: October 20, 2009
Town of Orangetown
Architecture and Community Appearance Board of Review

**ACABOR #09- 33; St. Thomas Aquinas College Site Plan
Administration Building - Approved with Conditions**

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

October 20, 2009

Page 1 of 3

TO: John Atzl, Atzl, Scatassa & Zigler, PC., 234 North Main Street, New City,
New York, 10956

FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Aquinas College Site Plan: Application of Joseph Donini, Vice President of Administration, applicant, for Review of Site/Structure for a site to be known as “**St. Thomas Aquinas College – Administration Building Site 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.12, Block 1, Lot 29 and Section 74.16, Block 1, Lot 1; 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 **Tuesday, October 20, 2009**, at which time the Board made the following determinations:

John Atzl, Joseph Donini and Anthony Lovino appeared and testified.

The Board received the following items:

1. Plans prepared by Atzl, Scatassa & Zigler, dated April 10, 2009, revised September 11, 2009:
 - Drawing 1: Overall Existing Condition Plan
 - Drawing 2: Overall Existing Condition Plan
 - Drawing 3: Administration Building Site Plan
2. Administration Building Planting and Lighting Plan, prepared by Robert Torgersen ASLA, dated August 18, 2009, revised September 9, 2009.
3. Plans prepared by arcari & iovino Architects:
 - A.1: Building Floor Plans, dated May 29, 2009.
 - A.3a: Elevation, view from Romano Center, dated September 24, 2009
 - A.3b: Elevation, view from Quad, dated September 24, 2009
 - A.3c: Elevation, view from Route 340, dated September 24, 2009
4. Copy of PB #09-43, Preliminary Site Plan Approval Subject to Conditions, Neg. Dec., dated September 30, 2009.

**ACABOR #09- 33; St. Thomas Aquinas College Site Plan
Administration Building - Approved with Conditions**

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

**October 20, 2009
Page 2 of 3**

FINDINGS OF FACT:

1. The Board found that the present Administration Building was outdated and a new building needed to be constructed. The Old building would be phased out and removed and the site would be replaced with lawn area.
2. The Board found that the structure would have four sides of brick to blend with the existing brick structures on campus. The primary brick of the building would be extruded, in a Mudbox Watex – Keuka color, manufactured by Watsonstown, with Glen Gery G-402 Mortar color. The highlight brick of the building would be extruded, in a 853 Andiron color, manufactured by United Clay Products, with Glen Gery G-402 Mortar color. Cast Stone would be used on the structure in Wheatstone color, manufactured by RockCast, in Architectural Series style. The Windows would be Anderson Windows, having a frame color of Terratone and the Roofing would be Weathered Wood color, manufactured by GAF Timberline.
3. The Board found the Landscaping Plan to be acceptable.
4. The Board found that the proposed exterior mechanical equipment between the Romano Building and the new administration building would be hidden with landscaping.
5. The Board found that there would be no post mounted lighting on the walkway in the area of the new administration building.

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 structure will have four sides of brick to blend with the existing brick structures on campus. The primary brick of the building will be extruded, in a Mudbox Watex – Keuka color, manufactured by Watsonstown, with Glen Gery G-402 Mortar color. The highlight brick of the building will be extruded, in a 853 Andiron color, manufactured by United Clay Products, with Glen Gery G-402 Mortar color. Cast Stone will be used on the structure in Wheatstone color, manufactured by RockCast, in Architectural Series style. The Windows will be Anderson Windows, having a frame color of Terratone and the Roofing will be Weathered Wood color, manufactured by GAF Timberline.

**ACABOR #09- 33; St. Thomas Aquinas College Site Plan
Administration Building - Approved with Conditions**

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

**October 20, 2009
Page 3 of 3**

2. The proposed exterior mechanical equipment between the Romano Building and the new administration building shall be hidden with landscaping.
3. There will be no post mounted lighting on the walkway in the area of the new administration building.
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 Jill Fieldstein and carried as follows: James Dodge, absent; 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: October 20, 2009
Town of Orangetown
Architecture and Community Appearance Board of Review.**

ACABOR #09-34 – Restaurant Depot Sign Plan- Approved with Conditions;

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

October 20, 2009

Page 1 of 3

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York 10983
FROM: Architecture and Community Appearance Board of Review

RE: Restaurant Depot Sign Plan: Application of Restaurant Depot, applicant, for Bradley Corporate Park, owner, (Donald Brenner, Attorney for the applicant), for Review of Sign Plans, for a site to be known as “**Restaurant Depot Sign 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 100 Corporate Drive, Building #8, Blauvelt, Town of Orangetown, Rockland County, New York; and as shown on the Orangetown Tax Map as Section 65.18, Block 1, Lot 16; in the LI & LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, October 20, 2009**, at which time the Board made the following determinations:

Donald Brenner, Larry Cohn and Robert Macario appeared and testified for the applicant.

The Board received the following items:

1. Sign Plans prepared by Cher Val Inc., dated September 17, 2009:
 - Page 1 of 7: Non- Illuminated Pan Signs Elevation
 - Page 2 of 7: South Retaining Wall Elevation and Non-Illuminated Pan Signs Elevation
 - Page 3 of 7: Internally Illuminated Double Sided Pole Sign Elevation
 - Page 4 of 7: Non- Illuminated Directional Sign Panels
 - Page 5 of 7: Non- Illuminated Directional Signs
 - Page 6 of 7: Non- Illuminated Directional Signs
 - Page 7 of 7: Site Plan
2. Submitted at the meeting, Photographs of other Restaurant Depot locations noting the signage at those site: Troy, Michigan, South Hackensack, New Jersey, Hartford Connecticut, Cranston Rhode Island, Norcross, Georgia and Garden City, New York.

FINDINGS OF FACT:

ACABOR #09-34 – Restaurant Depot Sign Plan- Approved with Conditions;

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

October 20, 2009

Page 2 of 3

1. The Board found that the applicant had multiple locations through out the country and had a standard logo for the sign.
2. The Board found that the applicant needed to appear in front of the Town of Orangetown Zoning Board of Appeals for approval of the signage. The applicant shall reappear in front of ACABOR if the designs of the signs change due to the zoning variances.
3. The Board found that that the applicant requested to place multiple signs on the site. One of the proposed signs included the placement of a sign along Corporate Drive noted as P2 (15 foot high Pylon sign). The Board requested that the sign be changed to a D2 sign, a lower 3 foot 6 inch high sign. The Board Chairman noted the change on the plan.
4. The Board found the signs specifications as follows:

Item	Description	Specification
Cabinet	Aluminum	PMS 288U Blue Cabinet
Faces	Polycarbonate	3/16" White lexan with #3630-150 Yellow vinyl applied first surface
Illumination	Fluorescent Tubes	

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 needs to appear in front of the Town of Orangetown Zoning Board of Appeals for approval of the signage. The applicant shall reappear in front of ACABOR if the designs of the signs change due to the zoning variances.
2. The sign along Corporate Drive noted as P2 (15 foot high Pylon sign) shall be changed to a D2 sign, a lower 3 foot 6 inch high sign. The Board Chairman signed and dated the change on the plan.

ACABOR #09-34 – Restaurant Depot Sign Plan- Approved with Conditions;

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

October 20, 2009

Page 3 of 3

3. The sign specifications are as follows:

Item	Description	Specification
Cabinet	Aluminum	PMS 288U Blue Cabinet
Faces	Polycarbonate	3/16" White lexan with #3630-150 Yellow vinyl applied first surface
Illumination	Fluorescent Tubes	

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 Jack Messina and carried as follows: James Dodge, absent; 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: October 20, 2009

Town of Orangetown

Architecture and Community Appearance Board of Review.

