

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF OCTOBER 4, 2012**

MEMBERS PRESENT: Jack Messina, Vice Chairman, Jill Fieldstein,
Thomas Warren, and Blythe Yost

MEMBERS ABSENT: Paul Papay, Chairman, James Dodge, and Alex DiMenna

ALSO PRESENT: Ann Marie Ambrose, Stenographer and Cheryl Coopersmith,
Chief Clerk

Jack Messina, Vice Chairman, 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 Plan	Approved	ACABOR #12 - 51
Review of Generator Plan	Subject to a	
74.16/1/1; R-40 zoning district	Condition	

Other Business: The Board reviewed revised plans submitted by Lampert,
ACABOR #12-17, approved by the Board on March 17, 2011. The original plans
called for the front façade to have vinyl siding with gabled peaks of fish scales.

The As-Builts submitted to the Building Inspector note a front façade with only
vinyl siding, the fish scale siding had been omitted.

After reviewing the plans, the Board held that the façade had not changed
significantly, remained attractive, and that the new house improved the overall
character of the neighborhood. The Board recommended that the plans be
signed and that the Certificate of Occupancy be provided to the applicant,
granted all other conditions are satisfactory to the Building Inspector.

A motion was made to adjourn the meeting by Jack Messina and seconded by
Blythe Yost 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 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 7:50 p.m. The next ACABOR Meeting is scheduled
for October 18, 2012.

Dated: October 4, 2012

**ACABOR #12- 51: St. Thomas Aquinas College Generator Plan – Approved
Subject to a Condition**

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TO: Skae Power Solutions, 348 Route 9W, Palisades, New York
FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Aquinas College Plan: The application of St. Thomas Aquinas College, owner, for the review of the installation of a generator and generator pad, at a site known as “St. Thomas Aquinas College 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 125 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as 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 **Thursday, October 4, 2012**, at which time the Board made the following determinations:

Peter Skae and Patrick Lambert appeared and testified.

The Board received the following items:

- A. Photograph of the proposed generator.
- B. Generator Site Plan, prepared by Atzl, Scatassa & Zigler, dated September 14, 2012.

FINDINGS OF FACT:

1. The Board found that the generator is 60 HVA, located outside of Spellman Hall. The unit would not be visible to the public, and is surrounded by other mechanical equipment.
2. The Board found that the proposed generator will be placed on a generator pad, measuring 10' -5" long by 9' -8" wide. The pad is 5' -10" from the sidewalk, 14' from the building and the generator would be enclosed as noted in the submitted photograph. The Board requested the applicant to review raising the height of the exhaust pipe located on the top of the unit. The Board recommended placing a security fence around the generator.
3. The Board found that a vegetative screening should be placed around the generator, possibly evergreen plantings.
4. The Board found that the applicant is scheduled to appear in front of the Town of Orangetown Zoning Board of Appeals for Performance Standards Review.

**ACABOR #12- 51: St. Thomas Aquinas College Generator Plan – Approved
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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 CONDITION:**

1. Ten evergreen trees shall be planted around the generator, four feet on center; 4 trees shall be planted in the front of the unit and 2 trees on each of the three sides. The trees shall not cover the access panel, and the exhaust pipe shall be pointed away from the building.

The foregoing resolution was presented and moved by Thomas Warren and seconded by Blythe Yost and carried as follows: Jack Messina, Vice Chairman, aye; James Dodge, absent, Alex DiMenna, absent; Blythe Yost, aye; Thomas Warren, aye; Jill Fieldstein, aye, and Paul Papay, Chairman, absent.

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 4, 2012

Town of Orangetown

Architecture and Community Appearance Board of Review