

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF SEPTEMBER 8, 2011**

MEMBERS PRESENT: Jack Messina, Chairperson; Jill Fieldstein; Michael Bosco; Larry Vail; and Paul Papay

MEMBERS ABSENT James Dodge, Vice Chairperson and Dan Sherman

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.

| | | |
|--|---|----------------------|
| Dominican College Plans Main Parking Lot - Western Highway Review of Site Improvement Plan 74.06/3/1.1; R-40 zoning district | Approved | ACABOR #11-29 |
| Nolan Monuments Plans Review of Site/Structure Plans Route 303 Overlay Zone 74.07/1/7; CC zoning district | Approved Subject to Conditions | ACABOR #11-30 |
| Saint Margaret’s Church Plans Review of Site/Addition Plans 69.19/2/14 & 27; RG zoning district | Approved Subject to Conditions | ACABOR #11-31 |
| 7-11 Façade Improvement Plan Review of Façade Improvement 68.12/4/18; CC zoning district | Approved Subject to Conditions | ACABOR #11-32 |
| 242 Ehrhardt Road Plans (Hansen Subdivision – Lot #45.2) Review of Site/Structure Plans 69.05/4/45.2; R-15 zoning district | Approved Subject to Conditions | ACABOR #11-33 |
| 155 Corporate Drive Plans Review of Site/Structure Plans 73.15/18 & 73.19/1/1; LIO zoning district | Approved Subject to Conditions | ACABOR #11-34 |

MEETING OF SEPTEMBER 8, 2011
Town of Orangetown
Architecture and Community Appearance Board of Review

Sickels Farms Subdivision – Lot #3

Addendum to ACABOR #10-46
69.08/1/2.3; R-40 zoning district

ACABOR #11-35

Approved
Subject to
Conditions

Liu Plans – Route 9W Golf
Subdivision – Lot #3.8

Review of Site/Structure Plans
78.13/1/3.8; R-40 zoning district

ACABOR #11-36

Approved
Subject to
Conditions

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 10:00 p.m. The next ACABOR Meeting is scheduled for September 22, 2011.

Dated: September 8, 2011

ACABOR #11- 29

Dominican College Plans - Approved Subject to Conditions

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

September 8, 2011

Page 1 of 1

TO: Michael Dempsey, Dominican College, 470 Western Highway,
Orangeburg, New York

FROM: Architecture and Community Appearance Board of Review

RE: Dominican College Main Parking Lot: The application of Dominican College, owner, for review of Construction and installation of lighting and safety improvements at an existing parking facility at a site known as **“Dominican College Main Parking Lot”**, 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 488-500 Western Highway, Orangeburg, Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lot 1.1 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, September 8, 2011**, at which time the Board made the following determinations:

Michael Dempsey appeared and testified for the applicant.

The Board received the following items:

1. A copy of the “Other Business” ACABOR page dated July 21, 2011, with attached approved plan prepared by Corless and Associates, dated May 2011, revised June 12, 2011.
2. Lighting specifications of type of lighting fixtures and poles.
3. Photographs of the completed parking facility

FINDINGS OF FACTS:

1. The Board found that the plan presented by the applicant was acceptable.

DECISION: In view of the foregoing and the testimony before the Board, the application was **APPROVED AS PRESENTED**.

The foregoing resolution was presented and moved by Jack Messina and seconded by Larry Vail and carried as follows: Jack Messina, aye; James Dodge, absent; Dan Sherman, absent; Jill Fieldstein, aye; Michael Bosco, 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11- 30

Nolan Monuments Plans - Approved Subject to Conditions

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

September 8, 2011

Page 1 of 2

TO: Jay Greenwell, PLS, 85 Lafayette Avenue, Suffern, New York
FROM: Architecture and Community Appearance Board of Review

RE: Nolan Monument Plans: The application of Dan Nolan, applicant, for 508 Route 303 Realty, LLC, owner, for the Review of Site/Structure Plans, at a site to be known as "**Nolan Monument 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 508 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 7 in the CC zoning district and in the Route 303 Overlay Zone.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2011**, at which time the Board made the following determinations:

Jay Greenwell, Robert Hoene and Dan Nolan appeared and testified.

The Board received the following items:

1. A1.0: Elevations, Floor Plans & General Notes, prepared Robert Hoene, R.A., dated June 29, 2011, revised July 5, 2011.
2. Site Plans prepared by Jay Greenwell, PLS:
 - a. Site Plan, dated July 7, 2010, last revised June 13, 2011
 - b. Details, dated July 7, 2010, last revised April 6, 2011
 - c. Planting & Lighting Plan, dated December 30, 2010, last revised June 7, 2011
3. Copies of ZBA #11-40, dated June 1, 2011 and PB #11-13, Preliminary Site Plan Approval Subject to Conditions, dated March 9, 2011.

FINDINGS OF FACTS:

1. The Board found that the existing structure would be rehabilitated to include a new front façade. The façade would have stonework in Olive Grove cultured stone (green tone), manufactured by Eldorado Stone with vinyl siding in Cyprus Green, manufactured by Market Square. Stonework would be placed on the chimney to match the front façade. The remaining three sides of the building would be painted cream color and the roof would have shingles of Weathered Wood color, manufactured by Tamko.

ACABOR #11- 30

Nolan Monuments Plans - Approved Subject to Conditions

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

September 8, 2011

Page 2 of 2

2. The Board found that the antenna on the chimney should be removed.
3. The Board found that there will be two down lit light fixtures mounted on the building.
4. The Board found that a beige colored 6 foot high fence would be placed around the perimeter of the parcel, as noted on the Site Plan.

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

1. The existing structure will be rehabilitated to include a new front façade. The façade will have stonework in Olive Grove cultured stone (green tone), manufactured by Eldorado Stone with vinyl siding in Cyprus Green, manufactured by Market Square. Stonework will be placed on the chimney to match the front façade. The remaining three sides of the building will be painted cream color and the roof will have shingles of Weathered Wood color, manufactured by Tamko
2. The antenna on the chimney shall be removed.
3. There will be two down lit light fixtures mounted on the building.
4. A beige colored 6 foot high fence will be placed around the perimeter of the parcel, as noted on the site plan.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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: Jack Messina, aye; James Dodge, absent; Dan Sherman, absent; Jill Fieldstein, aye; Michael Bosco, 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-31
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

Saint Margaret's Church Plans– Approved with Conditions
Review of Site/Addition Plans

September 8, 2011
Page 1 of 2

TO: Brian Quinn, Montalbano, Condon & Frank, 67 North Main Street, New City, New York
FROM: Architecture and Community Appearance Board of Review

RE: Saint Margaret's Church Plans: The application of Saint Margaret's Church, owner, for the Review of Site/Structure Plans, at a site to be known as "**Saint Margaret's Church 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 115 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.19, Block 2, Lots 14 & 27 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, September 8, 2011**, at which time the Board made the following determinations:

Thomas Bertussi and Jay Greenwell appeared and testified.

The Board received the following items:

1. Plans prepared by Jay Greenwell, PLS, last revised June 1, 2011:
Sheet 1: Site Development Plan, dated March 12, 2010
Sheet 2: Existing Conditions/Details, dated May 12, 2010
2. Proposed Building Addition/Site Planning Plan, prepared by Robert Torgersen, ASLA, dated August 9, 2011.
3. Copies of a Project Narrative, ZBA #11, 63, Approved for Floor Area Ration and Front Yard Variance, dated July 201, 2011 and PB #11-21, Preliminary Site Plan Approval Subject to Conditions, dated May 25, 2011.

FINDINGS OF FACT:

1. The Board found that the proposed project will be constructed in two phases. Phase I consists of an elevator and a small meeting room. Phase II, which will be constructed in the future, consists of an addition to the school and a larger meeting room. Funding for Phase II is still not available.
2. The Board found that the materials for Phase I and Phase II construction would match the materials of the existing structure, red brick and a natural slate roof. No new lighting is planned, with the exception of safety lighting at the doorways. The walkways would be brick pavers.

**ACABOR #11-31
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

**Saint Margaret's Church Plans– Approved with Conditions
Review of Site/Addition Plans**

September 8, 2011

Page 2 of 2

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 materials for Phase I and Phase II will match the materials of the existing structure, red brick and natural slate roof. No new lighting is planned, with the exception of safety lighting at the doorways. The walkways will be brick pavers.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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 Jack Messina and seconded by Larry Vail and carried as follows; James Dodge, absent; Dan Sherman, absent; 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-32

7-11 Façade Improvement Plans: Approved Subject to the Following Conditions

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

September 8, 2011

Page 1 of 2

TO: Riccardo Cervini, Dominion Expediting, 229 Smithtown Blvd., Suite #4, Nesconset, New York

FROM: Architecture and Community Appearance Board of Review

RE: 7-11 Store Façade Improvement Plan: The application of Dominion Expediting, applicant, for 7-11 Southland Corp., owner for the review of a Façade Improvement Plan for a site known as “**7-11 Store Façade Improvement 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 173 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 68.12, Block 4, Lot 18 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2011**, at which time the Board made the following determinations:

Riccardo Cervini appeared and testified for the applicant.

The Board received the following items:

1. Photograph of current store front of Pearl River 7-11 store.
2. Architectural Plans prepared by HFA Architects Engineers Interiors, dated May 27, 2011:
 - a. Sheet 1: Front Elevation
 - b. Sheet 2: Wainscot Cap Detail and Wall Section through Quoins
 - c. Material Safety Data Sheet, dated December 2009.
3. Site Plan prepared by Royston, dated December 9, 2002.

FINDINGS OF FACT:

1. The Board found the 7-11 Southland Corporation was completing a nation wide upgrade to the 7-11 buildings.
2. The Board found that the existing brick would be painted Sierra Hills (light green/gray color); manufactured by Benjamin Moore. All four sides of the structure would be painted. The fascia board would be painted a shade lighter to match the Sierra Hills color. The color of the quoins would be Coronado Vanderbilt (a lighter shade of green/gray) and the trim would be painted to match the quoins. The roof, baseboard, and the signs would remain untouched.

ACABOR #11-32

7-11 Façade Improvement Plans: Approved Subject to the Following Conditions

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

September 8, 2011

Page 2 of 2

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 existing brick will be painted Sierra Hills (light green/gray color); manufactured by Benjamin Moore. All four sides of the structure will be painted. The fascia board shall be painted a shade lighter to match the Sierra Hills color. The color of the quoins will be Coronado Vanderbilt (a lighter shade of green/gray) and the trim will be painted to match the quoins. The roof, baseboard, and the signs will remain untouched.
2. Trees to be saved shall be protected with snow fencing to the drip line during construction.
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 Jack Messina and seconded by Jill Fieldstein and carried as follows; James Dodge, absent; Dan Sherman, absent; 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-33

242 Ehrhardt Road Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

September 8, 2011

Page 1 of 3

TO: Thomas Bertussi, Tri-Bee LTD, 60-70 Dexter Plaza, Pearl River,
New York

FROM: Architecture and Community Appearance Board of Review

RE: 242 Ehrhardt Road Plans (Hansen Subdivision – Lot 45.2): The application of Tri-Bee LTD, owner, for the Review of Site/Structure Plans, at a site to be known as “242 Ehrhardt Road Plans (Hansen Subdivision – Lot 45.2)”, 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 242 Ehrhardt Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.05, Block 4, Lot 45.2 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2011**, at which time the Board made the following determinations:

Thomas Bertussi and Donald Brenner appeared and testified.

The Board received the following items:

1. Architectural Plans prepared by Professional Building Systems, dated June 10, 2011, revised June 13, 2011:
 - Page 1: Cover Sheet
 - Pages 2.1 – 2.2: Elevations
 - Pages 2.3 & 2.4: Elevations
 - Pages 3.1 & 3.2: Floor Plans
 - Pages 4.1 – 4.2: Electrical
 - Page 5: Foundation
 - Page 6: Cross section
 - Page 7: Rafter Details
 - Pages 8.1-8.2: Connections
 - Page 9: Door and Window Schedules
2. Site Plan prepared by William Youngblood Land Surveying dated July 2, 2007, last revised June 7, 2011.
3. A copy of a letter from the New York State Department of State, signed by Ronald Piester, AIA, Director, Division of Code Enforcement and Administration, to Robert Wilkinson, Professional Building Systems, dated June 29, 2011.
4. A copy of ACABOR #07-54, Approved Subject to Conditions, dated September 18, 2007.

ACABOR #11-33
242 Ehrhardt Road Plans - Approved Subject to Conditions

Town of Orangetown Architecture and Community Appearance Board of Review Decision

September 8, 2011
Page 2 of 3

5. Copies of letters from Rudy E. Hansen to Thomas Bertussi, dated September 1 and August 26, 2011.

FINDINGS OF FACT:

1. The Board found that this site had previously been approved as ACABOR #07-54, on September 18, 2007, for a larger house. The applicant is returning to the Board with a smaller house in the same location.
2. The Board found that the house presently before the Board would have four sides of vinyl siding in Heritage Cream, manufactured by Certainteed, with white window trim. The garage and front entry doors would either be painted white or stained mahogany.
3. The Board found that the East facade was windowless and needed some feature to break up the wall space. The applicant agreed to place White colored Scallops type vinyl shingles on the upper portions of the East, West and North facades. The Board gave the applicant the option of placing a "Faux" wagon wheel feature at the peak of these facades.
4. The Board found that down lit safety lighting would be placed at the front entry and garage doors. The air conditioning unit would be located at the Southwest corner of the house, by a row of bushes.
5. The Board found that at the North boundary line, the existing line of trees shall be extended to the Northeast property corner, with an additional 12 to 13 trees planted, spaced 5 feet on center.
6. The Board found that the applicant proposed to plant Japanese Holly trees south of the driveway. Additional Japanese Holly trees shall be planted in this area and all trees shall be planted in a staggered manner.

Public Comment:

Terry Byrne: 252 Ehrhardt Road, Pearl River, raised concerns regarding a mound of earth on the project site. She also noted that her property floods since the construction started and requested information regarding the construction schedule.

**ACABOR #11-33
242 Ehrhardt Road Plans - Approved Subject to Conditions**

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

September 8, 2011

Page 3 of 3

There being no further public comments, 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 proposed house will have four sides of vinyl siding in Heritage Cream, manufactured by Certainteed, with white window trim. The garage and front entry doors will either be painted white or stained mahogany.
2. White colored Scallops type vinyl shingles shall be placed on the upper portions of the East, West and North facades. The Board gave the applicant the option of placing a "Faux" wagon wheel feature at the peak of these facades.
3. Down lit safety lighting will be placed at the front entry and garage doors. The air conditioning unit will be located at the Southwest corner of the house, by a row of bushes.
4. At the North boundary line, the existing line of trees shall be extended to the Northeast property corner, with an additional 12 to 13 trees planted, spaced 5 feet on center.
5. The applicant proposed to plant Japanese Holly trees south of the driveway. Additional Japanese Holly trees shall be planted in this area and all trees shall be planted in a staggered manner.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
8. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.
9. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, absent, Dan Sherman, absent; 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-34

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

155 Corporate Drive Plans – Approved Subject to Conditions

September 8, 2010

Page 1 of 4

TO: Douglas Bartels, P.E., Russo Development 560 Commerce Blvd.,
Carlstadt, New Jersey 07072

FROM: Architecture and Community Appearance Board of Review

RE: 155 Corporate Drive Plans: The application of 155 Corporate Drive, Inc., owner, for the Review of Site/Structure Plans, at a site to be known as “**155 Corporate Drive 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 155 Corporate Drive, on the south side of Corporate Drive, 850 feet west of Olympic Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown. Tax Map as Section 73.15, Block 1, Lot 18 & Section 73.19, Block 1, Lot 1 in the LIO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 8, 2011**, at which time the Board made the following determinations:

Douglas Bartels, Andy Del Vecchio and Frank Jakus appeared and testified for the applicant.

The Board received the following items:

1. Copies of ZBA #11-92, dated July 20, 2011 and PB #10-05, Preliminary Site Plan Approval Subject to Conditions, dated June 9, 2010.
2. Plans prepared by Douglas G. Bartels, P.E. and Jack Shoemaker, PLS, dated October 30, 2009:

- C1: Title Sheet, revised July 28, 2011
- C2: Existing Conditions Plan, revised May 21, 2011
- C3: Site Plan, revised July 20, 2011
- C4: Overall Grading Plan, revised July 28, 2011
- C4.1: Grading & Drainage Plan, revised July 28, 2011
- C4.2: Stormwater Management Plan and Details, revised May 21, 2011
- C4.3: Stormwater Management Plan and Details revised May 21, 2011
- C5: Utility Plan, revised July 28, 2011
- C6: Profiles, revised May 21, 2011
- C7: Profiles, revised May 21, 2011
- C8: Construction Details, revised May 21, 2011

ACABOR #11-34

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

155 Corporate Drive Plans – Approved Subject to Conditions

September 8, 2010

Page 2 of 4

- C9: Construction Details, revised May 21, 2011
- C10: Construction Details, revised May 21, 2011
- C11: Landscape Plan, revised July 28, 2011
- C12: Lighting Plan, revised July 20, 2011
- C13: Landscape & Lighting Details, revised July 28, 2011
- C14: Soil Erosion & Sediment Control Plan, revised July 28, 2011
- C15: Soil Erosion & Sediment Control Plan, revised May 21, 2011

3. Architectural Plans prepared by Frank V. Jakus, R.A., dated August 8, 2011:

- A1: First Floor
- A2: Roof Plan
- A3: Building Elevations
- A4: Building Sections

4. Submitted at the meeting, Architectural Plans prepared by Frank V. Jakus, R.A., dated September 8, 2011:

- A1: First Floor
- A2: Roof Plan
- A3: Building Elevations
- A4: Building Sections
- A5: Material Board
- A6: Photos of Example Russo Projects
- A7: Photos of Example Russo Projects
- A8: Photos of Example Russo Projects
- A9: Photos of Example Russo Projects
- A10: Photos of Example Russo Projects
- A11: Photos of Example Russo Projects

5. A letter from Russo Development, signed by Douglas G. Bartels, P.E., Vice President – Development, dated August 10, 2011.

FINDINGS OF FACT:

- 1. The Board found that the applicant proposed to construct a building consisting of a total floor area of 143,331 square feet of which 12,092 square feet would be office and 131,239 would be warehouse area. There will be 15 loading spaces on site.**

ACABOR #11-34

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

155 Corporate Drive Plans – Approved Subject to Conditions

September 8, 2010

Page 3 of 4

2. The Board found that the building would have four sides of brick veneer in two tones, Brick A color, Medium Iron (dark red/brown) would be the main color and Brick B color, Coppertone (lighter red/brown) would be the banding on the top and bottom of the facades, both manufactured by Endicott. Smoked glass windows would be placed where the office space is located. The window frames would be black anodized aluminum.
3. The Board found that a 14 foot high sound wall would be constructed along the rear of the property, as noted on the plans. The color of the wall would be a grey tone. In addition to the wall, 114 evergreen trees, each 12 feet in height, would be planted in the same area.
4. The Board found that the fence noted on Sheet C-3 would be removed since the applicant would be placing other types of barriers on the site.
5. The Board found that the mechanical equipment would be placed on top of the structure and would not be visible from grade level.
6. The Board reviewed and found that the lighting in the parking area provided for 25 foot high poles and that the building had wall mounted light fixtures.

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

1. The building will have four sides of brick veneer in two tones, Brick A color, Medium Iron (dark red/brown) will be the main color and Brick B color, Coppertone (lighter red/brown) will be the banding on the top and bottom of the facades, both manufactured by Endicott. Smoked glass windows will be placed where the office space is located. The window frames will be black anodized aluminum.
2. A 14 foot high sound wall will be constructed along the rear of the property, as noted on the plans. The color of the wall will be a grey tone. In addition to the wall, 114 evergreen trees, each 12 feet in height, will be planted in the same area.
3. The fence noted on Sheet C-3 will be removed since the applicant will be placing other types of barriers on the site.
4. The mechanical equipment will be placed on top of the structure and will not be visible from grade level.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.

ACABOR #11-34

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

155 Corporate Drive Plans – Approved Subject to Conditions

September 8, 2010

Page 4 of 4

6. 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, absent; Dan Sherman, absent; Michael Bosco, aye, 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-35

Town of Orangetown Architecture and Community Appearance Board of Review Decision

Sickels Farm Subdivision – Lot 3; Approved with Conditions, Addendum To ACABOR #10-46, fulfillment of Condition #5 and Modification of Structure

September 8, 2011

Page 1 of

TO: William Bosley, 10 Sugarhill Road, Nyack, New York, 10960

FROM: Architecture and Community Appearance Board of Review

RE: Sickels Farm Subdivision – Lot #3: The application of William Bosley, applicant, for LaBozz -2 Builders Corp., owner, for review of an Addendum to November 18, 2010, ACABOR #10-46, fulfillment of Condition #5 and Modification of Structure at a site known as “**Sickels Farm Subdivision – 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 3 O’Grady Court, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.08, Block 1, Lot 2.3 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, September 8, 2011**, at which time the Board made the following determinations:

Bill Bosley appeared and testified for the applicant.

The Board received the following items:

1. Landscape Plan prepared Pete Proulx Landscaping, Inc. dated June, 2010, attached copy of ACABOR #10-46, dated November 18, 2010, noting condition #5.
2. Architectural Plans, prepared by Barry Terach, R.A., dated November 23, 2010, revised August 12, 2011:
 - A-1: Front Elevation
 - A-2: Left Side Elevation
 - A-3 Rear Elevation
 - A-4 Right Side Elevation

FINDINGS OF FACT:

1. The Board found that a landscaping plan was not presented at the November 18, 2010 meeting. ACABOR #10-46 required that the applicant reappear to allow the Board to review the Landscaping Plan, prior to obtaining a Certificate of Occupancy.

ACABOR #11-35

Town of Orangetown Architecture and Community Appearance Board of Review Decision

Sickels Farm Subdivision – Lot 3; Approved with Conditions, Addendum To ACABOR #10-46, fulfillment of Condition #5 and Modification of Structure

September 8, 2011

Page 2 of 2

2. The Board found that the types of trees proposed, Beech and Maple, brought out the color scheme used on the house. The Board found the Landscape Plan acceptable.
3. The Board found that the applicant requested options for the driveway materials; either the driveway could be asphalt or a techno block material in red tones.
4. The Board found the proposed house changes noted on the plans were acceptable; Chimney on Sheet A1 through A4, Window on Sheet A3 and Dormer on Sheet A4.

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 has the option regarding the type of driveway materials; either the driveway could be asphalt or a techno block material in red tones.
2. All prior applicable conditions of ACABOR #10-46, dated November 18, 2010 remain in effect.
3. The applicant is obligated to comply with the Energy Star requirements, per the Town of Orangetown Building Department.
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.
6. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Jack Messina and seconded by Michael Bosco and carried as follows: James Dodge, absent; Dan Sherman, absent; Michael Bosco, 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review

ACABOR #11-36

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

Liu Plans - Route 9W Golf Subdivision – Lot #3.8; Approved Subject to Conditions

September 8, 2011

Page 1 of 2

TO: Marc Comito, 87 Sixth Avenue, Nyack, New York 10960

FROM: Architecture and Community Appearance Board of Review

RE: Liu Plans – Route 9W Golf Course Subdivision – Lot #3.8: The application of Robert Silarski, applicant, for Weston Liu, owner, for the Review of Site/Structure Plans, at a site to be known as “**Liu Plans – Route 9W Golf Course Subdivision – Lot #3.8**”, 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 21 Kopac Lane, Palisades, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 78.13, Block 1, Lot 3.8 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, September 8, 2011**, at which time the Board made the following determinations:

Marc Comito and Robert Silarski and appeared and testified.

The Board received the following items:

1. Plans prepared by Robert Silarski, R.A. dated August 15, 2011:
 - A-001: Site Plan
 - A-100: Basement Plan
 - A-101: Main Floor Plan
 - A-102: Upper Floor Plan
 - A-103: Loft Floor Plan
 - A-104: Roof Plan
 - A-201: North and East Elevations
 - A-202: South and West Elevations
2. Landscaping Plan prepared by Biologic Earthscapes, dated July 7, 2011.

ACABOR #11-36

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

Liu Plans - Route 9W Golf Subdivision – Lot #3.8; Approved Subject to Conditions

September 8, 2011

Page 2 of 3

FINDINGS OF FACT:

1. The Board found that the lot was large and the proposed house would be setback from the roadway. The house would be screened with existing vegetation.
2. The Board found that the style of the proposed house would be French Provincial and the materials of the façade are based in nature; brick, stone and wood.
3. The Board found that all four sides of the structure would have brick and stonework. The brick would be in Aberdeen, manufactured by Glengarry with Lime Stone Almond trim. The stonework would be natural stone veneer, in Huntington Grey. Cedar shingle cladding in brown would be located on the South elevation. The windows would have Pella Enduraclad Coating in Vanilla Cream with bonded grills on the outside of the windows. The fascia and gutters would be Off White in color. The railing on the second level of the South elevation is wrought iron with wood cap. The chimneys would be brick to match the façade with chimney pots, manufactured by Northern Roof Tile Sales Company or equal.
4. Safety lights would be placed at the entry and garage doors. Pillars with lights would be at the entrance to the site at the driveway.
5. The Board found that the driveway would be lined with Belgium Block for the first 100 feet.
6. The Board found that the applicant requested options for the roof material; either simulated Slate or shingles manufactured by Certanteed in Black Pearl.

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**

ACABOR #11-36

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

Liu Plans - Route 9W Golf Subdivision – Lot #3.8; Approved Subject to Conditions

September 8, 2011

Page 3 of 3

1. All four sides of the structure will have brick and stonework. The brick will be in Aberdeen, manufactured by Glengarry with Lime Stone Almond trim. The stonework will be natural stone veneer, in Huntington Grey. Cedar shingle cladding in brown will be located on the South elevation. The windows will have Pella Enduraclad Coating in Vanilla Cream with bonded grills on the outside of the windows. The fascia and gutters will be Off White in color. The railing on the second level of the South elevation is wrought iron with wood cap. The chimneys will be brick to match the façade with chimney pots, manufactured by Northern Roof Tile Sales Company or equal.
2. Safety lights will be placed at the entry and garage doors. Pillars with lights will be at the entrance to the site at the driveway.
3. The driveway will be lined with Belgium Block for the first 100 feet.
4. The applicant has the option for the roof material; either simulated Slate or shingles manufactured by Certanteed in Black Pearl.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. No grading is to take place within five feet of any property line, except as specified on the approved site plan.
7. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Jack Messina and seconded by Larry Vail and carried as follows; James Dodge, absent; Dan Sherman, absent; 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: September 8, 2011

Town of Orangetown

Architecture and Community Appearance Board of Review