TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF JUNE 8, 2017

MEMBERS PRESENT: Blythe Yost, Chair
Andrew Andrews
Brian Terry
Christopher Dunnigan
Shirley Goebel Christie
Deborah Stuhlweissenburg

MEMBER ABSENT: Brian Aitcheson

ALSO PRESENT: Rick Pakola, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk

Blythe Yost, Chair, called the meeting to order at 7:30 p.m.
Ms Yost read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

J & M North Corp Landscape Plan — **ACABOR #17-21**
Review of Landscape Plan
327 North Middletown Road, Pearl River
68.08/1/4; CO zoning district
Approved Subject to Conditions

Project Sycamore Data Center Plans — **ACABOR #17-22**
Review of Site, Structure and Landscaping Plans
Convent Road, Pearl River
73.08/1/1, 3 & 4; RPC – OP zoning district
Approved Subject to Conditions

Helmke & Alatsas Plans — **ACABOR #17-23**
Review of Site, Structure and Landscaping Plans
319 Blauvelt Road Minor Subdivision- Lot #2
319 Blauvelt Road, Pearl River
69.09/5/74.2; R-15 zoning district
Approved Subject to Conditions

A motion was made to adjourn the meeting by Brian Terry 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, 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 9:15 p.m. The next ACABOR Meeting is scheduled for June 22, 2017.

Dated: June 8, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

ACABOR #17-21: J & M North Corp Landscape Plan - Approved Subject to Conditions

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

June 8, 2017

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

RE: **J & M North Corp.** Landscaping Plan: The application of J & M North Corp., owner, for the review of a Landscaping Plan at a site known as **"J & M North Corp. Landscaping 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 327 North 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 4 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 8, 2017**, at which time the Board made the following determinations:

Donald Brenner appeared and testified.

The Board received the following information:

A. Landscaping Plan prepared by John Bezuyen, PLS, dated April 24, 2017.

B. A letter from Donald Brenner, P.E., LLB, includes a Project Narrative, dated May 19, 2017.

C. A copy of PB #16-23, dated February 8, 2016, Final Site Plan and Internal Subdivision Plan Approval subject to Conditions.

D. A copy of the Building Permit Referral dated November 6, 2015, signed by Glenn Maier, Building Inspector.

E. Submitted at the meeting, a list of proposed plantings prepared by Absolute Landscaping.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to landscape the corner of the project site, owned by the County of Rockland, and as noted on the submitted plan.
2. The Board found that the Planning Board as Condition #3 in PB #16-23 requested that the applicant appear before ACABOR for landscaping approval of this specific portion of the property.
3. The Board found that the applicant proposed to plant a variety of plants on the corner portion of the lot, with curbing, as noted on the submitted plan. There would be a total of 28 plants to be planted. The plan notes the curbing as wood "Railroad ties". The Board requested that the curbing be changed to Belgium block curbing. The plan should be revised.
4. The Board found that the ground cover material between the plantings would be mulch. The Board requested that the planting plan be changed to include a 20 foot wide strip of grass, planted along the roadway.
5. The Board found that the submitted plan notes a berm with hedges along the roadway.

ACABOR #17-21: J & M North Corp Landscape Plan - Approved as Presented

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

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 landscaping plan shall be revised to note the curbing as Belgium block curbing. The plan shall be revised.**
2. **The ground cover material between the plantings will be mulch. The plan shall be revised to include a 20 foot wide strip of grass, planted along the roadway.**

The foregoing resolution was presented and moved by
Brian Terry and seconded by Andrew Andrews and carried as follows;
Blythe Yost, Chair, aye; Brian Terry, aye; Christopher Dunnigan, aye;
Brian Aitcheson, absent; Deborah Stuhlweissenburg, aye; Andrew Andrews aye and Shirley Goebel Christie, 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: June 8, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

ACABOR #17-22: Project Sycamore Data Center Plans- Approved Subject to Conditions

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

June 8, 2017

TO: Brian Quinn, Montalbano, Condon and Frank, 67 North Main Street, 3red Fl., New City, New York 10956
FROM: Architecture and Community Appearance Board of Review

RE: **Project Sycamore Data Center Plans**: The application of JPMorgan Chase, applicant, for the Town of Orangetown, owner, for the review of Site, Structure and Landscaping Plans at a site to be known as **"Project Sycamore Data Center 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 on Convent Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.08, Block 1, Lots 1, 3 & 4 in the RPC-OP zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 8, 2017**, at which time the Board made the following determinations:

Brian Quinn, Jacob Raketich, Ed Hesselbacher and Robert Foley appeared and testified.

The Board received the following items:

A. Site Plans prepared by Dewberry Engineers, ch2m and Hope Furrer, signed and stamped by Robert Foley, P.E., dated May 15, 2017:
- C001: Cover Sheet
- C100: Overall Site Plan
- C701: Construction Details

B. Tree Inventory Plans prepared by Dewberry Engineers, ch2m and Hope Furrer, signed and stamped by Robert Foley, P.E., dated May 18, 2017:
- C001: Cover Sheet
- C500: Overall Tree Inventory Plan
- C501: Tree Inventory Plan - A
- C502: Tree Inventory Plan - B
- C503: Tree Inventory Plan - C
- C504: Tree Inventory Plan - D
- C505: Tree Inventory Plan - E
- C506: Tree Inventory Plan - F
- C507: Tree Inventory Plan - G
- C508: Tree Inventory Plan - H
- C509: Tree Inventory List
- C510: Tree Inventory List
- C511: Tree Inventory List
- C512: Tree Inventory List

ACABOR #17-22: Project Sycamore Data Center Plans- Approved Subject to Conditions

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

C. Architectural Plans prepared by Dewberry Engineers, ch2m and Hope Furrer, signed and stamped by Jacob Raketich, R.A., dated May 11, 2017:

ON-A-100: Overall Building Floor Plan
ON-A-101: Overall Roof Plan
ON-A-102: 3D Aerial View
ON-A-103: Overall Building Elevations
ON-A-104: Perspective Views

D. Photometric Plan, EL-0100; prepared by Dewberry Engineering, ch2m, Hope Furrer and Holder Linesight, signed and stamped by Debra Vieira, P.E., dated April 27, 2017, revised May 17, 2017.

E. Material Specification Sheet, signed by J. Raketich, R.A., May 17, 2017.

F. A copy of the Building Permit Referral dated May 10, 2017, signed by Rick Oliver, Building Inspector.

G. Project Narrative prepared by Dewberry Engineering dated May 9, 2017.

H. A copy of PB #17-26, Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec., dated May 24, 2017.

I. Submitted at the meeting, computer generated drawing of the proposed building, prepared by ch2m.

J. Submitted at the meeting, lighting specifications, Evolve LED Area Light, Scalable Area Light and Evolve LED Area Light, Scalable Wall Pack, both manufactured by GE.

FINDINGS OF FACT:

1. The Board found that the project consisted of a new structure on 60.96 acre site, located at Rockland Psychiatric Center and is bounded by Convent Road to the north, 3rd Avenue to the west, 1st Avenue to the east, and Oak Street on the south.

2. The Board found that the project has received Preliminary Site Plan Approval with Conditions from the Orangetown Planning Board and is scheduled to appear at the Zoning Board of Appeals for variances.

3. The Board found that the structure would have siding consisting of insulated precast concrete wall panels, in a tan color with an accent color of brown, and as noted in the submitted plan. The roof material would be Thermoplastic single ply membrane, or equal. The glass on the building would be a shade of blue. Screen walls on the roof shall be grey or tan, to match the structure. The rooftop condensing units would be screened by acoustic sound block panels and the generators on site will have aesthetic screen walls surrounding the exterior.

4. The Board found the landscaping plan and tree removal plans were extensive, noting a significant amount of trees needed to be removed for construction of the building and security of the facility. The applicant identified 21 additional trees that could potentially remain on the site. The Board requested that the sizes of the new plantings be increased to a minimum of 3 to 3.5 calipers. The plans should be revised to note the additional trees to be saved and the increase in size to 3 to 3.5 calipers of proposed plantings.

5. The Board found that the security fence around the perimeter of the building, and as noted on the submitted plans, would be a black metal picket fence with a curved top, 8 feet in height. The existing old black metal fence owned by New York State, located along Convent Road will remain. The Board requested that the applicant repair the Convent Road fence and stonewalls on the New York State property.

6. The Board found a corner of the site is owned by New York State and its appearance may impact the project site. The applicant noted that it would work with New York State to clean and improve the corner site.

7. The Board found that the stormwater basin needed plantings on the basin slope and bottom. The plans should be revised to include plants on the both the basin slopes and bottom.

8. The Board found that the lighting on the site to be acceptable, as noted on the submitted plans.

The hearing was then opened to the Public.

Public Comment:
Shelly Jamison, 94 Derfuss Lane, Blauvelt; raised concerns regarding the number of trees to be removed. She also wanted to know if any of the walking paths and the Dog Park will remain.

Watson Morgan, 139 Derfuss Lane, Blauvelt; expressed concerns regarding the repair of the existing fence along Convent Road.

There being no one else 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:**

ACABOR #17-22: Project Sycamore Data Center Plans- Approved Subject to Conditions

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

1. The proposed structure will have siding consisting of insulated precast concrete wall panels, in a tan color with an accent color of brown, as noted in the submitted plan. The roof material will be Thermoplastic single ply membrane, or equal. The glass on the building will be a shade of blue. Screen walls on the roof shall be grey or tan, to match the structure. The rooftop condensing units will be screened by acoustic sound block panels.

2. The landscaping plan and tree removal plans were extensive, noting a significant amount of trees needed to be removed for construction of the building and security of the facility. The applicant identified 21 additional trees that could potentially remain on the site. The Board required that the sizes of the new plantings be increased to a minimum of 3 to 3.5 calipers. The plans shall be revised to note the additional trees to be saved and the increase in size to 3 to 3.5 calipers of the proposed plantings.

3. The security fence around the perimeter of the building, and as noted on the submitted plans, will be a black metal picket fence with a curved top, 8 feet in height. The existing old black metal fence and stonewalls along Convent road will remain and will be repaired. A note shall be placed on the plan noting the existing fence and stonewalls along Convent Road will be repaired.

4. The applicant shall work with New York State to clean and improve the corner site.

5. The stormwater basin plan shall be revised to include plantings on the basin slope and bottom.

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.

The foregoing resolution was presented and moved by Christopher Dunnigan and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, absent; Deborah Stuhlweissenburg, aye; Andrew Andrews aye and Shirley Goebel Christie, 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: June 8, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith

ACABOR #17-23: Helmke & Alatsas Plans – 319 Blauvelt Road Subdivision – Lot #2; Approved Subject to Conditions

Town of Orangetown – Architecture and Community Appearance Board of Review Decision
June 8, 2017

TO: George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: **Helmke & Alatsas Plans**: The application of George Alatsas, owner, for the review of Site, Structure and Landscaping Plans at a site to be known as **"Helmke & Alatsas Plans – 319 Blauvelt Road Minor Subdivision: Lot #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 on 319 Blauvelt Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.09, Block 5, Lot 74.2 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, June 8, 2017**, at which time the Board made the following determinations:

William Helmke appeared and testified.

The Board received the following items:

A. Site Plan prepared by Robert Sorace, PLS dated March 22, 2017.

B. Architectural Plans prepared by Robert Hoene, RA, last revised April 4, 2017:

A1. 0: Elevations, dated March 26, 2012

A2.0: Basement/ Foundation Plan/ First Floor Plan, dated March 27, 2012

A3.0: General Notes, Details & Second Floor Plans

C. Exterior Building Material Specifications.

D. Landscaping Plan, undated.

E. A copy of ACABOR #16-02, 319 Blauvelt Road Subdivision Plan, Approved Subject to Conditions, dated January 7, 2017.

FINDINGS OF FACT:

1. The Board found that the proposed house would have four sides of vinyl siding. The color of the siding would be Cyprus, manufactured Main Street Certainteed, or equal. The roof shingles would be Mission Brown, manufactured by Timberline or equal. The shutters would be a brown, manufactured by Mid Atlantic, or equal. The trim, entry doorway and garage doors would be white.

2. The Board found that the front porch would have recess lights. Lights would be placed on either side of the garage doors, and in accordance with Town Code.

3. The Board found that the bathroom window noted on the rear elevation appeared awkward and needed to be increased in height to match other windows on the façade. The plan shall be revised.

4. The Board found that the air conditioning unit would be located near the left side of the house, and should be noted on the Landscaping Plan. The plan should be revised to note the location of the air conditioning unit as well as vegetative screening.

5. The Board found that the Landscaping plan should be revised to include a schedule of plantings, to include type and sizes of plants.

6. The Board found that the row of trees along the property line with Section 69.09, Block 5, Lot 73, shall be noted on the Site and Landscaping Plans.

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 proposed house will have four sides of vinyl siding. The color of the siding will be Cyprus, manufactured Main Street Certainteed, or equal. The roof shingles will be Mission Brown, manufactured by Timberline or equal. The shutters will be a brown, manufactured by Mid Atlantic, or equal. The trim, entry doorway and garage doors would be white.

2. The front porch will have recess lights and lights will be placed on either side of the garage doors, and in accordance with Town Code.

3. The **rear house elevation plan shall be revised** to note the bathroom window to be increased in size to match other windows on the façade.

4. The air conditioning unit will be located near the left side of the house, and shall be noted on the Landscaping Plan. **The Landscaping plan shall be revised to note the location of the air conditioning unit as well as vegetative screening.**

5. **The Landscaping plan shall be revised to include a schedule of plantings, to include type and sizes of plants.**
6. **The row of trees along the property line with Section 69.09, Block 5, Lot 73, shall be noted on the Site and Landscaping Plans. The Landscaping plan shall be revised.**

7. Trees to be saved shall be protected with snow fencing to the drip line during construction.

8. 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 Blythe Yost and seconded Brian Terry and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, absent; Andrew Andrews, aye and Deborah Stuhlweissenburg, 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: June 8, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions

Cheryl Coopersmith