

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF MARCH 16, 2017**

MEMBERS PRESENT:

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|--------------------|--------------------------|
| Blythe Yost, Chair | Bruce Jensen, Vice-Chair |
| Brian Terry | Shirley Goebel Christie |
| Andrew Andrews | Brian Aitcheson |

MEMBERS ABSENT: Deborah Stuhlweissenburg

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.

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|---|----------------------|
| St. Thomas Evangelical Church of India Plans | ACABOR #17-08 |
| Amendment to ACABOR #16-17 | Approved |
| Review of Addition/Improvement Plans | Subject to |
| 530 Western Highway, Blauvelt | Conditions |
| 70.18/1/13; CS zoning district | |

A motion was made to adjourn the meeting by Brian Terry and seconded by Shirley Goebel Christie 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 8:30 p.m.

Dated: March 16, 2017

Cheryl Coopersmith
Chief Clerk Boards and Commissions



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ACABOR #17-08:

Permit #44855

**St. Thomas Evangelical Church of India Plans:
Amendment to ACABOR #16-17;
Review of Improvement to Existing
Structure and Addition Plan - Approved Subject to Conditions**

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

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TO: Viclif Thomas, 530 Western Highway, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review

RE: St. Thomas Evangelical Church of India Plans: Application of Viclif Thomas, applicant, for St. Thomas Church, owner, for the review of an **Amendment to ACABOR #16-17**, dated March 17, 2016, Approved with Conditions - Improvements to Existing Structure and Addition Plans at a site known as “**St. Thomas Evangelical Church of India 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 530 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.18, Block 1, Lot 13; in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, March 16, 2017**, at which time the Board made the following determinations:

Viclif Thomas, Jacob Solomon and John LoGrusso appeared and testified.

The Board received the following items:

A. Copy of the Existing Parking Layout for St. Thomas Evangelical Church of India, prepared by Anthony Celentano, PLS, dated December 22, 2004, revised March 9, 2010.

B. Architectural Plans prepared by Larry Nardecchia, P.E., dated November 21, 2016:

Drawing 1 of 12: A-1 - Schematic Landscape Plan, Zoning Data, Roof Plan, Design Codes, Graphic Symbols, Abbrev. Index.

Drawing 8 of 12: A-5 - Front and Right Side Exterior Elevations

Drawing 9 of 12: A-6 – Rear and Left Side Exterior Elevations

C. A copy of the Building Permit Re-Denial dated January 4, 2017, signed by Michael Manzare, Building Inspector.

D. A copy of ACABOR #16-17, St. Thomas Evangelical Church of India Plans: Improvement to Existing Structure and Addition Plan - Approved Subject to Conditions, dated March 17, 2016.

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E. Submitted at the meeting; a copy of an email from Margaret & Ed Doolan, 51 East Road, Blauvelt, dated March 15, 2017 and a letter from Maria Runco, 55 East Road, Blauvelt, undated.

FINDINGS OF FACT:

1. The Board found that during construction, the applicant changed the design of the church, thereby requiring the Buildings Department to place a Stop Work order on the project. The applicant was required to return to the Town of Orangetown Zoning Board of Appeals with revised plans seeking variances for building height and a front yard setback (ZBA #17-25, Approved, March 15, 2017.) The applicant also needed to re-appear before the Town of Orangetown ACABOR for the review of the revised building elevations.
2. The Board found that the color and materials of the façade will be the same colors as presented in ACABOR #16-17, Natural Silk (beige) stucco, bronze colored glass, metal and wood. The roof material would remain as previously approved; Oyster Grey, manufactured by Timberline, or equal. The windows and curtain wall would be bronze glass, and the front door would be wood.
3. The Board found that the gable rakes would be changed to horizontal aluminum siding, in a lighter color of beige coordinated with the stucco. The trim and columns would match the color of the gable rakes.
4. The Board found that the shape of the windows would be changed to have arched tops.
5. The Board found that the proposed lettering on the building signage would match the bronze color of the windows, as previously approved.
6. The Board found that the second level appeared to have empty space and recommended adding a "Definition Piece", arch or some type of articulation on the upper face of the second floor wall.
7. The Board found that the revised Site Plan eliminated the shrubbery along Western Highway since it infringed on the parking area. As an alternative, the applicant proposed to increase the Boxwood and Chrysanthemum planting along the driveway, and as shown on the submitted plan.

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8. The Board found that the air conditioning unit will remain in its present location and that no dumpster is planned for the site.
9. The Board found that no changes are planned for the rear of the site. The applicant noted that they may repave the back parking lot.

The hearing was then opened to the Public.

Public Comment:

Ed Doolin, 51 East Road, Blauvelt; raised concerns regarding improvements to the rear of the lot. He requested that the applicant provide some type of landscaping or fencing.

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:**

1. All previous Board conditions of ACBOR #16-17 remain in effect, with the exception of the proposed revisions as presented to the Board.
2. The color and materials of the façade will be the same colors as presented in ACABOR #16-17, Natural Silk (beige) stucco, bronze colored glass, metal and wood. The roof material will remain as previously approved; Oyster Grey, manufactured by Timberline, or equal. The windows and curtain wall will be bronze glass, and the front door will be wood.
3. The gable rakes will be changed to horizontal aluminum siding, in a lighter color of beige coordinated with the stucco. The trim and columns will match the color of the gable rakes and the windows will be changed to have arched tops.
4. The revised Site Plan eliminated the shrubbery along Western Highway since it infringed on the parking area. As an alternative, the applicant shall increase the Boxwood and Chrysanthemum planting along the driveway, and as shown on the submitted plan.

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5. The air conditioning unit will remain in its present location and no dumpster is planned for the site.
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 Brian Aitcheson and seconded Blythe Yost, Chair, and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, absent; Shirley Goebel Christie, aye and Brian Aitcheson, 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: March 16, 2017

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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