

TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF FEBRUARY 22, 2018

MEMBERS PRESENT:

Andrew Andrews, Chairman
Brian Terry
Shirley Goebel Christie
Christopher Dunnigan

MEMBERS ABSENT:

Brian Aitcheson
Deborah Stuhlweissenburg

ALSO PRESENT: Denise Sullivan, Deputy Town Attorney; Ann Marie Ambrose, Stenographer and Cheryl Coopersmith, Chief Clerk Boards and Commissions

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

Garcia Plans

Review of Detached Garage Plans
128 Sunset Road, Blauvelt
70.09/1/2; R-40 zoning district

**Postponed
by Applicant to
March 22nd Mtg.**

**ACABOR #18-06
Permit #47151**

Crestron Electronics Plans

Review of Amended Plans
88 Ramland Road, Orangeburg
77.05/1/36; LIO zoning district

**Approved
with Conditions**

**ACABOR #18-07
Permit #46939**

Other Business:

Loccisanno Garage Plan; ACABOR #13-09: The Board reviewed an alternative plan to the conditions outlined in ACABOR #13-09. The decision required the garage to have a stucco front finish with painted sides and landscaping. The applicant presented photographs of the garage, noting decorative signs and wagon wheels on the front façade. The metal corrugated steel structure remains as originally constructed.

The Board and applicant discussed the need to comply with ACABOR #13-09 or come up with an alternate option to the stucco and paint. It was noted that both the Chairman and Deputy Town Attorney contacted the manufacturer of the garage to discuss the possibility of water based paint, powder coated paint, stucco or vinyl siding the metal finish of the garage. The Board required that the applicant continue the hearing and contact the manufacturer to obtain the information in writing. Once the applicant has the complete picture of his options, he is to return to ACABOR. In regard to the landscaping, the applicant shall return to ACABOR with a planting plan that includes plantings that can live in a moist environment, since the applicant testified that the property is wet.

A motion was made to adjourn the meeting by Christopher Dunnigan 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: February 22, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**

Cheryl Coopersmith

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**ACABOR #18-07: Crestron Electronic Amended Plans Permit #46939
Approved Subject to Conditions**

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**TO: Anthony Morin, Crestron Electronics, 7 Volvo Drive, Rockleigh,
New Jersey 07647**

FROM: Architecture and Community Appearance Board of Review

RE: Crestron Electronics Plan Amendment: The application of Crestron Electronics, applicant, for 280-282 Orangeburg Road LLC, owner, for an Amendment to the Filed Plans at a site known as “**Crestron Electronics Plan Amendment**”, 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 88 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.05, Block 1, Lot 36 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, February 22, 2018**, at which time the Board made the following determinations:

John Spears and Michael Elkin appeared and testified. The Board received the following items:

A. Site Plans prepared by McLaren Engineering Group dated November 16, 2017, last revision date of January 19, 2018:

- C-001: Cover Sheet
- C-002: Existing Conditions Plan
- C-100: Overall Site Plan
- C-101: Proposed Parking Plan
- C-102: Land banked Parking Plan
- C-401: Soil Erosion and Sediment Control Plan
- C-501: Soil Erosion and Sediment Control Details
- C502: Details

B. Architectural Plans prepared by Elkin/Sobolta & Associates dated November 16, 2017:

- Drawing 1: First Floor Plan
- Drawing 2: Elevations
- Photograph of Existing Building, Canopies and Site

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- C. A letter from McLaren Engineering Group, signed by John M. Speer, Senior Engineer – Site/Civil Division, dated January 19, 2018.
- D. A copy of PB#18-01, Amendment to the Filed Site Plan; Final Site Plan Approval Subject to Conditions, Neg. Dec., dated January 10, 2018.
- E. A Material Specification Sheet dated January 24, 2018.
- F. Photographs of the site and existing canopies.

FINDINGS OF FACT:

1. The Board found that the application consisted of the removal of 12 loading docks and the reconfiguration of the parking area along the southwest corner of the Crestron building. Landbanked parking is proposed along the southern area of the parking lot.
2. The Board found that the applicant provided elevations, details and materials and colors of the proposed canopies to be placed over the building entrances. The new canopies would match the existing building canopies in color and material, as noted on the submitted color photographs.
3. The Board found that the infill materials to be used on the façade to cover the exiting loading dock openings would be concrete block and stucco to match the exiting façade.
4. The Board found that due to the reconfiguration of the parking area, some trees may need to be relocated and transplanted. The Board requested that if the transplanted trees do not thrive in their replanted locations, new trees would be planted.

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 new canopies will match the existing building canopies in color and material, as noted on the submitted color photographs.
2. The infill materials to be used on the façade to cover the exiting loading dock openings will be concrete block and stucco to match the exiting façade.

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3. Due to the reconfiguration of the parking area, some trees may need to be relocated and transplanted. If the transplanted trees do not thrive in their replanted locations, new trees shall be planted.
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 Brian Terry and seconded by Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, absent; and Deborah Stuhlweissenburg, 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: February 22, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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