

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

MEMBERS PRESENT:

Andrew Andrews, Chairman	Deborah Stuhlweissenburg
Brian Terry	Shirley Goebel Christie
Christopher Dunnigan	Brian Aitcheson
Katie Beckmann	

MEMBER ABSENT: None

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

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.

Dominican Convent Generator Plan	ACABOR #18-07
Review of Generator Plan	Approved Subject
175 Route 340, Sparkill	to Conditions
74.16/1/2.1; R-40 zoning district	

Luke Roth Statefarm Insurance Sign Plan	ACABOR #18-08
Review of Sign Plan	Approved as
Orangetown Shopping Center	Presented
74.10/1/67; CS zoning district	

Other Business:

1. **Orangetown Shopping Center – Revision to Landscaping Plan;** change in species of plantings. Section 74.10, Block 1, Lot 67. The Board reviewed and approved the proposed plant species changes and subject to the following conditions:

1. In the bands of grass areas, stagger the mixture of types of grasses,
2. The ornamental grasses shall be cut in the spring time, rather than prior to the winter months.
3. The applicant shall submit a revised Landscape Plan.

2. **Loccisanno Garage Plan; ACABOR #13-09; Review of compliance to ACABOR #13-09,** 73.05-1-62. A continuation of the Other Business item from the February 22, 2018 meeting, where the Board requested correspondence from the manufacturer of the garage.

At the March 22, 2018 meeting, the Board reviewed an exchange of emails between Denise Sullivan, Town of Orangetown Deputy Town Attorney and Dan Paplazarou, Technical Service Manager, ArcelorMittal Construction and Manufacturing, manufacturer of the garage; last email dated February 26, 2018. Mr. Paplazarou noted that painting the panels of the garage would void the warranty. The Board held that voiding the warranty would be a hardship for the applicant and accepted the garage as it presently exists, including the decorative front façade. The Board and applicant reviewed the proposed landscaping plan of ACABOR #13-09 and photographs of the site. The landscaping plan was amended to better suit the condition of the site, including the number and types of plantings. The applicant shall plant a total of 6 Green Giant Arborvietie trees in the locations noted on the revised plan, accepted by the Board and signed and dated March 22, 2018 by the Chairman of ACABOR. The Board gave the applicant till May 31, 2018 to complete the landscaping of the property, as approved by the Board at the meeting.

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**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
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A motion was made to adjourn the meeting by Shirley Goebel Christie and seconded by Andrew Andrews 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 9:00 p.m.

Dated: March 22, 2018

Cheryl Coopersmith

Chief Clerk Boards and Commissions



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TOWN CLERK'S OFFICE

ACABOR #18-07: Dominican Convent Generator Plan Permit #47223
Generator Plan - Approved as Presented

Town of Orangetown
Architecture and Community Appearance Board of Review Decision

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TO: Thomas McMenamim, 175 Route 340, Sparkill,
 New York, 10976
FROM: Architecture and Community Appearance Board of Review

RE: **Dominican Convent Generator Plan:** The application of Dominican Convent, applicant for Dominican Sisters, owner, for the review of a Generator Plan at a site known as "Dominican Convent Generator 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 175 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 2.1 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, March 22, 2018**, at which time the Board made the following determinations:

Thomas McMenamim and Sister Margo Saich appeared and testified. The Board received the following items:

A. Copy of a Site Development Plan noting location of Generator prepared by Thomas McMenamin, P.E.:

T-1: Title Sheet; dated December 29, 2017

S-1: Amended Site Plan, dated November 29, 2017

D-1: Basement Layout, dated December 29, 2017

D-2: Details, dated December 29, 2017

D-3: Details and Notes, dated December 29, 2017

D-4: For Variance Site Plan

B. Copy of Site Plan, prepared by Colgan Perry Lawler Architects noting location of generator, dated December 19, 2002, last revision dated August 14, 2003

C. Specifications of Generator to be installed; Warshauer Generator LLC, for a Generac Industrial Diesel engine.

D. Material Sheet dated February 27, 2018.

E. Project Narrative, dated March 7, 2018.

F. Photographs of the project site.

G. A copy of the Building Permit Referral dated January 11, 2018, signed by Building Inspector Glenn Maier.

TOWN CLERK'S OFFICE
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**ACABOR #18-07: Dominican Convent Generator Plan Permit #47223
Generator Plan - Approved as Presented**

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FINDINGS OF FACT:

1. The Board found that the applicant proposed to upgrade the emergency generator to 130 kilowatts for the St. Agnes Building. The generator would be in addition to the existing generator currently in use at the site. The new generator will be capable of carrying the entire structure for at least 4 days. The application appeared at the Town of Orangetown Zoning Board of Appeals ZBA #18-18 on Wednesday, March 18, 2018 for the review of Performance Standards.
2. The Board found that the generator would be located in the rear of the building, as noted on the submitted site plan. The applicant proposed to screen the generator with American Boxwood plants and requested the Board for possible alternative types of plants. The Board recommended planting Green Giant Arborvietie, disbursed near the bollards to cut down the sound along the roadway. The trees should be planted in clusters and staggered around the generator. The Applicant should submit a revised Landscaping Plan.
3. The Board found that the generator would be exercised once a week, similar to the existing emergency generator on site.

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 shall plant Green Giant Arborvietie trees in clusters and staggered around the generator, disbursed near the bollards to cut down the sound along the roadway. A revised Landscaping Plan shall be submitted.

The foregoing resolution was presented and moved by Brian Terry and seconded by Shirley Goebel Christie and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, aye; Brian Aitcheson, aye, Deborah Stuhlweissenburg, aye; Katie Beckmann, aye; Chris Dunnigan, 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: March 22, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions**

TOWN CLERK'S OFFICE
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**ACABOR #18-08: Luke Roth Statefarm
Insurance Sign Plan
Approved as Presented**

Permit #45825

**Town of Orangetown – Architecture and Community Appearance Board of
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TO: Luke Roth, 167 Hudson Terrace, Piermont, New York 10968
FROM: Architecture and Community Appearance Board of Review

RE: **Luke Roth Statefarm Insurance Sign Plan:** The application of Luke Roth, applicant for Urstadt Biddle Properties, owner, for the review of a Sign Plan at a site in the Orangetown Shopping Center to be known as “Luke Roth Statefarm Insurance Sign 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 in the Orangetown Shopping Center, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 67 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 22, 2018**, at which time the Board made the following determinations:

Luke Roth appeared and testified. The Board received the following items:

- A.** Copy of the Site Plan entitled “Orangetown Shopping Center, noting location of storefront in the shopping center, prepared by Urstadt Biddle Properties.
- B.** A copy of the proposed Sign and photographs, prepared by Everbrite, dated February 7, 2018.
- C.** Material Specification Sheet, signed by Luke Roth, dated March 9, 2018.
- D.** A copy of the Building Permit Referral dated February 13, 2018 signed by Building Inspector Rick Oliver.

FINDINGS OF FACT:

1. The Board found that the proposed signage would consist of the following:
 - 12 inch high State Farm with 26 inch high logo, LED Illuminated, flush mounted.
 - The overall height is 42.95” by 70.83” overall width.
 - The letters and logo would be the color red.
 - The sign would be 21.2. square feet.
 - A strip of red vinyl to be installed on the outside glass storefront.

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ACABOR #18-08: Luke Roth Statefarm
Insurance Sign Plan
Approved as Presented

Permit #45825

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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 as Presented**.

The foregoing resolution was presented and moved by Chris Dunnigan and seconded Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, aye; Brian Aitcheson, aye and Deborah Stuhlweissenburg, aye; Katie Beckmann, aye; Chris Dunnigan, 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: March 22, 2018
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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