

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF NOVEMBER 2, 2017**

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

MEMBERS ABSENT: None

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.

Praxair Cooling Tower Plan	ACABOR #17-52
Review of Roof top Cooling Tower Plan	Approved
560 Route 303, Orangeburg	as Presented
70.19/1/1; LO zoning district	

McKenna Plans	ACABOR #17-53
Review of Addition to Existing Dwelling	Approved
35 Harold Street, Nanuet	Subject to
69.07/1/6; R-22 zoning district	Conditions

A motion was made to adjourn the meeting by Christopher Dunnigan 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 7:45 p.m.

Dated: November 2, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2017 NOV - 8 P 12:38
TOWN CLERK'S OFFICE

Town of Orangetown
Architecture and Community Appearance Board of Review Decision

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TO: Hussan Bokter, 542 Route 303, Orangeburg,
New York, 10962
FROM: Architecture and Community Appearance Board of Review

RE: **Praxair Electronics Cooling Tower Plan:** The application of Praxair Electronics Plan, applicant, for USA Construction, owner, for the review of the installation of a rooftop cooling tower at a site known as "**Praxair Electronics Cooling Tower 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 560 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.19, Block 1, Lot 1; in the LO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, November 2, 2017**, at which time the Board made the following determinations:

Hussan Bokter of Praxair Electronics and Vahid Rostami of Atzl, Nasher and Zigler, appeared and testified for the applicant. The Board received the following items:

- A.** Photo copy of a survey noting the location of the building with the cooling tower on the roof, with photographs of the building.
- B.** Material Sheet, signed by Hussan Bokter, dated October 10, 2017.
- C.** A copy of the Building Permit Referral dated August 28, 2017, signed by Building Inspector David Majewski.

FINDINGS OF FACT:

1. The Board found that the applicant proposed to place a cooling tower on the roof of an existing structure. The height of the cooling tower would be 13 feet 9 inches from the grade of the roof top. The applicant noted that the tower would be placed behind existing HVAC equipment which measures 8 feet tall.
2. The Board found that after reviewing the submitted photographs of the building taken from the street line, the cooling tower would not be visible from New York State Route 303.
3. The Board found that the cooling tower will be reviewed for Performance Standards by the Town of Orangetown Zoning Board of Appeals at the November 15, 2017 Zoning Board Meeting.

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.

TOWN CLERK'S OFFICE
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ACABOR #17-52: Praxair Cooling Tower Plan
Approved as Presented

Permit #46826

Town of Orangetown
Architecture and Community Appearance Board of Review Decision

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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 Brian Aitcheson and seconded by Andrew Andrews and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Brian Aitcheson, aye; Christopher Dunnigan, aye; Deborah Stuhlweissenburg, 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: November 2, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN CLERK'S OFFICE
2017 NOV - 8 P 12:39
TOWN OF ORANGETOWN

**ACABOR #17-53: McKenna Plans
Addition to Existing House Plans
Approved Subject to the Following Conditions**

Permit #46854

**Town of Orangetown – Architecture and Community Appearance Board of
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**TO: Kier Levesque, R.A., 49 Third Avenue, Nyack, New York 10960
FROM: Architecture and Community Appearance Board of Review**

RE: McKenna Plans: The application of Conor McKenna, owner, for the review of the renovation and addition to a single family dwelling at a site known as “**McKenna 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 35 Harold Street, Nanuet, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 6; in the R-22 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, November 2, 2017**, at which time the Board made the following determinations:

Kier Levesque and Conor McKenna appeared and testified.

The Board received the following items:

A. Site Plan prepared by Kier Levesque, R.A., with information taken from a Survey by W.E. James Associates Engineering, Surveying & Planning, dated May 1, 2017.

B. Architectural Plans prepared by Kier Levesque, R.A., dated September 5, 2017:

A-1: Cellar/ Foundation Plan

A-2: First Floor Plan

A-3: Second Floor Plan

A-4: Elevations

A-5: Elevations

C. Exterior Building Material Specification Sheet, dated October 20, 2017, signed by Conor McKenna.

D. Building Permit Referral dated September 7, 2017, signed by Building Inspector Glenn Maier.

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FINDINGS OF FACT:

1. The Board found that the application consisted of additions and expansions to an existing dwelling. The applicant proposed to improve the entire dwelling with a façade of vinyl siding and decorative stonework. The vinyl siding would be white, manufactured by Mainstreet, or equal and the stonework would be Canyon Gray Full Bed Veneer, manufactured by Ohio Stone veneer, or equal, placed on the front, rear, left and right side elevations, as noted on the submitted plans. The stonework on the chimney and would match the stonework on the house. The columns, lattice on the rear elevation, trim on the windows and house would be white. The roof would have grey slate roof, manufactured by Vermont Slate Company, or equal.
2. The Board found that lighting would be located by the garage doors, as well as all house locations in accordance with Town of Orangetown Town code.
3. The Board found that the air conditioning unit would be located at the Southeast corner of the site and screened with plantings.
4. The Board found that no trees would be removed to construct the additions to the existing house.

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 improvements to the entire dwelling will consist of a façade of vinyl siding and decorative stonework. The vinyl siding will be white, manufactured by Mainstreet, or equal and the stonework will be Canyon Gray Full Bed Veneer, manufactured by Ohio Stone veneer, or equal, placed on the front, rear, left and right side elevations, as noted on the submitted plans. The stonework on the chimney and will match the stonework on the house. The columns, lattice on the rear elevation, trim on the windows and house will be white. The roof will have grey slate roof, manufactured by Vermont Slate Company, or equal.

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ACABOR #17-53: McKenna Plans
Addition to Existing House Plans
Approved Subject to the Following Conditions

Permit #46854

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2. The lighting will be located by the garage doors, as well as all house locations in accordance with Town of Orangetown Town code.
3. The air conditioning unit will be located at the Southeast corner of the site and screened with plantings.
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 Aitcheson and seconded Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, aye; Shirley Goebel Christie, aye; Brian Terry, aye; Christopher Dunnigan, aye; Brian Aitcheson, aye; 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: November 2, 2017
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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2017 NOV - 8 P 12: 39
TOWN CLERK'S OFFICE