

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JULY 7, 2016**

MEMBERS PRESENT: Andrew Andrews
Brian Terry Shirley Goebel Christie
Brian Aitcheson Deborah Stuhlweissenburg

MEMBERS ABSENT: Blythe Yost, Chair and Bruce Jensen

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

Andrew Andrews 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.

155 Corporate Drive Plans	ACABOR #16-48
Review of Structure/Site Plans	Approved as
Building Expansion and	Presented
Parking Lot Plan	
155 Corporate Drive, Orangeburg	
73.15/1/18 & 73.19/1/1; LIO zoning district	

McSharry Plans	ACABOR #16-49
Review of Renovation of	Approved Subject
Existing Structure/Site Plans	to Conditions
77 Buchanan Street, Pearl River	
68.14/2/15; R-15 zoning district	

A motion was made to adjourn the meeting by Shirley Goebel Christie and
seconded by Brian Terry 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 8:00 p.m.

Dated: July 7, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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2016 JUL 11 AM 11 19

TOWN OF ORANGETOWN

ACABOR #16-48: 155 Corporate Drive Site Plan Building Expansion and Parking Lot Plan – Approved as Presented

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

July 7, 2016
Page 1 of 2

TO: Douglas Bartels, Russo Development, 570 Commerce Blvd,
Carlstadt, New Jersey 07072
FROM: Architecture and Community Appearance Board of Review

RE: 155 Corporate Drive Site Plan - Building Expansion and Parking Lot: The application of 155 Corporate Drive, LLC, owner, for the review of a building expansion and parking lot at a site known as **“155 Corporate Drive Site Plan - Building Expansion and Parking Lot”**, 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 155 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 18 and Section 73.19, Block 1, Lot 1 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, July 7, 2016**, at which time the Board made the following determinations:

Douglas Bartels and Daniel Steinhagen appeared and testified.

The Board received the following items:

A. Site Plan prepared by Russo Development, LLC, dated March 14, 2016:

- C1: Title Sheet
- C2: Existing Conditions Plan
- C3: Phase 1 Site Plan
- C3.1: Phase 2 Site Plan
- C4: Grading, Drainage & Utility Plan
- C5: Construction Details
- C6: Landscaping Plan
- C7: Lighting Plan
- C8: Soil Erosion & Sediment Control Plan
- C9: Soil Erosion & Sediment Control Details

B. Architectural Plans prepared by arcari + iovino Architects, dated March 4, 2016:

- A.1: Key Plan, Proposed Plan
- A.2: Proposed Elevations

C. A letter from Russo Development, signed by Douglas G. Bartels, P.E., Vice President – Development, dated May 23, 2016.

D. Material sheet signed by Douglas Bartels, dated May 20, 2016.

E. Copies of Board Decisions: PB #16-25, Preliminary Site Plan Approval Subject to Conditions/ Neg. Dec. Building Expansion and Parking Lot Plan, dated May 11, 2016, ACABOR #13-23, Amendment to Approved Plan, Approved with Conditions, dated May 16, 2013 and ACABOR #11-34, Approved Subject to Conditions, dated September 8, 2011.

TOWN CLERK'S OFFICE

2016 JUL 11 AM 11 19

TOWN OF ORANGETOWN

**ACABOR #16-48: 155 Corporate Drive Site Plan Building Expansion and
Parking Lot Plan – Approved as Presented**

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

July 7, 2016

Page 2 of 2

FINDINGS OF FACT:

1. The Board found that the applicant proposed to expand the site in two phases. Phase I will be a 12,000 square foot building expansion, including one exterior loading door, for storage of spare parts and equipment necessary for rapid maintenance of the on-going data center operation.
2. The Board found that the applicant proposed to expand the parking lot on the northerly lot to add 27 additional spaces for a total of 126 parking spaces.
3. The Board found that as part of Phase II, the applicant proposed to stripe 33 parking spaces within the existing paved lot on the easterly side of the existing building along with security access improvements at the gated entrance from Corporate Drive.
4. The Board found that the building addition colors and style of the materials would match the originally approved building. The elevation of the building addition would be earth tones with copper accents to match the existing structure.
5. The Board found that the landscaping noted on the plan may be adjusted due to requirements for fire safety access to the site.
6. The Board found that lighting in the rear of the site includes the relocation of a light fixture from a building mounted light to a pole.

The hearing was then opened to the Public.

Public Comment:

Phyllis Lieberman, 26 Corrigan Way, Old Tappan, New Jersey; requested information regarding landscaping and lighting on the site.

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 as Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows: Blythe Yost, Chair, absent; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, absent; Deborah Stuhlweissenburg, aye; 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: July 7, 2016

Cheryl Coopersmith

Chief Clerk Boards and Commissions

TOWN CLERKS OFFICE

2016 JUL 11 PM 11 19

TOWN OF ORANGETOWN

ACABOR #16-49: McSharry Plan - Approved Subject to Conditions

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

July 7, 2016

Page 1 of 3

TO: Jonathan Hodosh, 60 South Main Street, New City,
New York 10901
FROM: Architecture and Community Appearance Board of Review

RE: McSharry Plans: The application of Jonathan Hodosh, applicant, for Thomas McSharry, owner, for the renovation of an existing structure and site plan review at a site known as “**McSharry 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 77 Buchanan Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.14, Block 2, Lot 15 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, July 7, 2016**, at which time the Board made the following determinations:

Jonathan Hodosh and Thomas McSharry appeared and testified.

The Board received the following items:

A. Plans prepared by Georg Hodosh Associates – Architects, P.C., dated March 28, 2014, last revised June 9, 2016:

Cover Sheet: Site Plan

D1: Existing Cellar Plan

D2: Existing First Floor Plan

D3: Existing Second Floor Plan

A1: Cellar Plan

A2: First Floor Plan

A3: Second Floor Plan

A4: Front Elevation

A5: Right Elevation

A6: Rear Elevation

A7: Left Elevation

B. Material Specifications signed by Jonathan Hodosh.

FINDINGS OF FACT:

1. The Board found that the applicant will be constructing a two phase addition/renovation project to build an addition to an existing house, then demolish the old house and complete the initial addition with an added addition for the second phase.

TOWN OF ORANGETOWN OFFICE

2016 JUL 11 PM 11 19

TOWN OF ORANGETOWN

ACABOR #16-49: McSharry Plan - Approved Subject to Conditions

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

July 7, 2016

Page 2 of 3

2. The Board found that the applicant has requested a waiver from the submission of a landscaping plan at this time since the house is being built in 2 phases and requested to return to ACABOR for approval of the landscaping plan prior to a Certificate of Occupancy.
3. The Board found that upon completion of Phase 1 and Phase II, the house would have four sides of Handie Plank siding, or equal, in Evening Blue color. The roof would be GAF Timberline HD Lifetime Shingles, in Williamsburg Slate or equal. The walkways would be Unilock Transition series Bavarian pavers, or equal. The trim would be Hardi Trim in Navaho Beige and the shutters and garage doors would match the trim. The chimney would be stone in Eldorado Fieldstone, Padova series, or equal.
4. The Board found that the air conditioning units would be placed on the left side of the house, toward the rear of the site, as noted on the submitted plan.
5. The Board found that recessed lighting would be placed under porch, mounted on the exterior walls, as required by Town Code.

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 return to ACABOR as "Other Business" for review and approval of the landscaping plan during the Building Permit process, however, must implement and complete the plan prior to the Town of Orangetown Office of Building, Zoning, Planning Administration and Enforcement issuing the Certificate of Occupancy, or in the event the site landscaping is not completed, an escrow account would be established and held by the Town of Orangetown until the landscaping is completed.
2. Upon completion of Phase 1 and Phase II, the house will have four sides of Handie Plank siding, or equal, in Evening Blue color. The roof will be GAF Timberline HD Lifetime Shingles, in Williamsburg Slate or equal. The walkways will be Unilock Transition series Bavarian pavers, or equal. The trim will be Hardi Trim in Navaho Beige and the shutters and garage doors will match the trim. The chimney will be stone in Eldorado Fieldstone, Padova series, or equal. The air conditioning units will be placed on the left side of the house, toward the rear of the site, as noted on the submitted plan.

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2016 JUL 11 AM 11 19

TOWN OF ORANGETOWN

ACABOR #16-49: McSharry Plan - Approved Subject to Conditions

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

July 7, 2016

Page 3 of 3

3. Trees to be saved shall be protected with snow fencing to the drip line during construction.
4. 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 Shirley Goebel Christie and seconded by Brian Terry and carried as follows: Blythe Yost, Chair, absent; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, absent; Deborah Stuhlweissenburg, aye; 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: July 7, 2016
Cheryl Coopersmith
Chief Clerk Boards and Commissions



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TOWN OF ORANGETOWN