

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE
BOARD OF REVIEW - MEETING OF JUNE 6, 2019**

MEMBERS PRESENT:

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

MEMBER ABSENT: John McCullough and Brian Aitcheson

ALSO PRESENT: Barbara Gionta, 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.

Lowe's Home Center Plan
Review of Outdoor Storage
and Fire Lane Designation Plan
200 Route 303, Orangeburg
74.15/1/3 & 4; LI zoning district

ACABOR #19-23

**Continued to
June 20th Meeting**

St. Thomas Aquinas Plans
Review of Site/Structure Plans
125 Route 340, Sparkill
74.16/1/1 & 74.12/1/29
R-40 zoning district

ACABOR #19-24

**Approved
Subject to
Conditions**

A motion was made to adjourn the meeting by Katie Beckmann and second 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 8:10 p.m.

Dated: June 6, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
2019 JUN 11 A 11:03
TOWN CLERK'S OFFICE

**ACABOR #19-24: St. Thomas Aquinas College
Dormitory Plans
Approved Subject to Conditions
Structure/Site Plans**

Permit #48423

**Town of Orangetown – Architecture and Community
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**TO: John Atzl, 234 North Main Street, New City, New York
10956**
**FROM: Architecture and Community Appearance Board of
Review**

RE: St. Thomas Aquinas Dormitory Plans: The application of Joseph Donini for St. Thomas Aquinas College, applicant, for St. Thomas Aquinas College, owner, for review of Site/Structure Plans at a site known as “**St. Thomas Aquinas Dormitory 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 124 Route 340, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.12, Block 1, Lot 29 & Section 74.16, Block 1, Lot 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, June 6, 2019** at which time the Board made the following determinations:

John Atzl and Joseph Donini appeared and testified.

The Board received the following items:

A. Site Plans prepared by Atzl, Nasher & Zigler, dated September 22, 2018, last revision date of March 29, 2019:

- Sheet 1 of 6: Overall Existing Condition Plan
- Sheet 2 of 6: Overall Existing Condition Plan
- Sheet 3 of 6: Site Plan
- Sheet 4 of 6: Grading Plan
- Sheet 5 of 6: Erosion Control Plan
- Sheet 6 of 6: Lighting & Landscaping Plan

B. Architectural Plans prepared by arcai & lovino:

- Cover Sheet: Site Plan/ Elevations & First Floor Plan dated March 13, 2019
- M.1: First Floor Plan dated November 27, 2018
- M.2: Second Floor Plan dated November 27, 2018

TOWN CLERK'S OFFICE
2019 JUN 11 A 11: 03
TOWN OF ORANGETOWN

**ACABOR #19-24: St. Thomas Aquinas College
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C. Building Permit Referral dated December 13, 2018 prepared by Rick Oliver, Deputy Building Inspector.

D. A Project Narrative prepared by Atzl, Nasher & Zigler, dated March 20, 2019.

E. Copies of PB #19-12, Preliminary Site Plan Approval Subject to Conditions, dated March 13, 2019 and ZBA #19-46, Parking Spaces, Floor Area Ratio, Article VIII, Section 8.2(A), (C) & (D) Approved, dated May 15, 2019.

FINDINGS OF FACT:

1. The Board found that the application is for a two story, 36 room Dormitory with 72 beds. It will be located on the south side of Building 300. The application noted the use of Hardi Plank siding, however, the applicant requested a change to Vinyl siding, manufactured by Crain Market Square, or equal. The color would be Sail Cloth, Light Mist and County Lane Red, with Artic White trim (colors to match existing dorm), or equal. The roof would be Tamko Heritage series in Rustic Cedar, or equal, and as noted in the submitted color renderings.
2. The Board found that the condenser units would be placed on the Northeast corner of the structure. The Board requested that the units be screened with deer resistant Boxwood plantings.

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.

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TOWN CLERK'S OFFICE

ACABOR #19-24: St. Thomas Aquinas College
Dormitory Plans
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved Subject to the Following Conditions:**

1. The application noted the use of Hardi Plank siding, however, the applicant requested, and the Board approved the use of Vinyl siding, manufactured by Crain Market Square, or equal. The color will be Sail Cloth, Light Mist and County Lane Red, with Artic White trim (to match existing dorm), or equal. The roof will be Tamko Heritage series in Rustic Cedar, or equal, and as noted in the submitted color renderings.
2. The condenser units will be placed on the Northeast corner of the structure. The units will be screened with deer resistant Boxwood plantings.
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 Katie Beckmann and seconded by Christopher Dunnigan and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, nay; Christopher Dunnigan, aye; John McCullough; absent; Katie Beckmann, aye and Brian Aitcheson, 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: June 6, 2019
Cheryl Coopersmith
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE