

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF MAY 17, 2018**

**MEMBERS PRESENT:**

Andrew Andrews, Chairman  
Shirley Goebel Christie  
Katie Beckmann  
Brian Terry

Deborah Stuhlweissenburg  
Brian Aitcheson  
Christopher Dunnigan

**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.

**Camp Venture Generator Site Plan**

Review of Generator Site Plan  
250 Route 340, Sparkill  
74.16/1/24.2; LO zoning district

**ACABOR #18-12**

**Approved as  
Presented**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Brian Aitcheson and agreed by all in attendance at 8:30 p.m. 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.

**Dated: May 17, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions**



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Town of Orangetown  
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TO: Dan Murphy, Camp Venture, 250 Route 340, Sparkill, NY  
FROM: Architecture and Community Appearance Board of Review

RE: **Camp Venture Generator Site Plan:** The application of Dan Murphy, applicant for Camp Venture, Inc., owner, for the review of a Generator Site Plan at a site known as "**Camp Venture Generator Site 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 250 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 24.2 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, May 17, 2018**, at which time the Board made the following determinations:

Anthony Cuomo appeared and testified for the applicant. The Board received the following items:

- A. A letter from MMS Group signed by Dean Murphy, Facilities Director, dated March 19, 2018
- B. A Copy of a Site Development Plan noting location of proposed Generator with photographs.
- C. Specifications of Generator to be installed; Kohler 9001 Power System, and – Scope of Work.
- D. Material Sheet, signed by Dan Murphy, April 11, 2018.
- E. A copy of the Building Permit Referral dated January 25, 2017, re-denied on March 15, 2018, signed by Building Inspector Mike Manzare.

**FINDINGS OF FACT:**

1. The Board found that the application appeared at the Town of Orangetown Zoning Board of Appeals on Wednesday, May 16, 2018 for the review of the Performance Standards application.
2. The Board reviewed the submitted information regarding the generator enclosure and site location and found it acceptable.
3. The Board found that the applicant proposed to screen the generator with Emerald Green Arborvitae. The Board recommended that the type of tree be changed to Green Giant Arborvitae.

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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ACABOR #18-12: Camp Venture Generator Site Plan Permit #46141  
Approved as Presented

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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 Deborah Stuhlweissenburg and seconded by Katie Beckmann and carried as follows: Andrew Andrews, Chairman, aye; Brian Terry, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, aye; Shirley Goebel Christie, aye; Chris Dunnigan, aye; and Katie Beckmann, 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: May 17, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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