

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE BOARD OF REVIEW - MEETING OF OCTOBER 4, 2018**

**MEMBERS PRESENT:** Andrew Andrews, Chairman  
Shirley Goebel Christie      Christopher Dunnigan  
Brian Aitcheson                Deborah Stuhlweissenburg

**MEMBER ABSENT:** Katie Beckmann and John McCullough

**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.

**Continued Item from the September 6, 2018 Meeting:**

<b>Madira Framing Corp. Plans</b>		<b>ACABOR #18 - 32</b>
Review of House/Site Plans	<b>Approved with</b>	
110 Sunset Road, Blauvelt	<b>Conditions</b>	
70.09/1/10; R-40 zoning district		

**New Items:**

<b>The Learning Experience Sign Plans</b>		<b>ACABOR #18 - 42</b>
Review of Sign Plan	<b>Approved as</b>	
1 Stevens Way	<b>Presented</b>	
and 2 Greenbush Road, Orangeburg		
74.15/1/21 & 22; LI zoning district		

<b>Ramsay Residence Plans</b>		<b>ACABOR #18 - 43</b>
Virginia Homes Subdivision	<b>Approved as</b>	
Review of House/Site Plan	<b>Presented</b>	
7 Goswick Court, Sparkill		
77.08/5/36.2; RG zoning district		

<b>Pueblito Latino II Sign Plan</b>		<b>ACABOR #18 - 44</b>
Review of Sign Plan	<b>Approved as</b>	
Westshore Shopping Center	<b>Presented</b>	
580 Route 303, Blauvelt		
70.14/4/13; CC zoning district		

<b>Crestron Electronics HVAC Roof top Units Plan</b>		<b>ACABOR #18 - 45</b>
Review of Roof top Units Plan	<b>Approved as</b>	
88 Ramland Road, Orangeburg	<b>Presented</b>	
77.05/1/36; LIO zoning district		

<b>Good Shepherd Roof top Solar Panels Plan</b>		<b>ACABOR #18 - 46</b>
Review of Solar Panels Plan	<b>Approved as</b>	
112 Main Street, Pearl River	<b>Presented</b>	
68.16/3/1; RG zoning district		

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A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and seconded by Christopher Dunnigan 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 8:40 p.m.

Dated: October 4, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2018 OCT 10 P 2:18  
TOWN CLERK'S OFFICE

**ACABOR #18-32: Madira Framing Corp.**  
**110 Sunset Road**  
**Approved Subject to Conditions**  
**Site and Structure plans**

**Permit #47674**

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

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**TO: Alex Goldberger, 300 Airport Executive Park, Suite 305,  
Nanuet, New York 10954**  
**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Madira Framing Corp. Plans:** The application Alex Goldberger, applicant for Madira Framing Corp., owner, for review of Site/Structure Plans at a site to be known as “**Madira Framing Corp. 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 110 Sunset Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.09, Block 1, Lot 10 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, July 19, September 6 & October 4, 2018**, at which time the Board made the following determinations:

**July 19, 2018**

Alex Goldberger appeared and testified.

The Board received the following items:

**A. Architectural Plans prepared by Robert Hoene, R.A., dated March 5, 2013, last revised August 3, 2017:**

- Sheet 1 of 3: Elevations
- Sheet 2 of 3: Floor Plans
- Sheet 3 of 3: General Notes

**B. Site Plan prepared by Jay Greenwell, PLS, dated July 18, 2017, last revised July 26, 2017.**

**C. Landscape Plan prepared by Edge Landscaping, dated July 10, 2018.**

**D. Exterior Building Material Specifications, signed by Alex Goldberger.**

**E. A copy of the Building Permit Referral dated May 15, 2018 by Building Inspector Rick Oliver.**

TOWN CLERK'S OFFICE  
2018 OCT 10 P 2:18  
TOWN OF ORANGETOWN

**ACABOR #18-32: Madira Framing Corp.  
110 Sunset Road  
Approved Subject to Conditions  
Site and Structure plans**

**Permit #47674**

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**FINDINGS OF FACT:**

1. The Board found that the house would have four sides of vinyl siding with shakes on the gables, as noted on the submitted plans. The vinyl siding and shakes would be wicker color. The roof would be rustic black, manufactured by GAF, or equal. The front door would match the color of the house siding. The applicant requested the option of placing glass inserts in the front door.
2. The Board found that the proposed house lighting would be in accordance with Town Code.
3. The Board found that the landscaping noted the removal of a significant number of trees and requested the applicant to restudy the site. The applicant held that due to the construction of the driveway and sewer easement, the trees noted on the plan needed to be removed. He stated that he would discuss the issue with the neighbors and proposed entering the site with an alternate location in order to alleviate the removal of the trees.
4. The Board found that the air conditioning unit would be placed on the right side of the lot. The plan should be revised to note the air conditioning unit. The applicant may have the Land Surveyor change the plan by hand or submit a revised plan.

The hearing was then opened to the Public.

**Public Comment:**

Liz Poenini, 11 Milton Grant Drive; raised concerns regarding the removal of trees on the lot, noting that her privacy would be lost. She also wanted to know where the construction entrance would be located.

Tom Fitzgerald, 108 Sunset Drive; expressed concerns regarding the width of the access easement to the site.

Buzz Ostrowsky, 106 Sunset Drive; raised concerns regarding the loss of trees along the shared property line. Mr. Ostrowsky requested that evergreen trees be replanted along the property line where trees are noted to be removed.

The applicant requested a **CONTINUATION**.

TOWN OF ORANGETOWN  
2:18 PM OCT 10 2018  
TOWN CLERK'S OFFICE

**ACABOR #18-32: Madira Framing Corp.  
110 Sunset Road  
Approved Subject to Conditions  
Site and Structure plans**

**Permit #47674**

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**September 6, 2018**

Alex Goldberger appeared and testified.

The Board received the following items:

**A.** Site Plan entitled “Alternate Layout” prepared by Jay Greenwell, PLS, dated July 26, 2018.

**B.** Architectural Plans prepared by Robert Hoene, R.A., dated March 5, 2013, last revised August 9, 2017:

- Sheet 1 of 3: Elevations
- Sheet 2 of 3: Floor Plans
- Sheet 3 of 3: General Notes

**FINDING OF FACTS:**

1. The Board found that the applicant presented an alternate layout of the site, with access from the existing driveway over the Lunney property (70.09-1-7) to the west, and connecting to a Town of Orangetown manhole in a Town sewer easement to the west. This would avoid using the sewer easement on the east side of Fitzgerald (70.09-1-11), the driveway on the west of Fitzgerald, and will preserve all of the trees in the sewer easement and driveway, as well as some additional trees east of the new house. The applicant held that he was currently negotiating with the neighbors and would provide Easement Agreements to the site between the neighbors to the Town.
2. The Board found that the applicant is in discussion with the Town of Orangetown Department of Sewer regarding connection to the Town sewer easement.
3. The Board found that the applicant should consider a privacy fence along the utility easement where trees are to be removed and save as many trees as possible. A revised site plan should be provided noting the fence and saved trees.

**Public Comment:**

Patrick McGovern, 112 Sunset Drive; expressed concern with the proposed development of the lot, since roadways would now be abutting his lot on both sides. Mr. McGovern also expressed deep concern regarding the removal of the trees to create the new roadway.

Buzz Ostrowsky, 106 Sunset Drive; wanted to know if trees were removed to create the roadway, would they be replaced somewhere else on the site.

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TOWN OF ORANGETOWN

**ACABOR #18-32: Madira Framing Corp.  
110 Sunset Road  
Approved Subject to Conditions  
Site and Structure plans**

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Liz Poenini, 11 Milton Grant Drive; raised concerns regarding the removal of trees on the lot. She requested that the applicant save as many trees as possible.

Tom Fitzgerald, 108 Sunset Drive; raised concerns regarding the removal of trees along the sewer easement and driveway, expressing interest in working with the applicant to find a solution.

The applicant requested a **CONTINUATION**.

**October 4, 2018**

**FINDING OF FACTS:**

1. The Board found that the applicant has come to an agreement with the abutting property owners and they have accepted the alternate layout of the site, as presented to the Board at the September 6, 2018 ACABOR Meeting. This plan offers access from the existing driveway over the Lunney property (70.09-1-7) to the west, and connecting to a Town of Orangetown manhole in a Town sewer easement to the west. This would avoid using the sewer easement on the east side of Fitzgerald (70.09-1-11), the driveway on the west of Fitzgerald, and will preserve all of the trees in the sewer easement and driveway, as well as some additional trees east of the new house. The applicant held that he was currently negotiating with the neighbors and would provide all easement agreements between the property owners allowing access to the site to the Town. The Board requested that proof of the Filed Easement Agreements (filed with Rockland County Clerk's Office) be provided to the Town prior to the issuance of the Building Permit.
2. The Board found that the applicant is in discussion with the Town of Orangetown Department of Sewer regarding connection to the Town sewer easement. The Board requested that proof be provided to the Building Department from the Sewer Department regarding connection to the sewer easement.
3. The Board found that the site plan notes that a significant number of trees are to remain on the site and there is no longer a need for the privacy fence along the utility easement as well as a proposed retaining wall, as noted on the submitted plan from the July 19, 2018 meeting.

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**ACABOR #18-32: Madira Framing Corp.  
110 Sunset Road  
Approved Subject to Conditions  
Site and Structure plans**

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**Public Comment:**

Liz Poenini, 11 Milton Grant Drive; requested an update on the removal of the trees abutting her property.

Buzz Ostrowsky, 106 Sunset Drive; appreciates the movement of the easement and roadway, noting that it makes it a lot easier for the neighborhood. He raised concerns regarding the removal of the retaining wall and impact on area drainage.

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 Subject to the Following Conditions:**

1. The Board has accepted the alternate layout of the site, as presented to the Board at the September 6, 2018 ACABOR Meeting. This plan offers access from the existing driveway over the Lunney property (70.09-1-7) to the west, and connecting to a Town of Orangetown manhole in a Town sewer easement to the west. This will avoid using the sewer easement on the east side of Fitzgerald (70.09-1-11), the driveway on the west of Fitzgerald, and will preserve all of the trees in the sewer easement and driveway, as well as some additional trees east of the new house. The applicant shall provide all Easement Agreements between the property owners allowing access to the site to the Town of Orangetown. **Proof of the Filed Easement Agreements (filed with Rockland County Clerk's Office) shall be provided to the Town prior to the issuance of the Building Permit.**
2. The applicant shall provide in writing, proof that the Town of Orangetown Department of Sewer accepts the applicant's connection to the sewer as proposed on the site plan dated July 26, 2018, **prior to the issuance of the Building Permit.**
3. The proposed house will have four sides of vinyl siding with shakes on the gables, as noted on the submitted plans. The vinyl siding and shakes will be wicker color. The roof will be rustic black, manufactured by GAF, or equal. The front door will match the color of the house siding. The applicant was granted the option of placing glass inserts in the front door.

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ACABOR #18-32: Madira Framing Corp.  
110 Sunset Road  
Approved Subject to Conditions  
Site and Structure plans

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4. The air conditioning unit will be placed on the right side of the lot. The plan shall be revised to note the air conditioning unit. The applicant may have the Land Surveyor change the plan by hand or submit a revised plan.
5. The house siding shall be brought down to 8 inches above grade, on all four sides of the house.
6. Trees to be saved shall be protected with snow fencing to the drip line during construction.
7. 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 by Christopher Dunnigan and carried as follows: Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, absent and Brian Aitcheson, aye and John McCullough, 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: October 4, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



TOWN OF ORANGETOWN  
2018 OCT 10 P 2:18  
TOWN CLERK'S OFFICE



**ACABOR #18-42: The Learning Experience Plans  
Review of Sign Plans  
Approved as Presented**

**Permit #47903**

**Town of Orangetown – Architecture and Community Appearance  
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**TO: Noelle Wolfson, Hocherman, Tortorella & Wekstein, 1  
North Broadway, Suite 701, White Plains,  
New York 10601**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: The Learning Experience Plans:** The application of The Learning Experience (FB Greenbush LLC), and for Orangetown Commons, (FB Orangetown Retail, FB Orangetown Retail Three, FB Orangetown Retail Two, FB Orangetown Hotel, FB Orangetown Hotel Two), applicants for Thomas Graff, FB Orangetown Retail LLC, FB Orangetown Retail Three, FB Orangetown Retail Two, FB Orangetown Hotel, FB Orangetown Hotel Two, owners, for review of Sign Plans at a site to be known as “**The Learning Experience Plans – Sign 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 1 Stevens Way & 2 Greenbush Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.15, Block 1, Lots 21.1, 21.2, 21.3, 21.4 & 21.5 & 22 in the LI zoning district.

Heard by the Planning Board of the Town of Orangetown at a meeting held **Thursday, October 4, 2018** at which time the Board made the following determinations:

Noelle Wolfson and Robin Foley appeared and testified.

The Board received the following items:

**A. Sign Plans prepared by Foley Sign, Inc. and A & F Sign Company.**

- Front Exterior Elevation
- Illuminated Building Signage
- Façade Mount Channel Lettering & Installation
- Building Block Columns
- Building Block Columns
- Building Block Columns: Dimensional lettering Pin/ Stud Installation Method

**B. Sign Location Plans prepared by Murray Jay Miller, R.A., last revised May 18, 2018.**

**C. Copy of the Building Permit Referral dated July 18, 2018 prepared by Rick Oliver, Building Inspector.**

**FINDINGS OF FACT:**

1. The Board found that the proposed signs consisted of the company logo colors and shapes; channel lettering, façade mounted, remote wiring, Internal White LED illumination, 120 volts AC, as noted on the submitted plans. The sign colors correspond to the company's logo: magenta, yellow, orange and green, as shown on the submitted plans

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ACABOR #18-42: The Learning Experience Plans  
Review of Sign Plans  
Approved as Presented

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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 as Presented**.

The foregoing resolution was presented and moved by Andrew Andrews and seconded by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, absent; John McCullough, absent, 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: October 4, 2018

  
Cheryl Coopersmith Chief Clerk Boards and Commissions

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

**ACABOR #18-43: Virginia Homes Subdivision      Permit #47877**  
**Ramsay Residence Plans**  
**Approved as Presented**  
**Town of Orangetown – Architecture and Community Appearance Board of**  
**Review Decision**

**October 4, 2018**  
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**TO:            Richard Ramsay, 672 Route 303, Blauvelt, New York 10913**  
**FROM:        Architecture and Community Appearance Board of Review**

**RE:            Virginia Homes Subdivision - Lot #36.2 Plans:** Application of Kevin Ramsay, owner, for the review of Structure/Site/Landscaping Plans at a site to be known as “**Virginia Homes Subdivision - Lot #36.2 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 7 Goswick Court, Sparkill, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.08, Block 5, Lot 36.2; in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 4, 2018**, at which time the Board made the following determinations:

Richard Ramsay, Robert Hoene and Joseph Ruggero appeared and testified.

The Board received the following items:

**A.** Site Plan prepared by Jay Greenwell, PLS, dated September 19, 2016, last revised June 12, 2018.

**B.** Architectural Plans prepared by Robert Hoene, RA, dated March 26, 2012, last revised August 8, 2018:

**A1.0:** Elevations

**A2.0:** Foundation & First Floor Plans

**A3.0:** General Notes, Wall Section & Second Floor Plans

**C.** Exterior Building Material Specifications

**D.** Landscaping Plan prepared by Blythe Yost, Landscape Architect, dated August 20, 2018.

**E.** Copy of the Building Permit Application dated December 29, 2015.

**FINDINGS OF FACT:**

- 1.** The Board found that the proposed house would have four sides of vinyl siding; the color of the siding would be Natural Clay, manufactured Certainteed, or equal. The roof shingles would be weathered wood, manufactured by Timberline or equal and the window shutters would be black.
  
- 2.** The Board found that the house would have white trim, railing and garage doors. Lighting would be placed by the exterior doorways, in accordance with Town Code.

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ACABOR #18-43: Virginia Homes Subdivision      Permit #47877  
Ramsay Residence Plans  
Approved as Presented  
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3. The Board found that the Landscaping Plan was acceptable. The applicant noted that landscaping would be planted around the house foundation.
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.
6. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

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 as Presented**.

The foregoing resolution was presented and moved by Deborah Stuhlweissenburg and seconded by Shirley Goebel Christie and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; aye; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye and John McCullough, 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: October 4, 2018  
Cheryl Coopersmith, Chief Clerk Boards and Commissions

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**TO:** Louis Rakoszynski, 6 Crabtree Court, Monsey, NY 10952  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** **Pueblito Latino II Sign Plan:** The application of Westshore Plaza, LLC, owner, for the review of a sign plan at a site to be known as "**Pueblito Latino II 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 at the Westshore Shopping Center, 580 Route 303, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 13 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 4, 2018** at which time the Board made the following determinations:

Louis Rakoszynski appeared and testified. The Board received the following items:

- A.** A letter signed by Louis Rakoszynski, Westshore Plaza, dated September 5, 2018, a sign plan and sign location plan prepared by Westshore Plaza.
- B.** Copy of the Building Permit Referral dated August 24, 2018 prepared by Rick Oliver, Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the sign lightbox was existing; the applicant intends to swap the plastic insert with the new business sign "Pueblito Latino II". The main field would be white; lettering would be red and black, as noted on the submitted plan.

The hearing was then opened to the Public.

There being no one to be heard from the public, the Public Hearing portion of the

**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 Shirley Goebel Christie and seconded by Deborah Stuhlweissenburg and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye and John McCullough, 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: October 4, 2018**

**Cheryl Coopersmith Chief Clerk Boards and Commissions**



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**TO: Anthony Morin, Crestron, 7 Volvo Drive, Rockleigh, New Jersey 07647**

**FROM: Architecture and Community Appearance Board of Review**

**RE: Crestron Electronics HVAC Plans:** The application of Crestron Electronics, applicant, for 280-282 Orangeburg Road, LLC, owner, for the review of a Roof Mounted Equipment Plan at a site known as “**Crestron Electronics HVAC 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 88 Ramland Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.05, Block 1, Lot 36; 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, October 4, 2018**, at which time the Board made the following determinations:

Fernando Petrone, David Brown and Amr Yousef appeared and testified for the applicant. The Board received the following items:

**A.** A copy of the Building Permit Referral, dated July 19, 2018, signed by Building Inspector Michael Manzare.

**B.** Material Specification Sheet signed by Anthony Morin.

**C.** New Equipment - Mechanical – Roof Level, plans prepared by Gensler and The Rock Brook Engineering, last revised August 9, 2018:

- M02.02: Mechanical-Roof Level
- M07.02: Mechanical Equipment Schedules
- M07.01: Mechanical Equipment Schedules

**D.** New and Existing – HVAC Rooftop Units, plans prepared by Elkin/Sobolta & Associates, dated September 6, 2018:

- A101: Roof Plan
- A102: Elevations

**E.** Site Plans noting location of structure with rooftop equipment, prepared by McLaren Engineering, dated November 16, 2017, last revised July 10, 2018.

**FINDINGS OF FACT:**

1. The Board found that the applicant appeared at the Town of Orangetown Zoning Board of Appeals on October 3, 2018 and was granted approval for Performance Standards of the roof mounted equipment.

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2. The Board found that the proposed equipment would be mounted on the roof, as noted on the submitted plans.
3. The Board found that there are existing mechanical equipment on the building roof. The proposed equipment and new equipment would not be visible from street level, since there is existing screening on the building.

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 as Presented**.

The foregoing resolution was presented and moved by Andrew Andrews and seconded by Christopher Dunnigan and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye and John McCullough, 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: October 4, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

**ACABOR #18-46: Good Shepherd Rooftop  
Solar Panels Plans  
Approved as Presented**

**Permit #47929**

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**TO: Nicholas Glogowski, 6 East Dexter Plaza, Pearl River, New  
York 10965**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Good Shepherd Rooftop Solar Panels Plans:** The Application of Infinity Solar Systems, applicant for Good Shepherd Lutheran Church, owner, for the review of Roof Mounted Solar Panels Plans at a site known as “**Good Shepherd Rooftop Solar Panels 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 112 Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 3, Lot 1 in the RG zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 4, 2018**, at which time the Board made the following determinations:

Nicholas Glogowski, Robert Bergman and Edna Warren appeared and testified.

The Board received the following items:

**A. Copy of Plans entitled Solar Panel Installation Project Good Shepherd Lutheran Church, prepared by Sunpower by Infinity Solar, dated July 9, 2018:**

- Drawing 1 of 6: Project location, notes and Vicinity Map
- Drawing 2 of 6: System Information, Aerial/Layout
- Drawing 3 of 6: System Information, Array Layout Plan
- Drawing 4 of 6: 3-line Diagram
- Drawing 5 of 6: Signage Plan
- Drawing 6 of 6: Mounting Detail and Site Verification Notes
- Photograph of structure

**B. A copy of the Building Permit Referral dated July 26, 2018 signed by Building Inspector Glen Maier.**

**C. A letter from Sunpower signed by Nicholas Glogowski, Infinity Solar Systems, Permit Coordinator.**

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed a roof mounted solar panel system, a total of 67 solar panels at 15% tilt. The panels would be a minimum of 3 feet from the edge of the flat roof and would not be visible from any roadway.

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ACABOR #18-46: Good Shepherd Rooftop  
Solar Panels Plans  
Approved as Presented

Permit #47929

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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 as Presented**.

The foregoing resolution was presented and moved by Brian Aitcheson and seconded by Shirley Goebel Christie and carried as follows; Andrew Andrews, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Christopher Dunnigan, aye; Katie Beckmann, absent; Brian Aitcheson, aye and John McCullough, 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: October 4, 2018  
Cheryl Coopersmith  
Chief Clerk Boards and Commissions



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