

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF FEBRUARY 18, 2016**

**MEMBERS PRESENT:** Blythe Yost, Chair  
Brian Aitcheson Andrew Andrews  
Brian Terry Bruce Jensen  
Deborah Stuhlweissenburg

**MEMBER ABSENT:** Shirley Goebel Christie

**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.

<b>Sisters of Saint Dominic Subdivision Plan</b>	<b>ACABOR #16-11</b>
Review of Subdivision Plan	<b>Approved</b>
496 Western Highway, Blauvelt	<b>Subject to</b>
74.06/3/1.1 and 1.3; R-40 zoning district	<b>Conditions</b>

<b>Bailey's Smokehouse to-Go Sign Plan</b>	<b>ACABOR #16-12</b>
Review of Sign Plan	<b>Approved</b>
Blauvelt Mini Mall	<b>Subject to</b>
135 East Erie Street, Blauvelt	<b>Conditions</b>
70.14/4/36; CS zoning district	

<b>Celtic Sheet Metal Plans</b>	<b>ACABOR #16-13</b>
Review of Site, Building Addition, and Landscaping Plans	<b>Approved</b>
1 Corporate Drive, Orangeburg	<b>Subject to</b>
73.20/1/32; LIO zoning district	<b>Conditions</b>

<b>McKenna Plans</b>	<b>ACABOR #16-14</b>
Review of Site/Structure Plans	<b>Approved</b>
9 Marycrest Road, West Nyack	<b>Subject to</b>
69.07/1/24; R-40 zoning district	<b>Conditions</b>

**Other Business:** ACABOR #11-22, Quinn Sparkill Plans: Section 77.08, Block 5, Lot 48, 3 Union Street, Sparkill. The applicant requested to change the building trim color from white to black. The Board reviewed and approved the trim color to "black"; noting that the darker trim color enhanced the design of the structure.

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

A motion was made to adjourn the meeting by Brian Aitcheson and seconded by Andrew Andrews 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 8:25 p.m. The next ACABOR Meeting is scheduled for March 3, 2016.

**Dated: February 18, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**



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**ACABOR #16-11: Sisters of Saint Dominic of Blauvelt Subdivision Plan:  
Approved Subject to Conditions**

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

**February 18, 2016**

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TO: Michael Dempsey, 496 Western Highway, New York, 10962  
FROM: Architecture and Community Appearance Board of Review

RE: Sisters of Saint Dominic of Blauvelt Subdivision Plan: The application of Dominican Sisters of Blauvelt, owner, for the review of a Subdivision Plan at a site to be known as “**Sisters of Saint Dominic of Blauvelt Subdivision 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 496 Western Highway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.06, Block 3, Lots 1.1 & 1.3 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, February 18, 2016**, at which time the Board made the following determinations:

Michael Dempsey and Brian Quinn appeared and testified. The Board received the following items:

**A.** Subdivision Plan prepared by Corless Associates dated October 1, 2015, last revision date of November 11, 2015.

**B.** Planning Board Decision #15-55, Preliminary Subdivision Plan Approval Subject to Conditions/ Neg. Dec., dated November 9, 2015 and ZBA #16-02, dated January 6, 2016 for Rear Yard Variance for Lot #1, Approved.

**FINDINGS OF FACT:**

1. The Board found that this application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
2. The Board found that subdivision involved no construction and that the subdivision involved reconfiguration of property lines between Dominican College and the Sisters of Saint Dominic.

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 #16-11: Sisters of Saint Dominic of Blauvelt Subdivision Plan:  
Approved Subject to Conditions**

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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. Prior to any construction, grading or removal of trees on the site, the applicant must return to ACABOR for review and approval of any construction on the site.
2. This application is reviewing only the subdivision of property and not reviewing or approving site or architectural plans.
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.
5. The applicant shall comply with the requirements of Section 21-25 of the Town of Orangetown Shade Tree Ordinance.

The foregoing resolution was presented and moved by Brian Terry and seconded by Bruce Jensen and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, aye and Shirley Goebel Christie, 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: February 18, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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**ACABOR #16-12: Bailey's Smokehouse to-Go Sign Plan - Approved Subject to Conditions**

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

**February 18, 2016**

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TO: Kevin Clark, 135 East Erie Street, Blauvelt, New York 10913  
ROM: Architecture and Community Appearance Board of Review

RE: Bailey's Smokehouse to-Go Sign Plan: The application of Kevin Clark, applicant, for Blauvelt Mini Mall, Inc. owner, for the review of a Sign Plan at a site to be known as "**Bailey's Smokehouse to-Go 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 135 East Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 36 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 18, 2016**, at which time the Board made the following determinations:

Kevin Clark appeared and testified.

The Board received the following information:

- A. Sign Plans prepared by Frohling Sign Company, dated December, 2015.
- B. Material Sheet dated January 28, 2016, signed by Kevin Clark, Manager.

**FINDINGS OF FACT:**

1. The Board found that the applicant proposed one sign to be mounted on the building façade. At the meeting the applicant requested to change the wording on the sign as follows: Delete "TAKE OUT" replace with "EATERY". The Board agreed to the change in wording. Revised plans would be submitted.
2. The Board found that the proposed sign would be constructed as follows:
  - Single faced
  - Internally illuminated
  - Wall Mounted Sign Box
  - Dimensions would be 18" by 12', blue main field with white lettering, with gold, black and red company logo, 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 meeting was closed.

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**ACABOR #16-12: Bailey's Smokehouse to-Go Sign Plan - Approved Subject to Conditions**

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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. Revised plans shall be submitted that change the wording on the sign as follows: Delete "TAKE OUT" replace with "EATERY".
2. The sign shall be mounted on the building façade and be constructed as follows:
  - Single faced
  - Internally illuminated
  - Wall Mounted Sign Box
  - Dimensions would be 18" by 12', blue main field with white lettering, with gold, black and red company logo, as noted on the submitted plan.

The foregoing resolution was presented and moved by Bruce Jensen and seconded by Blythe Yost and carried as follows; Blythe Yost, Chair, aye; Brian Terry, aye; Bruce Jensen, aye; Brian Aitcheson, aye; Deborah Stuhlweissenburg, aye; Andrew Andrews aye and Shirley Goebel Christie, 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: February 18, 2016**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

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**ACABOR #16-13: Celtic Sheet Metal Site, Landscaping and Building  
Addition Plans- Approved Subject to Conditions**

**Town of Orangetown – Architecture and Community Appearance Board of  
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**TO:** Steve Grogg, 100 Snakehill Road, West Nyack, New York 10956  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Celtic Sheet Metal Plans: The application of Celtic Sheet Metal, applicant, for Rather Magurly Realty, owner, for the review of Site, Building Addition, and Landscaping Plans at a site to be known as “**Celtic Sheet Metal 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 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.20, Block 1, Lot 32 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, February 18, 2016**, at which time the Board made the following determinations:

Steve Grogg, Michael Cunney, Victor Caruso and Donald Brenner appeared and testified.

The Board received the following items:

**A. Site Plans prepared by McLaren Engineering Group, dated March 17, 2015:**

C-001: Cover Sheet

C-100: Overall Site Plan, revised June 17, 2015

C-351: Site Lighting Plan

C-352: Site Planting Plan

C-353: Site Planting Plan Notes and Details

**B. Architectural Plans prepared by Victor Caruso, RA, dated November 3, 2015:**

A-1: Foundation Plan

A-2: Floor Plan

A-3: Elevation Sections

A-4: Internal Elevations

A-5: General Notes

A-6: General Notes

**C. Exterior Building Material Specifications, signed by Michael Cunney, undated.**

**D. A copy of the Building Permit Referral dated April 14, 2015.**

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**ACABOR #16-13: Celtic Sheet Metal Site, Landscaping and Building  
Addition Plans- Approved Subject to Conditions**

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**E.** Copies of the following Board Decisions: ZBA #15-71, Side Yard, Rear Yard, Building Height, Section 6.4 Number of Loading Berths and Section 3.11 LIO District refers to LO District Column 7 #2- Outdoor Loading Berths: Variances Approved and PB#15-27, Preliminary Site Plan Approval Subject to Conditions, dated May 27, 2015.

**F.** A letter from Mike Policastro, 4 Lone Cedar Way, Old Tappan, New Jersey, an abutting property owner, dated February 18, 2016.

**FINDINGS OF FACT:**

1. The Board found that the project consisted of a building addition on an existing building in Orangeburg. The project has received Planning Board and Zoning Board of Appeals approvals. The façade material would be metal panels and glass to replicate the original structure.
2. The Board found that the applicant proposed to match the building addition façade in color and materials to the existing metallic sided structure. However, due to weathering of the existing material, the color had changed and had become a darker shade of grey. The applicant presented two possible selections of material for the building facade;
  - a. The same manufacturer and color selection of Metal Panels as originally used on the existing structure, or
  - b. Metal Panels that match the color of the present color of the metal panels that have 12 years of weathering. This option would seek to replicate the color that the building currently presents itself. The same manufacturer would not necessarily be used.
3. The Board found that the applicant could consider increasing the glass panels to the parapets.
4. The Board found that the landscaping would not change and would remain in keeping with the existing theme on site. The applicant noted that they have plans to prune around the detention basin located along Blaisdell Road.
5. The Board found that after reviewing the Landscaping Plan, the following changes needed to be made:
  - Pine Trees should be changed to Norway Spruce Trees and additional plantings should be planted in the Southeast corner; adding 4 to 5 screen trees.

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**ACABOR #16-13: Celtic Sheet Metal Site, Landscaping and Building  
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6. The Board found Condition #3 of Planning Board Decision, PB #15-27; requested the following additional landscaping on the site: ...evergreen trees or erecting a fence along the property line in order to shield the residential properties from vehicle headlights.
7. The Board found that lighting on the site would consist of two fixtures on the front of the site and one fixture in the rear, each 10-12 foot in height. All lighting would be down faced and would match the existing poles.
8. The Board found that the concerns of Mike Policastro, outlined in his letter of February 18, 2016 were addressed and discussed; noises, lighting, odors, screening, and hours of operation. The Board held that each item was adequately addressed by the Board and the applicant.

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 proposed building façade addition shall match the manufacturer and color selection of Metal Panels as originally used on the existing structure.
2. All lighting on the site will be down lit and the front and rear fixtures will match the existing fixtures on site.
3. The Landscaping Plan, shall be revised as follows:
  - a. Pine Trees shall be changed to Norway Spruce Trees
  - b. Additional plantings shall be planted in the Southeast corner to note 4 to 5 screen trees.
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 Andrew Andrews and seconded Deborah Stuhlweissenburg and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Bruce Jensen, aye; Deborah Stuhlweissenburg, aye and Shirley Goebel Christie, 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: February 18, 2016**

**Cheryl Coopersmith**

**Chief Clerk Boards and Commissions**

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**ACABOR #16-14: McKenna Plans- Approved Subject to Conditions**

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

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**TO:** Kier Levesque, 49 Third Avenue, Nyack, New York 10960  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** McKenna Plans: Application of Barry McKenna, owner for the review of Site and Structure Plans at a site to be 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 9 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.07, Block 1, Lot 24; 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, February 18, 2016**, at which time the Board made the following determinations:

Barry McKenna and Kier Levesque appeared and testified.

The Board received the following items:

**A.** Plans prepared by Kier B. Levesque, R.A., dated December 31, 2015, revised January 23, 2016:

Site Plan

A1: Foundation Plan

A2: Foundation Plan: Garage

A3: First Floor Plan: House

A4: First Floor: Garage

A5: Second Floor Plan: House

A6: Second Floor: Garage

A7: Front Elevation

A8: Rear Elevation

A10: Garage Elevations

**B.** Exterior Building Material Specifications, signed by Kier Levesque, dated February 1, 2016.

**C.** A copy of the Building Permit Referral dated January 6, 2016.

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**ACABOR #16-14: McKenna Plans- Approved Subject to Conditions**

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**FINDINGS OF FACT:**

1. The Board found that the proposed house would have four sides of brick veneer in Olde England standard brick manufactured by Glen-Gary, or equal. The roof shingles would be onyx black slate, manufactured by Truslate, or equal. The house trim would be white, downspouts and flashing would be copper.
2. The Board found that lighting would be placed by the exterior doorways, in accordance with Town Code.
3. The Board found that the proposed landscaping shown on the Site Plan did not note the size of the plantings. The Board requested that the applicant reappear as "Other Business" with a plan that notes the sizes and types of the proposed plants that would be planted on the site.
4. The Board found that the house design may be improved if the applicant considered additional articulation in the fenestration of the mass of the garage and the placement of crown molding.

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 proposed house will have four sides of brick veneer in Olde England standard brick manufactured by Glen-Gary, or equal. The roof shingles would be onyx black slate, manufactured by Truslate, or equal. The house trim would be white, downspouts and flashing would be copper.
2. The lighting would be placed by the exterior doorways, in accordance with Town Code.
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.
5. **The proposed landscaping shown on the Site Plan did not note the size of the plantings. The applicant shall reappear as "Other Business" in front of ACABOR with a Landscaping Plan that notes the sizes and types of the proposed plants that would be planted on the site.**

The foregoing resolution was presented and moved by Blythe Yost and seconded Brian Terry and carried as follows: Blythe Yost, Chair, aye; Andrew Andrews, aye; Brian Terry, aye; Shirley Goebel Christie, absent; Bruce Jensen, aye; Brian Aitcheson, 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: February 18, 2016**  
**Cheryl Coopersmith**  
**Chief Clerk Boards and Commissions**

*Cheryl Coopersmith*

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