

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of October 10, 2024**

MEMBERS PRESENT: Shirley Goebel Christie, Michael Sandhage, Sharon Burke, Brian Aitcheson, Barbara Carroll, and Matthew Carey

MEMBER ABSENT: Deborah Stuhlweissenburg

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney, and Gerard Chesterman, Planning Assistant

Shirley Goebel Christie called the meeting to order at 7:31 p.m. Ms. Goebel Christie 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 July 25, 2024 ACABOR Meeting:

92 Clinton Avenue Plans CEA
Review of Site & Architectural Plan
92 Clinton Avenue, South Nyack
Section 66.54, Block 1, Lot 34.1;
RG-6 zoning district

ACABOR #24-29

**APPROVED WITH
CONDITIONS**

New Items:

63 Hamilton Avenue House Rebuild
Review of Site & Architectural Plans
63 Hamilton Avenue, Tappan
Section 74.17, Block 3, Lot 54;
R-15 zoning district

ACABOR #24-30

**APPROVED WITH
CONDITIONS & OPTIONS**

A motion was made to adjourn the meeting by Barbara Carroll 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. As there was no further business before the Board, the meeting was adjourned at 8:37 p.m.

Dated: October 10, 2024

Gerard Chesterman, Town of Orangetown



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ACABOR #24-29
92 Clinton Avenue Plans CEA
Approved with Conditions

Permit #: BLDR-4965-24

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TO: Bernard Weintraub, P.O. Box 552, Nyack, New York,
10960

FROM: Architecture and Community Appearance Board of
Review

RE: 92 Clinton Avenue Plans CEA. Continued from the July
25, 2024 ACABOR Meeting: The application of Bernard Weintraub, applicant
and owner of 92 Clinton Avenue for Plans CEA at a site known as “92 Clinton
Avenue” 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 92
Clinton Avenue, South Nyack, Town of Orangetown, Rockland County, New
York, and as shown on the Orangetown Tax Map as Section 66.54, Block 1, Lot
34.1; RG-6 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held on **Thursday, July 25, 2024 and
Thursday October 10, 2024** at which time the Board made the following
determinations:

July 25, 2024

Bernard Weintraub testified before the Board. The Board received the following
items:

1. Architectural Plans: Residence 92 Clinton Avenue S. Nyack, NY, prepared
by Kier B. Levesque, R.A. Architect, dated March 15, 2024
 - SHEET NO. A-2: First & Second Floor Plan
 - SHEET NO. A-3: Elevations
 - SHEET NO. A-4: Elevations
 - SHEET NO. A-7: Garage Plan & Elevations
2. Plot Plan and Details of 92 Clinton Avenue, prepared by Sparaco &
Youngblood, PLLC., prepared October 23, 2023
 - Sheet 1 of 2: Plot Plan
 - Sheet 2 of 2: Details
3. Planting Plan, prepared by Yost Design Landscape Architecture, last
revised June 28, 2024.
4. Material sheet.
5. Building Department Referral dated April 11, 2024, signed by Rick Oliver,
Chief Building Inspector.

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6. Email titled “Fwd: 92 Clinton Ave Tax lot#66.54 blk-1 lot-34.1”, prepared by Kristy Leader, dated July 22, 2024.
7. Email titled “Proposed Project at 92 Clinton Ave Tax lot#66.54 blk-1 lot-34.1”, prepared by Jeffery Hirsch, dated July 24, 2024.

FINDINGS OF FACT:

1. The Board found that the applicant wants to build a single-family home on the premise.
2. The Board found that the roof shingles would be Asphalt Charcoal in color, or equal.
3. The Board found that the siding would be a vinyl gray color, or equal.
4. The Board found that the windows would have a PVC white trim with white rails
5. The Board found that the block and stone retaining wall would be made of Fieldstone Hardscape, or equal.
6. The Board found that there would be brick/paver paths on the property
7. The Board found that the exterior lighting would consist of
 - o Entry lights
 - o Flood lights over the garage
 - o Lights over the driveway
 - o Lights over the garage
 - o Lamp posts lights to light the long driveway
8. The Board found that the garage door would be white in color
9. The Board found that the front and back doors would both be blue in color.
10. The board found that there will be plenty of plantings to act as a visual buffer which consists of
 - o 5 Tsuga Canadensis plants screening the detached garage on the north east side of the property, in consultation with Yost Design, or equal.
 - o Prunus Laurocerasus plants buffering the AC Units on the west side of the property, in consultation with Yost Design, or equal.
 - o 6 Stachys Byzantina “Big Ear” plants on the western half of the front lawn, in consultation with Yost Design, or equal
 - o A Paeonia Lactiflora “Shirley Temple” plant on the western half of the front lawn, in consultation with Yost Design, or equal
 - o 2 Chamaecyparis Plisifera “Dow Whiting” plants on the western half of the front lawn, in consultation with Yost Design, or equal

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- A Baptisia Australls plant on the western half of the front lawn, in consultation with Yost Design, or equal
- 3 Buddlejij plants on the western half of the front lawn, in consultation with Yost Design, or equal
- 3 Buxus Microphylla plants on the western half of the front lawn, in consultation with Yost Design, or equal
- A Cornus Kousa plant on the western half of the front lawn, in consultation with Yost Design, or equal
- 4 Syringn Pubescens Patula plants on the western half of the front lawn, in consultation with Yost Design, or equal
- 2 Juniperus Scopulorum plants on the western half of the front lawn, in consultation with Yost Design, or equal
- 5 Itea Virginlca plants on the western side of the proposed house, in consultation with Yost Design, or equal
- 1 Juniperus Scopulorum plant on the western back lawn, in consultation with Yost Design, or equal
- 1 Physocarpus opulifolius plant on the western back lawn, in consultation with Yost Design, or equal
- 1 Amelanchier Canadensis plant on the western back lawn, in consultation with Yost Design, or equal
- 4 Deutzia Gracillis plants on the western back lawn, in consultation with Yost Design, or equal
- 1 Prunus Serrulata plant on the far back lawn, in consultation with Yost Design, or equal
- 1 Nyssa Sylvatica plant on the far back lawn, in consultation with Yost Design, or equal
- 3 Perovskia plants on the eastern side of the house, in consultation with Yost Design, or equal
- 10 Panicum Virgatum plants on the eastern side of the house, in consultation with Yost Design, or equal
- 8 Buxus Microphylla plants on the eastern side of the house, in consultation with Yost Design, or equal
- 8 Buxus Microphylla plants along the back porch, in consultation with Yost Design, or equal
- 7 Alchemilla Mollis plants along the back porch, in consultation with Yost Design, or equal
- 4 Juniperus Scopulorum plants on the eastern side of the front porch, in consultation with Yost Design, or equal
- 3 Syringn Pubescens Patula plants on the eastern portion of the front lawn in front of the porch, in consultation with Yost Design, or equal.
- 4 Allium X plants on the eastern portion of the front lawn in front of the porch, in consultation with Yost Design, or equal.
- 5 Salvia Nemorsa plants on the eastern portion of the front lawn in front of the porch, in consultation with Yost Design, or equal.

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- 6 Panicum Virgatum plants on the western portion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 9 Pervoskia plants on the western portion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 3 Picea Abies plants on the western portion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 1 Picea Omorika plant on the western portion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.

The hearing was then opened to the Public.

Kendol Leader, 90 Clinton Ave, South Nyack. Stressed that the landscape plan is insufficient as there are no removal plans and some of the trees listed on the plans are not on the 92 Clinton Avenue Property. Stressed that screening needs to be prioritized. Feels that there is no need for lights.

Kristy Leader, 90 Clinton Ave, South Nyack. Stressed that she wants the letter she wrote on the minutes. Questioned the ethics of Bernard Weintraub. Stressed concern with contamination and construction activity on the property as a safety issue to her family.

Jeff Hirsch, 84 Clinton Ave, South Nyack. Stressed that he wants his letter in the decision. Wants an aesthetically pleasing home on the property. Stressed concerns pertaining to operations, construction activity, street traffic and lighting.

Anthony Del Regno, 192 South Broadway, Nyack. Questioned the Board on drainage and where it will go to.

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 applicant Requested a **Continuation** where:

The applicant would submit updated plans.

October 10, 2024

Bernard Weintraub testified before the Board. The Board received the following items:

1. Tree Plan, prepared by Yost Design Landscape Architecture, last revised October 10, 2024
2. Landscape plans, prepared by Yost Design Landscape Architecture, last revised September 6, 2024:
 - Sheet NO. L-102: Tree Plan
 - Sheet NO. L-701: Planting Plan
 - Sheet NO. L-801: Details Sheet

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3. Drainage Plans of 92 Clinton Avenue, prepared by Sparaco and Youngblood, PLCC., last revised August 21, 2024
 - Sheet 1 of 2: Plot Plan
 - Sheet 2 of 2: Details
4. Drainage Report prepared by Sparaco and Youngblood, PLCC., last revised August 21, 2024
5. Email titled “Fwd: 92 Clinton Ave Tax lot#66.54 blk-1 lot-34.1”, prepared by Kristy Leader, dated October 10, 2024.
6. Material Sheet
7. Building Department Referral dated April 11, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant wants to build a single-family home on the premise.
2. The Board found that the roof shingles would be Asphalt Charcoal in color, or equal.
3. The Board found that the siding would be a vinyl gray color, or equal.
4. The Board found that the windows would have a PVC white trim with white rails
5. The Board found that the block and stone retaining wall would be made of Fieldstone Hardscape, or equal.
6. The Board found that there would be brick/paver paths on the property
7. The Board found that the exterior lighting would consist of
 - Entry lights
 - Flood lights over the garage
 - Lights over the driveway
 - Lights over the garage
 - Lamp posts lights to light the long driveway
8. The Board found that the garage door would be white in color
9. The Board found that the front and back doors would both be blue in color.
10. The board found that there will be plenty of plantings to act as a visual buffer which consists of
 - 5 Tsuga Canadensis plants screening the detached garage on the north east side of the property, in consultation with Yost Design, or equal.

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- Prunus Laurocerasus plants buffering the AC Units on the west side of the property, in consultation with Yost Design, or equal.
- 6 Stachys Byzantina “Big Ear” plants on the western half of the front lawn, in consultation with Yost Design, or equal
- A Paeonia Lactiflora “Shirley Temple” plant on the western half of the front lawn, in consultation with Yost Design, or equal
- 2 Chamaecyparis Plisifera “Dow Whiting” plants on the western half of the front lawn, in consultation with Yost Design, or equal
- A Baptisia Australls plant on the western half of the front lawn, in consultation with Yost Design, or equal
- 3 Buddlej plants on the western half of the front lawn, in consultation with Yost Design, or equal
- 3 Buxus Microphylla plants on the western half of the front lawn, in consultation with Yost Design, or equal
- A Cornus Kousa plant on the western half of the front lawn, in consultation with Yost Design, or equal
- 4 Syringn Pubescens Patula plants on the western half of the front lawn, in consultation with Yost Design, or equal
- 2 Juniperus Scopulorum plants on the western half of the front lawn, in consultation with Yost Design, or equal
- 5 Itea Virginlca plants on the western side of the proposed house, in consultation with Yost Design, or equal
- 1 Juniperus Scopulorum plant on the western back lawn, in consultation with Yost Design, or equal
- 1 Physocarpus opulifolius plant on the western back lawn, in consultation with Yost Design, or equal
- 1 Amelanchier Canadensis plant on the western back lawn, in consultation with Yost Design, or equal
- 4 Deutzia Gracillis plants on the western back lawn, in consultation with Yost Design, or equal
- 1 Prunus Serrulata plant on the far back lawn, in consultation with Yost Design, or equal
- 1 Nyssa Sylvatica plant on the far back lawn, in consultation with Yost Design, or equal
- 3 Perovskia plants on the eastern side of the house, in consultation with Yost Design, or equal
- 10 Panicum Virgatum plants on the eastern side of the house, in consultation with Yost Design, or equal
- 8 Buxus Microphylla plants on the eastern side of the house, in consultation with Yost Design, or equal
- 8 Buxus Microphylla plants along the back porch, in consultation with Yost Design, or equal
- 7 Alchemilla Mollis plants along the back porch, in consultation with Yost Design, or equal
- 4 Juniperus Scopulorum plants on the eastern side of the front porch, in consultation with Yost Design, or equal

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- 3 Syringn Pubescens Patula plants on the eastern portion of the front lawn in front of the porch, in consultation with Yost Design, or equal.
- 4 Allium X plants on the eastern portion of the front lawn in front of the porch, in consultation with Yost Design, or equal.
- 5 Salvia Nemorsa plants on the eastern portion of the front lawn in front of the porch, in consultation with Yost Design, or equal.
- 6 Panicum Virgatum plants on the western postion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 9 Pervoskia plants on the western postion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 3 Picea Abies plants on the western postion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 1 Picea Omorika plant on the western postion of the front lawn adjacent to the sidewalk, in consultation with Yost Design, or equal.
- 11 Proposed "Green Giants" along the back of the property line, in consultation with Yost Design, or equal.

The hearing was then opened to the Public.

Kendol Leader, 90 Clinton Ave, South Nyack. Stressed issues with tree drawing asking for clarification on what is being removed.

Jeff Hirsch, 84 Clinton Ave, South Nyack. Stressed concern with construction safety

There being no one further 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 with the Conditions:**

- Grass the naturally grows vertically, not horizontally and does not need to be trimmed be planted in consultation with Yost Landscape.
- No pole lights be placed on the southern end of the driveway.
- Replacement trees will be planted in the event that any trees are removed
- Night sky fixture to focus down in the back of the house will be utilized

The foregoing resolution was presented and moved by Shirley Goebel Christie and second by Brian Aitcheson and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, aye.

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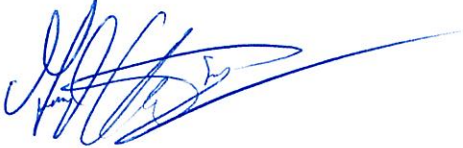
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The Assistant Planner is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

Dated: October 10, 2024
Gerard Chesterman, Town of Orangetown



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ACABOR #24-30
63 Hamilton Avenue House Rebuild
Approved with Conditions

Permit #: BLDR-5822-24

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TO: Bryan Wright, 63 Hamilton Avenue, Tappan, New York,
10983

FROM: Architecture and Community Appearance Board of
Review

RE: **63 Hamilton Avenue House Rebuild:** The application of
Bryan Wright, applicant and owner of 63 Hamilton Avenue House Rebuild at a site
known as “63 Hamilton Avenue” 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 63 Hamilton Avenue, Tappan, Town of Orangetown,
Rockland County, New York, and as shown on the Orangetown Tax Map as
Section 74.17, Block 3, Lot 54; R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, October 10 2024** at which
time the Board made the following determinations:

Bryan Wright, homeowner and applicant, Jennifer Abilar-Wright, homeowner,
and Bill Helmke, project manager, testified before the Board. The Board received
the following items:

1. Project Narrative, prepared by Bryan Wright
2. Vicinity Map, prepared by Bryan Wright
3. Land Survey for “Wright”, prepared and signed by Robert E. Sorace,
PLS.
4. New Design Inspiration sheet depicting inspiration for design, prepared
by Bryan Wright.
5. Architectural Plans: Wright Residence, prepared by Danon Group
 - Last revised September 10, 2024
 - Drawing NO. A-4: Building Elevations
 - Drawing NO. A-2: Basement and 1st Floor Plans
 - Drawing NO. A-3: 2nd Floor and Roof Plans
 - Drawing NO. A-5: Electrical Plans
 - Drawing NO. A-6: Building Section, Details
 - Drawing NO. A-7: Typical Details
 - Drawing NO. L-1: General Notes & Plot Plan
 - Last revised July 21, 2024
 - Drawing NO. A-1: Existing Basement, Electrical & Plumbing
Riser Diagram
6. Landscaping Plan, prepared by John Helmke

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7. Building Material Images, prepared by Bryan Wright
8. Front Door Plans, prepared by Bryan Wright
9. Material sheet.
10. Building Department Referral dated September 18, 2024, signed by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

1. The Board found that the applicant experienced a house fire and as a result, the house was demolished to the foundation which is to stay the same.
2. The board found that the siding would be Vinyl Forest Green, manufactured by Mainstreet/Titan XT, or equal
3. The Board found that the roof shingles would be a shadow gray Virginia Slate Classic Colors, manufactured by Titan, or equal.
4. The Board found that the front face of the house for the first several feet would be El Dorado stacked stone-alderwood, be black river in color and be manufactured by El Boro, or equal.
5. The Board found that the windows would be an Anderson 200 with a white trim, or equal.
6. The Board found that the front door would be dark brown with stone around the door
7. The Board found that the front deck would be white PVC with white 6 inch columns that are simple square and would contain white railings.
8. The Board found that the floor of the front porch would be blue stone concrete with a stone finish, manufactured by El Boro, or equal.
9. The Board found that there would be Portico Side Lamp lights by the garage door.

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 with the following Conditions:**

- The plans would be revised to include the following:
 - Lighting would be contained along the front walkway to the house.
 - 4 wall scones on the back deck on either side of the door.

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ACABOR #24-30
63 Hamilton Avenue House Rebuild
Approved with Conditions

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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved with the following Options:**

- The deck would be deck trex or pressure treated wood.
- The front steps would be trex or pressure treated wood.

The foregoing resolution was presented and moved by Brian Aitcheson and second by Shirley Goebel Christie and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, aye.

The Assistant Planner 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 10, 2024
Gerard Chesterman, Town of Orangetown



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