

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of December 5, 2024**

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

MEMBER ABSENT: Deborah Stuhlweissenburg

ALSO, PRESENT: Robert Magrino, Town Attorney, and Gerard Chesterman, Planning Assistant

Shirley Goebel Christie-Chairwomen called the meeting to order at 7:32 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.

New Items:

Perigon Wealth Sign Plans

ACABOR #24-39

Sign Plan Review

101 S. Broadway, Nyack
Section 66.46, Block 2, Lot 23;
RG-OA zoning district

**APPROVED AS
PRESENTED**

7 Sickletown Road House Plans

ACABOR #24-40

Single Family Residence Plan Review
500 Route 303, Orangeburg
Section 69.19, Block 1, Lot 24;
R-40 zoning district

**APPROVED WITH
CONDITIONS**

8-12 South Boulevard Landscape Plans

ACABOR #24-41

Landscape Plan Review
8-12 South Boulevard, South Nyack
Section 65.60, Block 1, Lot 5:
R68-R12 Zoning District

CONTINUATION

31 South Boulevard Exterior Alterations

ACABOR #24-42

Review of lighting and window
31 South Boulevard, South Nyack
Section 65.68, Block 1, Lot 4:
R68-R12 Zoning District

**CONTINUATION /
APPROVED AS
PRESENTED**

Other Business: The Board reviewed and approved the change in the siding, stone veneer, windows and front door to a new house in the 9 O'Grady Court Plans, 69.08-1-2.6, 9 O'Grady Court, Orangeburg. The approved new changes are as follows: the siding would be changed from stucco to a "Light Mist"; natural stone veneer on the front façade will be placed under the porch in lieu of the garage façade; enlarge both the dining room and the basement bedroom windows from 2-wide casements to 3-wide casements; delete the pantry window on the north side of the proposed dwelling and; the implementation of a black steel and glass door.

A motion to approve the changes was moved by Matthew Carey and second by Michael Sandhage and carried as follows; Shirley Goebel Christie- Chairwomen, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, aye.

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Other Business: The Board reviewed and approved to amend the October 10, 2024 ACABOR decisions for the 92 Clinton Avenue Plans, 66.54-1-34.1, 92 Clinton Avenue, South Nyack. The amended decisions as follows:

**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 and manufactured by GAF (Timberline), or equal.
3. The Board found that the siding would be a vinyl gray color and manufactured by Royal Building Products (Market Square), or equal.
4. The Board found that the windows would have a PVC white trim with white rails and manufactured by Andersen Renewal, or equal.
5. The Board found that the block and stone retaining wall would be made of Fieldstone Hardscape and manufactured by ORI, or equal.
6. The Board found that there would be brick/paver paths on the property that are Charcoal Gray in color and manufactured by Keystone CST Paving Stones, or equal.
7. The Board found that the exterior lighting would be a standard white exterior light fixtures, manufactured by RAB Lighting, or equal. They would consist of the following:
 - o Entry lights at the front door
 - o Flood lights on the corner of the garage to light up the driveway that are motion activated
 - o Certified Black Sky Walkway Lights on the west side of the 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 the AC units will be placed on the west side of the house and will be screened.
11. The board found that there will be plenty of plantings to act as a visual buffer.

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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
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

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4. Drainage Report prepared by Sparaco and Youngblood, PLLC., 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.

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 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:**

- Three green giant trees are placed at the back of the property for screening from the neighbors.
- Grass that naturally grows vertically (not horizontally) and does not need to be trimmed to be planted along east side of driveway as screening for the neighbor. Type of grass will be chosen 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 from the final landscape plan.
- Night sky fixtures on the west side of driveway to light the edge from south to north at the back of the house to be utilized.

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

- The back and garage doorways would have sconces and be black in color on a white blocking, manufactured by RAB Lighting, or equal.

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- The main garage door would have either sconces or gooseneck lights above it and would be black in color, manufactured by RAB Lighting, or equal.
- That 6 trees be placed along the side of the property that faces the Esposito Trail if the existing buffer is removed.

The foregoing resolution was presented and moved by Shirley Goebel Christie-Chairwomen and second by Brian Aitcheson and carried as follows; Shirley Goebel Christie- Chairwomen, 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

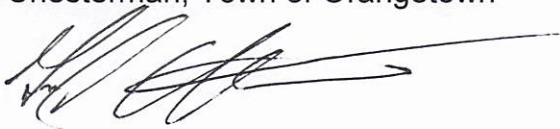


A motion to approve the amended decisions was moved by Shirley Goebel Christie- Chairwomen and second by Matthew Carey and carried as follows; Shirley Goebel Christie- Chairwomen, aye; Deborah Stuhlweissenburg, absent; Brian Aitcheson, aye; Michael Sandhage, aye; Barbara Carroll, aye; Sharon Burke aye; and Matthew Carey, aye.

A motion was made to adjourn the meeting by Matthew Carey and second by Shirley Goebel Christie-Chairwomen 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 additional further business before the Board, the meeting was adjourned at 9:15 p.m.

Dated: December 5, 2024

Gerard Chesterman, Town of Orangetown



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TO: **Foley Signs INC., 20-H Mountainview Avenue,
Orangeburg, NY 10962**

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

RE: **Perigon Wealth Sign Plans:** The application of Foley Signs INC., applicant, for Abundance Hall LLC., owner at a site known as “Perigon Wealth 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 101 South Broadway, Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 66.46, Block 2, Lot 23; CS RG-OA zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held on **Thursday, December 5, 2024**

Robin Foley, Sign Contractor from Foley Signs INC., testified before the Board. The Board received the following items:

1. ~~1.~~ Sign Plans prepared by Foley Signs INC.:
 - cc 12/31/24 Page 1: Change Logo on Signs
 - o Page 2: Replace Existing Dimensional Letters with New Logo
 - o Page 3: Change Logo Sign in Kiosk
2. ~~2.~~ Material sheet.
3. ~~3.~~ Building Department Referral dated November 12, 2024, signed by Rick Oliver, Chief Building Inspector.
cc 12/31/24

FINDINGS OF FACT:

1. ~~1.~~ The Board found that the applicant plans to replace the storefront existing signage with enhanced signage which will go in the same location as the existing signs.
cc 12/31/24
2. ~~2.~~ The Board found that the applicant plans to place a storefront sign over the main entrance that:
 - cc 12/31/24
 - o Would be ¼” thickness cut-out acrylic letters and logo, manufactured by Gemini, or equal.
 - o Would be 7.35” IN in height and 55.25” IN in length.

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- Would have a black background
- Would contain a logo on the far left-hand side of the sign that is a circle, is blue in color and forms a “P” like shape on the inside.
- Would display the words “PERIGON WEALTH” in all capital letters taking up majority of the sign, is light gray in color and has a height of 4” IN

3. ~~114~~. The Board found that the applicant plans to a new monument sign on an existing kiosk that :

6c

12/31/24

- Would be protected by a glass cover.
- Would have a black background that is 15” IN in height and 21” IN in length.
- Would be a 10.8” IN in height by 12.4” IN in length 3/16” thickness cut-out acrylic letters and logo sign, manufactured by Gemini, or equal.
- Would contain a logo at the top of the sign that is a circle, is blue in color and forms a “P” like shape on the inside.
- Would have the word “PERIGON” in the middle of the sign in all capital letters and be light gray in color.
- Would have the word “WEALTH” at the bottom of the sign in all capital letters and be light gray in color

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 Shirley Goebel Christie-Chairwomen and second by Sharon Burke and carried as follows; Shirley Goebel Christie- Chairwomen, 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: December 5, 2024

Gerard Chesterman, Town of Orangetown



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ACABOR #24-40
7 Sickletown Road House Plans
Approved with Conditions

Permit #: BLDR-5311-24

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TO: Robert White, 7 Sickletown Road, Pearl River, New York,
10965

FROM: Architecture and Community Appearance Board of
Review

RE: **7 Sickletown Road House Plans:** The application of Robert White, applicant and owner at a site known as “**7 Sickletown Road House 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 Sickletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.19, Block 1, Lot 4; R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 5, 2024** at which time the Board made the following determinations:

Robert White, homeowner, testified before the Board. The Board received the following items:

1. Project Narrative, prepared by James M. Diana, AIA, LEED AP BD+C, of LAN Associates, signed and dated November 19, 2024
2. Site Plans, prepared by James M. Diana, AIA, LEED AP BD+C, of LAN Associates, signed and dated November 8, 2024:
 - G1.02: Plot Plan & Notes
 - A2.01: Cellar plans
 - A.2.02: Floor plans
 - A3.01: Elevations
 - A3.02: Elevations
3. Landscape Architectural Plan, prepared by Tapestry Landscape Architecture, dated November 18, 2024
4. Landscape Architecture video walkthrough, prepared by Tapestry Landscape Architecture.
5. A copy of Zoning Board of Appeals decisions from September 4, 2024 and October 30, 2024.
6. Material Sheet
7. Building Department Referral dated June 19, 2024, signed by Rick Oliver, Chief Building Inspector

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FINDINGS OF FACT:

1. The Board found that the applicant plans to build a new single-family home.
2. The Board found that the garage would stick out from the rest of the house with the door facing the east side of the property.
3. The Board found that the east side of the proposed house would consist of a walkway to the backyard.
4. The Board found that there would be a Carriage light to the left of the front door that is black.
5. The Board found that there would be no spotlight over the garage door as the plans suggest, instead there would be a gooseneck light in that spot.
6. The Board found that there would be alarms on the back door.
7. The Board found that the backyard would consist of:
 - An outdoor kitchen and dining area just outside of the house on the east side.
 - An outdoor patio area just outside of the house on the west side.
 - A spacious back lawn that buffers the outdoor dining area from a pool area at the back of the property that has stone walls buffering the pool from a heavy cluster of plantings
8. The board found that the aforementioned plant cluster would also act as a visual buffer from the pool heater.
9. The Board found that the siding would consist of Fiber Cement and be a mix of:
 - Series Hardie Shingle Siding and Straight Edge Panel, Model # Hardie Zone HZ5 Select Cedar Mill, be Pearl Gray in color, manufactured by James Hardie, or equal
 - Series Hardie Board & Batten Siding, Model # Hardie Zone HZ5 Select Cedar Mill or Smooth, be Rich Espresso in color, manufactured by James Hardie, or equal.
10. The Board found that the bottom part of the siding would be a Natural Stone Veneer that is a Wood Creek Granite Series, have a Model # of 3/4"-1-1/4" THK., be made up of a series of square and rectangular shapes, be gray in color, manufactured by Champlain Stone, or equal.
11. The Board found that the trim of the siding would be a PVC Trimboard PVC Panel Series, have a Model # of 1/2", 1' and 5/4" Thickness, be Wood Grain Timber Ridge White unpainted in color, manufactured by Versatex, or equal

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12. The Board found that the windows would be a mix of A-Series and 100-Series, have a color scheme of White (Exterior) Wood or White Pre-Finish or Primed (Interior), manufactured by Andersen, or equal.
13. The Board found that the roofing over the main portion of the house would be an A1000 Series, have a Model # of 1-1/2" Snap Lock, that is a metal material which has a color of Preweathered Galvalume Ultra-Cool, manufactured by Englert, or equal.
14. The Board found that the roofing over the garage portion of the house would consist of a Cedar Shake Series, have a Model # of 5" to 7" Exposure, that is a metal material which is Aged Cedar in color, manufactured by Brava, or equal.
15. The Board found that the gutters and leaders would be a Half Round Gutter Round Downspout Series, have a Model # of 6" .033" Alum. 4" .024" Alum., that is stainless steel material which is a Galvanized color, manufactured by Sunrise half Round, or equal.
16. The Board found that the interior door would be an Interior Panel Doors Series, with a Model # of Stile & Rail Panel, while the color will be selected by the owner at the end of the project, manufactured by Simpson, or equal.
17. The Board found that the barn door would be a Shaker Sticking series, that have a Model # of 49825/6, while the color will be selected by the owner at the end of the project, manufactured by Simpson, or equal.
18. The Board found that both the exterior front and side doors would be an Exterior Panel Doors Series, that would be stained or painted, manufactured by Simpson, or equal.
19. The Board found that the exterior patio door would be an A-Series with a color scheme that matches the Rich Espresso Wood or White Pre-Finished or Primed (interior), manufactured by Andersen, or equal.
20. The Board found that the Garage Door would be a Canyon Ridge Carriage House Series, has a Model # of Design 21, REC13, with a color scheme of Clear Cypress with Dark Finish, manufactured by Clopay, or equal.
21. The Board found that a chain-link black fence would surround the exterior of the property .
22. The Board found that there would be Dry-Stacked Natural Stone Walls and Piers along the front of the property.
23. The Board found that there would be a Belgium Block Apron at the front of the driveway.
24. The Board found that an asphalt driveway would cut across the front yard.

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25. The Board found that Angled Belgium Block Curb & Flat Belgium Block Soldier Course curbing will run the length of the driveway.
26. The Board found that one Acer griseum clump that would be 8-10' FT in height, would be planted in the back of the property to the west of the pool, landscaped by Tapestry Landscape, or equal.
27. The Board found that one Acer palmatum 'Bloodgood' that would be 8-10' FT in height, would be planted in the back of the property east of the proposed pool, landscaped by Tapestry Landscape, or equal.
28. The Board found that one Acer palmatum diss. 'Red Dragon' would be planted in the back of the property to the west of the pool, would be 42"-48" IN, landscaped by Tapestry Landscape, or equal.
29. The Board found that 14 Buxus s. 'GreenVelvet' plants will be planted in the back of the property just to the north west of the pool, would be 18"-24" IN, landscaped by Tapestry Landscape, or equal.
30. The Board found that 39 Buxus s. 'GreenVelvet' plants will be planted in the back of the property directly adjacent to the patio, would be 24"-30" IN, landscaped by Tapestry Landscape, or equal.
31. The Board found that 9 ephalotaxus Prostrata plants would be planted in the cluster behind the pool in the back of the property, would be 18"-24" IN, landscaped by Tapestry Landscape, or equal.
32. The Board found that one Cercis canadensis 'Forest Pansy' that is 2.5-3" cal. would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.
33. The Board found that 11 Cryptomeria Japonica 'Yoshino' plants that are 10-12' in height in the cluster of plants behind the pool, landscaped by Tapestry Landscape, or equal.
34. The Board found that 28 Cephalotaxus 'Drupacea' plants that are 24-30" would be planted in the south east corner of the back of the property east of the pool, landscaped by Tapestry Landscape, or equal.
35. The Board found that 15 Cephalotaxus 'Drupacea' plants that are 30-36" would be planted in the north east side of theof the property east of the front lawn, landscaped by Tapestry Landscape, or equal.
36. The Board found that one Cornus 'Venus' plant that would be 2.5-3" would be planted in the cluster of plants behind the pool, landscaped by Tapestry Landscape, or equal.
37. The Board found that 14 Aster amellus 'Blue Star plants that are 1 Gal. would be planted in the cluster of plants behind the pool, landscaped by Tapestry Landscape, or equal.
38. The Board found that 9 Alchemilla mollis plants that would be 1 Gal. will be planted in the front of the property directly south of the proposed driveway, landscaped by Tapestry Landscape, or equal.
39. The Board found that 57 Allium tanguticum plants that would be 1 Gal., would be planted in the cluster of plants behind the pool and directly behind both the patio and outdoor kitchen area in the back yard, landscaped by Tapestry Landscape, or equal.

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40. The Board found that 14 *Astilbe chinensis* 'Vision in Pink' plants that would be 1 Gal., would be planted in the plant cluster behind the pool, landscaped by Tapestry Landscape, or equal.
41. The Board found that 16 1 Gal. *Geranium Sanguineum* 'Max Frei' plants would be planted on the west side of the house, landscaped by Tapestry Landscape, or equal.
42. The Board found that 90 1 Gal. *Mazus reptans* plants would be planted in the plant cluster behind the pool and directly along the east side of the backyard patio, landscaped by Tapestry Landscape, or equal.
43. The Board found that 12 1 Gal. *Hosta* x 'Sum and Substance' plants would be planted within the plant cluster behind the pool, landscaped by Tapestry Landscape, or equal.
44. The Board found that 42 1 Gal. *Carex morrowii* 'Feather Falls' plants will be planted in the plant cluster behind the pool, directly west of the backyard patio, directly south of the outdoor kitchen and in the front yard directly buffering the lawn and the side of the garage, landscaped by Tapestry Landscape, or equal.
45. The Board found that 34 1 Gal. *Hakonechloa macra* 'Aureola' plants will be planted in the cluster behind the pool on both the east and west sides, landscaped by Tapestry Landscape, or equal.
46. The Board found that 27 1 Gal. *Miscanthus* s. 'Adagio' plants would be planted along the west side of the property, landscaped by Tapestry Landscape, or equal.
47. The Board found that 4 1 Gal. *Miscanthus* s. 'Morning Light' plants would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.
48. The Board found that 14 1 Gal. *Pennisetum alopecuroides* 'Moudry' plants would be planted on both the east and west sides of the proposed landscaped by Tapestry Landscape, or equal.
49. The Board found that 18 24-30" *Hydrangea* pan. 'Little lime' plants would be planted directly along the back and east side of the proposed dwelling, landscaped by Tapestry Landscape, or equal.
50. The Board found that 8 24-30" *Hydrangea macrophylla* 'Endless plants would be planted along the western portion of the plant cluster in the pool area, landscaped by Tapestry Landscape, or equal.
51. The Board found that 8 24-30" *Hydrangea* p. 'Grandiflora' plants would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.
52. The Board found that one 5-6' *Ilex* x 'Red Beauty' plant would be planted directly south of the garage area, landscaped by Tapestry Landscape, or equal.

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53. The Board found that 17 5 Gal. Juniperus chinensis 'Daub's Frosted' plants would be planted along the north west corner of the property, landscaped by Tapestry Landscape, or equal.
54. The Board found that 106 1 Gal. Liriope muscari 'Purple Explosion' plants would be planted in the cluster behind the pool, along both sides of the proposed dwelling and along the east side of the front lawn, landscaped by Tapestry Landscape, or equal.
55. The Board found that 4 2.5-3 Cal. Liquidambar styraciflua 'Slender' plants would be planted along the east side of the property, landscaped by Tapestry Landscape, or equal.
56. The Board found that 4 2.5-3 Cal. Prunus x yedoensis 'Accolade' plants would be planted along the front of the property, landscaped by Tapestry Landscape, or equal.
57. The Board found that 3 7-8' Fastigate Norway Spruce trees would be planted on the east and west corners of the front of the proposed dwelling, landscaped by Tapestry Landscape, or equal.
58. The Board found that one 6-7' Weeping Norway Spruce tree would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.
59. The Board found that 8 3' Cal. Prunus 'Snow Goose' plants would be planted between the back patio and the back of the house, landscaped by Tapestry Landscape, or equal.
60. The Board found that 22 24-30" Prunus laurocerasus 'Otto Luyken' plants would be planted along the east and west sides of the proposed dwelling landscaped by Tapestry Landscape, or equal.
61. The Board found that 13 4-5' Prunus Laurocerasus plants would be planted in the plant cluster behind the pool and along the west side of the proposed dwelling by the garage, landscaped by Tapestry Landscape, or equal.
62. The Board found that 34 Flat of 50 Pachysandra terminalis plants would be planted in between the patio and the proposed dwelling and along the east side of the dwelling, landscaped by Tapestry Landscape, or equal.
63. The Board found that one 2.5-3" Styrax japonicus plant would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.
64. The Board found that one 8-10' Stewartia pseudocamellia plant would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.

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65. The Board found that 49 8-10' Green Giant Arborvitae trees would be planted throughout the perimeter of the property, landscaped by Tapestry Landscape, or equal.
66. The Board found that 10 3-4' Viburnum x pragense plants would be planted along in the cluster behind the pool, on the west side of the pool and in the front of the property, landscaped by Tapestry Landscape, or equal.
67. The Board found that 9 3-4' Viburnum x pragense plants would be planted in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.
68. The Board found that 8 3-4' Viburnum x. rhytidophylloides 'Alleghany' plants would be planted along the west side of the property and in the cluster behind the pool, landscaped by Tapestry Landscape, or equal.

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 with the inclusion of the planting guide to be submitted to the Planning Assistant:**

The foregoing resolution was presented and moved by Matthew Carey 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.

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: December 5, 2024

Gerard Chesterman, Town of Orangetown



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