

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 17, 2025**

MEMBERS PRESENT: Shirley Goebel Christie-Chair, Michael Sandhage,
Sharon Burke, Matthew Carey and Deborah Stuhlweissenburg

MEMBERS ABSENT: Brian Aitcheson and Barbara Carroll

ALSO, PRESENT: Britney Cordero, Deputy Town Attorney and
Elizabeth Decort, Secretarial Assistant II.

Shirley Goebel Christie-Chair called the meeting to order at 7:30 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.

Reyes Plans

8CABOR #25-17

Review of House and Site Plans

**Approved with
Conditions**

35 Schuyler Road, Blauvelt
Section; 65.15, Block 1, Lot 7.4
R-40 zoning district

Battaglia Plans

ACABOR #25-18

Review of House and Site Plans

**Postponed by Applicant
To May 1, 2025 Meeting**

8 Marycrest Road, West Nyack
Section 69.07, Block 1, Lot 30
R-40 zoning district

A motion was made to adjourn the meeting by Shirley Goebel Christie-Chair and
second by Michael Sandhage 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 8:00 p.m.

Dated: April 17, 2025



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TOWN CLERK'S OFFICE

ACABOR #25-18
Reyes Plans
Review of House and Site Plans

Permit # 6761-25

Architecture and Community Appearance
Board of Review Decision
Approved with Conditions

April 17, 2025
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TO: Sherwin Reyes, 22 Strawberry Hill Road North
West Nyack, New York, 10994
FROM: Architecture and Community Appearance Board of
Review

RE: **Reyes Plans:** The Application of Sherwin Reyes, owner, at a site to be known as "**Reyes 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 35 Schuyler Road, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 65.15, Block 1, Lot 7.4 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, April 17, 2025**, at which time the Board made the following determinations:

Sherwin and Judith Reyes appeared and testified. The Board received the following items:

- A. Material Specification Sheet, prepared by applicant.
- B. Project Narrative, prepared by applicant.
- C. Building Permit Referral, dated February 28, 2025.
- D. Architectural Plans, Elevations; prepared by Icon Legacy, dated October 22, 2024.
- E. Foundation & Crawl Space Plan, S1, prepared by EXL Structural Consultants, dated December 11, 2024.
- F. Landscape Plan prepared by Arcistan, dated November 23, 2024.
- G. Plot Plan Reyes 35 Schuyler – Lot 4, prepared by Paul Gdanski, dated October 21, 2024.

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FINDING OF FACTS:

1. The Board found that the applicant proposed a single-family house with the following design features:
 - a. The house elevations would be white and black Board and Batten siding, manufactured by Certainteed, or equal, and placed on the house as noted on submitted plans.
 - b. The roof would have asphalt singles in black, manufactured by Certainteed and the fascia/soffit would be black.
 - c. The gutters and leaders would be 6" aluminum in black, and the window frames would be 3.5" in black. The house trim would be white, with 1-inch trim around the windows. The entrance door would be wood stained with Barnwood IT, or equal, manufactured by Retiquell, or equal.
 - d. The lighting would be black sconce surrounding the property. The entrance lighting would be gooseneck style in black. Two spotlights would be placed at the rear of the house and would be motion detectors.
 - e. There would be pressure treated wood steps to the house, painted to match the front doorway, Barnwood, manufactured by Retiquell IT, or equal. The number of steps would depend upon the grade. The front walkway would be concrete. The Board gave the applicant the option to use pavers.
 - f. The landscape plan was reviewed and found acceptable. The air conditioning unit would be placed in the rear of the house on the west side. The Board suggested screening the unit with Boxwood plantings.

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:**

1. The front walkway is shown as concrete; however, the Board gave the applicant the option to use pavers.

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2. The front entrance to the house would be pressure treated steps, the number of steps would be as needed for grade, painted to match the front entrance door, Retiquell Barnwood, or equal.
3. The pathway to the front entryway may be concrete or pavers.
4. The gutters width may be 4" or 6" depending upon the roofer's choice.
5. Trees to be saved shall be protected with snow fencing to the drip line during construction.
6. 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 Shirley Goebel Christie, Chair and seconded by Michael Sandhage and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, absent; Michael Sandhage, aye, Barbara Carroll, absent, Matthew Carey, aye, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Clerk 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: April 17, 2025



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TOWN CLERK'S OFFICE