

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of June 26, 2025**

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

MEMBER ABSENT:

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney and Audrey Lupachino, Planning Assistant

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.

Hawks View Estates Lot 3
Review of Site/ Structure/ Landscape Plans
298 South Boulevard, Nyack
Section 71.05, Block 1, Lot 22.2
R-22 Zoning District

ACABOR #25-20

**Approved as
Presented**

352 Holt Drive Fennell Subdivision
Review of Site/ Structure/ Landscape Plans
352 Holt Drive, Pearl River
Section 69.13, Block 2, Lot 33.2
R-15 Zoning District

ACABOR #25-21

**Approved
with Conditions**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and second by Barbara Carroll 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 8:06 p.m.

Dated: June 26, 2025



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 JUL 10 P 1:56
TOWN CLERK'S OFFICE

**Architecture and Community Appearance
Board of Review Decision
Approved as Presented**

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TO: Sean Keenan, 1 Tweed Boulevard, Nyack, New York 10960
FROM: Architecture and Community Appearance Board of Review

RE: Hawks View Estates Lot 3

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 26, 2025**, at which time the Board made the following determinations:

Sean Keenan, Owner and Builder, and Kier Levesque, Architect, 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 to the Planning Board, dated May 23, 2025.
- D.** Planning Board Preliminary / Final Site Plan Decision for PB# 25-23 dated April 9, 2025.
- E.** Site Development Plan, prepared by Jay A. Greenwell, PLS, dated January 28, 2025 revised May 6, 2025.
- F.** Architectural Plans, prepared by Kier B. Levesque, R.A. Architect, dated February 14, 2025 revised April 16, 2025:
 - A-3: Elevations
 - A-4: Elevations
- G.** Landscape Plan, prepared by Steve Griggs Design, dated March 18, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed a single-family house located in the Hawks View Estates with the following design features:
 - a. The house elevations would be LP Smartside Engineered Wood Board and Batten siding in Cavern Steel, or equal, with white corner trim. The siding would be vertical board, as noted on the submitted plans.

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- b. The roof would be Charcoal color, manufactured by GAF Timberline asphalt shingles, or equal. The fascia would be white. On the Front / West elevation, the porch and lower roofs would be black metal roof with natural cedar rafter tails and bracket, as noted on the submitted plans. The elongated cupola roof would be black metal roof, as noted on the submitted plans.
- c. The windows would be black color, manufactured by Pella Windows, with white PVC trim and the doors would be black, manufactured by Pella Windows, as noted on the submitted plans.
- d. The garage doors would be black aluminum with frosted glass inserts, as noted on the submitted plans.
- e. The exposed foundations would be finished with grey ledgerstone and bluestone cap, or equal, as noted on the submitted plans.
- f. The decking of the front and rear porches would be light gray color in Trex, or equal, as noted on the submitted plans. Rear upper porch railing with rails would be stainless steel cables.
- g. The front and rear porches posts and beams would be natural cedar, as noted on the submitted plans.
- h. Air conditioning units would be placed on the North side, screened with landscape plantings.
- i. Pool equipment units would be placed on the Northeast corner, screened with landscape plantings.
- j. Landscaping would be planted, as noted on the submitted Landscape Plan.
- k. Lighting fixtures would be placed above each garage door, by the front door, and recessed into the porch ceilings. The fixtures would be carriage style lantern fixtures.

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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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 Barbara Carroll and seconded by Sharon Burke and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, aye, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Planning Assistant 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: June 26, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown

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TO: Sean Keenan, 1 Tweed Boulevard, Nyack, New York 10960
FROM: Architecture and Community Appearance Board of Review

RE: 352 Holt Drive Fennell Subdivision

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, June 26, 2025**, at which time the Board made the following determinations:

Sean Keenan, Owner and Builder, and Kier Levesque, Architect, 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 May 20, 2025.
- D. Plot Plan, prepared by Jay A. Greenwell, PLS, dated April 28, 2025.
- E. Architectural Plans, prepared by Kier B. Levesque, R.A. Architect, dated May 12, 2025:
 - A-2: First & Second Floor Plan
 - A-3: Elevations
- F. Landscape Plan, prepared by Steve Griggs Design, dated May 27, 2025.
- G. Email from Leah Berg, 348 Holt Drive, dated June 26, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed a single-family house located in the Fennell Subdivision with the following design features:
 - a. The house elevations would be Vinyl Shingle siding and Double 5" Vinyl siding in White, or equal, with white corner trim, as noted on the submitted plans.

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- b. The roof would be black color, manufactured by GAF Timberline asphalt shingles, or equal, as noted on the submitted plans. On the Front / North elevation, the porch roof would be black color, manufactured by GAF Timberline asphalt shingles, as noted on the submitted plans.
- c. The windows would be double hung windows with black exterior, manufactured by Pella Windows, as noted on the submitted plans, with white trim, as discussed in the public hearing and the plans shall be revised.
- d. The front door would be black color, or equal, as discussed in the public hearing and the plans shall be revised.
- e. The garage doors would be black color, or equal, as discussed in the public hearing and the plans shall be revised.
- f. The decking of the front porches would be dark gray color in Trex, or equal, as discussed in the public hearing and the plans shall be revised. Columns would be HB&G Square Column Wrap in white color, or equal, as noted on the submitted plans.
- g. Air conditioning units would be placed on the West side, as noted on the submitted plans.
- h. Landscaping would be planted, as noted on the submitted Landscape Plan.
- i. Lighting fixtures would be placed by the back door and recessed into the front porch ceiling, as noted on the submitted materials list. The fixtures would be carriage style lantern fixtures, as noted on the submitted materials list.

The hearing was then opened to the Public.

PUBLIC COMMENTS:

Patrick Stevenson, representative of Mary Stapleton residing at 19 Pearl Crest Court, Pearl River, an abutting property owner, asked about proposed fencing on the property. There is no permanent fencing, other than silt fencing to be used during construction, proposed for this project.

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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 with Conditions:**

1. The plans shall be revised with the following items:
 - a. The trim would be white color, or equal.
 - b. The front door would be black color, or equal.
 - c. The garage door would be black color, or equal.
 - d. The front porch decking would be dark gray color, manufactured by Trex Decking, or equal.

The foregoing resolution was presented and moved by Shirley Goebel Christie, Chair and seconded by Debbie Stubweisenburg and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, aye, Sharon Burke, aye Debbie Stubweisenburg, aye.

The Planning Assistant 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: June 26, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown

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