

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of May 15, 2025**

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

MEMBER ABSENT: Brian Aitcheson

ALSO, PRESENT: Stefanie Schera, 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.

Seid Plans
Review of House and Site Plans
11 O'Grady Court, Orangeburg
Section; 69.08, Block 1, Lot 2.7
R-40 zoning district

ACABOR #25-21
Approved as Presented

WPT Acquisitions Exterior Wall Plans
Review of Sound Wall Plans
13 & 21 Mountainview Ave., Orangeburg
Section; 74.07, Block 1, Lots 2, 33 & 36
CC & LI zoning districts

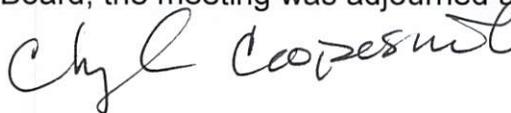
ACABOR #25-22
Approved with a Condition

Calabria Exterior Plans
Review of Exterior Stairs, Landing
And Patio Plans
479 Western Highway, Orangeburg
Section 74.06, Block 3, Lot 4
R-15 zoning district

ACABOR #25-23
Approved as Presented

A motion was made to adjourn the meeting by Shirley Goebel Christie-Chair and second by Deborah Stuhlweissenburg 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 8:10 p.m.

Dated: May 15, 2025



TOWN OF ORANGETOWN
MAY 28 10:52
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

May 15, 2025
Page 1 of 3

TO: Marc Comito, Comito Homes LLC, 87 6th Avenue, Nyack,
New York, 10960
FROM: Architecture and Community Appearance Board of
Review

RE: **Seid Plans:** The Application of Marc Comito, applicant for
Melissa and Greg Seid, owners, at a site to be known as “**Seid 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 11
O’Grady Court, Orangeburg, Town of Orangetown, Rockland County, New York,
and as shown on the Orangetown Tax Map as Section; 69.08, Block 1, Lot 2.7,
R-40 zoning district

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **Thursday, May 15, 2025**, at which time
the Board made the following determinations:

Greg Palladino, Marc Comito and Jay Greenwell 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 January 24, 2025.
- D. Architectural Plans, prepared by G. Palladino LLC Architecture, dated
March 17, 2025:

- A-1: Foundation Plan
- A-2: First Floor Plan
- A-3: Second Floor Plan
- A-4: West Elevation
- A-5: North Elevation
- A-6: South Elevation
- A-7: East Elevation

TOWN OF ORANGETOWN
2025 MAY 28 A 10: 52
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

May 15, 2025
Page 2 of 3

E. Planting Plan, prepared by Yost Design Landscape Architecture, dated April 23, 2025

F. Site Plan prepared by Jay Greenwell, PLS, last dated April 10, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed a single-family house located in the Sickels Farm Subdivision with the following design features:
 - a. The house elevations would be James Hardie Board and Batten in Hardieplank in Artic White, or equal. The siding would be vertical and horizontal board, as noted on the submitted plans.
 - b. The roof would be Charcoal color, manufactured by GAF Timberline Shingles, or equal. On the front elevation the lower roofs would be dark bronze metal color.
 - c. The windows would be black with white PVC trim and doors would be black. The garage doors would be black with glass inserts.
 - d. On the rear side elevation retaining walls would be constructed using sigma 8+ limestone quarry blend in Cambridge stone, or equal,
 - e. Air conditioning units would be placed on the north side, screened with plantings.
 - f. Landscaping would be planted on the north and west side, as noted on the submitted Planting Plan.
 - g. The Deck would be clamshell color in Trex, or equal. Stainless cable railing with rails and posts would be black
 - h. Lighting fixtures would be placed above each garage door, hanging above the front door, side of rear sliding doors. The fixtures would be industrial style lantern fixtures.
 - i. A fence would be placed around the pool, material would be black aluminum and measure 4 feet in height.

TOWN OF ORANGETOWN
2025 MAY 28 A 10:52
TOWN CLERK'S OFFICE

ACABOR #25-21: Seid Plans
Review of House and Site Plans

Permit #6938-25

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

May 15, 2025
Page 3 of 3

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 Michael Sandhage and seconded by Debbie Stubweisenburg and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, absent; Michael Sandhage, aye, Barbara Carroll, aye, 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: May 15, 2025



TOWN OF ORANGETOWN
2025 MAY 28 A 10:52
TOWN CLERK'S OFFICE

ACABOR #25-22: WPT Sound Wall Plan **Permit #316-21**
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

May 15, 2025
Approved with a Condition
Page 1 of 2

TO: **Anthony Nelson, 9550 West Higgins Road, Suite 550,**
Rosemount, IL 60018
FROM: **Architecture and Community Appearance Board of**
Review

RE: **WPT Exterior Sound Wall Plan:** The application of Anthony Higgins, applicant for 13 Mountainview, LLC, owner, at a site to be known as “**WPT Exterior Sound Wall 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 518 Route 303 and 13 Mountainview Avenue, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 2, 33 & 36, 37 & 41 in the CC & LI zoning districts. .

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 15, 2025**, at which time the Board made the following determinations:

Matt Ryan appeared and testified. The Board received the following items:

- A.** Material Specification Sheet.
- B.** Photographs of the site with the proposed wall noted.
- C.** Plan prepared by Colliers Engineering & Design, “Layout Plan”, sheet 5 of 24, last dated May 17, 2024.
- D.** Copy of ACABOR #25-13, WPT Site Plan and Façade Plan, Approved with a Condition, dated March 20, 2025.

FINDING OF FACTS:

- 1.** The Board found that the applicant received ACABOR approval for the site and façade plans on March 20, 2025, ACABOR #25-13, however, the condition of the decision was to reappear as a separate application for the Exterior Sound Wall.
- 2.** The Board found that the applicant proposed to construct a noise attenuation wall, in SimTec Modern Fence Products in the Ecostone Collection, or equal. The applicant presented 5 colors at the meeting and the Board selected Gray Granite color.
- 3.** The Board found that the wall comes in 4’ y 4’ panels that stack to the height of 18’, which is a conservative measure under the State Environmental Quality Review Act. The topography in comparison to the nearest house will look to be around 12’ to 13” in height, since that neighboring property sits higher than the project site.
- 4.** The Board found that the wall would have vegetative screening on either side of the wall.

TOWN CLERK'S OFFICE
2025 MAY 28 A 10:52
TOWN OF ORANGETOWN

ACABOR #25-22: WPT Sound Wall Plan Permit #316-21
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision

May 15, 2025
Approved with a Condition
Page 2 of 2

The hearing was then opened to the Public.

Public Comment:

Thomas Fisterwald, 15 Mountainview Avenue, Orangeburg, an abutting property owner, wanted to look at the proposed color of the wall. He liked the darker color because it will be a “ominous” building. He asked the distance of the wall from his property line and expects it to be at least 25 feet. Mr. Fisterwald wished the applicant good luck and that it will benefit the community.

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 the following Condition:**

1. The applicant presented 5 colors at the meeting and the Board selected Gray Granite color for the color of the proposed Sound Wall.

The foregoing resolution was presented and moved by Matthew Carey and seconded by Michael Sandhage and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, absent; Michael Sandhage, aye, Barbara Carroll, aye, 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: May 15, 2025



TOWN OF ORANGETOWN
2025 MAY 28 A 10: 52
TOWN CLERK'S OFFICE

**ACABOR #25-23: Calabria Exterior Plans
Review of Exterior Plans
Architecture and Community Appearance
Board of Review Decision
Approved as Presented**

Permit #2758-23

**May 15, 2025
Page 1 of 1**

TO: Donald Brenner, 4 Independence Avenue, Tappan, New York, 10983
FROM: Architecture and Community Appearance Board of Review

RE: Calabria Exterior Plans: The Application of Giovanni Cavaliere, applicant, for ARJC Western Highway, LLC, owner, at a site to be known as "**Calabria Exterior 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 479 Western Highway, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 74.06, Block 3, Lot 4, R-15 zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 15, 2025**, at which time the Board made the following determinations:

Donald Brenner and Anthony Ripani 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 April 29, 2025.
- D.** Site Plan, entitled "Additional Site Plan" prepared by Robert Rahnefeld, dated July 22, 2022, last revised January 6, 2023

FINDING OF FACTS:

1. The Board found that the applicant proposed to replace the stair entrance and patio. Concrete would be removed and plantings added to the site.

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 Barbara Carroll and seconded by Debbie Stubweisenburg and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, absent; Michael Sandhage, aye, Barbara Carroll, aye, 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: May 15, 2025

Chyl Capestrano
TOWN CLERK
2025 MAY 15 10 52 AM
TOWN OF ORANGETOWN