

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of October 23, 2025**

MEMBERS PRESENT: Shirley Goebel Christie – Chair, Barbara Carroll, Matthew Carey, and Deborah Stuhlweissenburg

MEMBER ABSENT: Brian Aitchison, Sharon Burke, and Michael Sandhage

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.

New Items:

Alatsas Home Builders

Review of New Single Family Residence
2 North Parkway Drive, Blauvelt
70.13-3-33; R-15 Zoning District

ACABOR # 25-32

**Approved Subject
to Conditions**

A motion was made to adjourn the meeting by Shirley Goebel Christie – Chair and second by Matthew Carey 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 7:45 p.m.

**Dated: October 23, 2025
Architecture and Community Appearance
Board of Review**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 NOV - 6 P 12: 01
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved Subject to Conditions

October 23, 2025
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TO: George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review
RE: Alatsas Home Builders

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **October 23, 2025**, at which time the Board made the following determinations:

George Alatsas, Owner and Applicant, appeared and testified. The Board received the following items:

- A. Survey prepared by Robert E. Sorace, PLS, dated August 1, 2025.
- B. Architectural Plans prepared by Kier B. Levesque, R.A. dated May 5, 2025.
- C. Landscape Plan by EDGE Landscaping received October 8, 2025.
- D. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated August 26, 2025.
- E. Project Narrative received October 8, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed new construction of a single-family residence located at 2 North Parkway Drive, Blauvelt, with the following design features:
 - a. The board found that the proposed new construction of a single-family residence will be located on a corner lot, where existing residence has been previously demolished due to its condition.
 - b. The board found that the proposed residence facades will consist of CertainTeed Mainstreet vinyl siding in Desert Tan or equal. The board grants the applicant the option to install either Double 4" or Double 5" vinyl siding.

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2025 NOV - 6 P 12:01
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- c. The board found that the gable end facades will consist of CertainTeed Mainstreet vinyl shingle siding in White or equal.
- d. The board found that the roof shall be GAF Timberline in color Charcoal or equal.
- e. The board found that all windows and exterior fascia trim shall be white or equal. The window shutters shall be black.
- f. The board found that the front porch shall be synthetic decking, manufactured by Trex Decking, in color Sable Brown or equal.
- g. The board found that front porch shall have a vaulted ceiling with pendant lighting hanging above the front door.
- h. The board found that the front entry door shall be a Therma-Tru Classic Fiberglass Smooth Star Two-Panel door with full obscured side lites. The front door shall be in color Sherwin Williams Tricorn Black or equal. The rear entry door shall be in color Sherwin Williams Tricorn Black or equal. The garage door shall be in color white or equal.
- i. The board found that the garage door may be changed in color black or equal, granting an alternate color as an option.
- j. The board found that the rear deck shall be pressure-treated decking with railing/ balustrade system to include banisters/ handrail in color white or equal with balusters/ spindles in color black or equal.
- k. The board found that the exterior lighting shall be three wall mounted sconces, facing down, one on each side of each garage door.
- l. The board found that the applicant may install a ceiling fan on the rear roofed deck, granting it as an option.
- m. The board found that the landscaping plan proposes various species of shrubs and trees. The landscape plan proposes that two trees shall be cut. The board requests that the A/C unit shall be located on the survey and landscape plan on the right side of house and surrounded by four additional Littleleaf Boxwoods, two in the front and one on each side of the unit. A revised Survey and Landscaping Plan shall be submitted.

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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 Subject to Conditions.**

1. The architectural plans shall be revised to include the following notes:
 - a. The front entry door shall be a Therma-Tru Classic Fiberglass Smooth Star Two-Panel door with full obscured side lites.
 - b. The front door shall be in color Sherwin Williams Tricorn Black or equal.
 - c. The siding shall be Certainteed Mainstreet siding with the option of Double 4" or Double 5" vinyl siding in color Desert Tan or equal.
 - d. The front porch decking shall be Trex Decking in color Sable Brown or equal.
 - e. The rear deck railing/ balustrade system shall include banisters/ handrail in color white or equal with balusters/ spindles in color black or equal.
 - f. The board offers the applicant the option to install a ceiling fan on the rear roofed deck.
 - g. The garage door shall be in color options white or black.
 - h. The front porch shall have a vaulted ceiling with pendant lighting hanging above the front door.
 - i. The rear entry door shall be in color Sherwin Williams Tricorn Black or equal.
2. The survey shall be revised to include the location of the proposed A/C unit at the right side of proposed residence.
3. The landscape plan shall be revised to include the following notes:
 - a. Four Littleleaf Boxwoods shall be placed around the proposed A/C unit, two in front and one on each side of the unit.

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

TOWN CLERK'S OFFICE
2025 NOV - 9 P 12:01
TOWN OF ORANGETOWN

**ACABOR #25-32: Alatsas Home Builders
Review of New Single Family Residence**

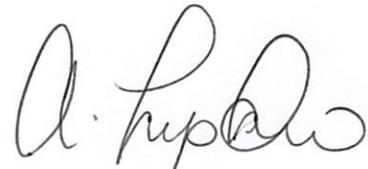
Permit #BLDR-7767-25

**Architecture and Community Appearance
Board of Review Decision
Approved Subject to Conditions**

**October 23, 2025
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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: October 23, 2025
Architecture and Community Appearance
Board of Review**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE

2025 NOV -6 P 12:01

TOWN OF ORANGETOWN

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of October 23, 2025**

MEMBERS PRESENT: Shirley Goebel Christie – Chair, Barbara Carroll, Matthew Carey, and Deborah Stuhlweissenburg

MEMBER ABSENT: Brian Aitchison, Sharon Burke, and Michael Sandhage

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

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to Conditions**

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**Dated: October 23, 2025
Architecture and Community Appearance
Board of Review**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 NOV -6 P 12:02
TOWN CLERK'S OFFICE

**Architecture and Community Appearance
Board of Review Decision
Approved Subject to Conditions**

**October 23, 2025
Page 1 of 4**

**TO: George Alatsas, 17 Bluefields Lane, Blauvelt, New York 10913
FROM: Architecture and Community Appearance Board of Review
RE: Alatsas Home Builders**

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- c. The board found that the gable end facades will consist of CertainTeed Mainstreet vinyl shingle siding in White or equal.
- d. The board found that the roof shall be GAF Timberline in color Charcoal or equal.
- e. The board found that all windows and exterior fascia trim shall be white or equal. The window shutters shall be black.
- f. The board found that the front porch shall be synthetic decking, manufactured by Trex Decking, in color Sable Brown or equal.
- g. The board found that front porch shall have a vaulted ceiling with pendant lighting hanging above the front door.
- h. The board found that the front entry door shall be a Therma-Tru Classic Fiberglass Smooth Star Two-Panel door with full obscured side lites. The front door shall be in color Sherwin Williams Tricorn Black or equal. The rear entry door shall be in color Sherwin Williams Tricorn Black or equal. The garage door shall be in color white or equal.
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- m. The board found that the landscaping plan proposes various species of shrubs and trees. The landscape plan proposes that two trees shall be cut. The board requests that the A/C unit shall be located on the survey and landscape plan on the right side of house and surrounded by four additional Littleleaf Boxwoods, two in the front and one on each side of the unit. A revised Survey and Landscaping Plan shall be submitted.

TOWN OF ORANGETOWN
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Board of Review Decision
Approved Subject to Conditions

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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 Subject to Conditions.**

1. The architectural plans shall be revised to include the following notes:
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 - e. The rear deck railing/ balustrade system shall include banisters/ handrail in color white or equal with balusters/ spindles in color black or equal.
 - f. The board offers the applicant the option to install a ceiling fan on the rear roofed deck.
 - g. The garage door shall be in color options white or black.
 - h. The front porch shall have a vaulted ceiling with pendant lighting hanging above the front door.
 - i. The rear entry door shall be in color Sherwin Williams Tricorn Black or equal.
2. The survey shall be revised to include the location of the proposed A/C unit at the right side of proposed residence.
3. The landscape plan shall be revised to include the following notes:
 - a. Four Littleleaf Boxwoods shall be placed around the proposed A/C unit, two in front and one on each side of the unit.

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

TOWN CLERK'S OFFICE
2025 NOV - 6 P 12:02
TOWN OF ORANGETOWN

ACABOR #25-32: Alatsas Home Builders
Review of New Single Family Residence

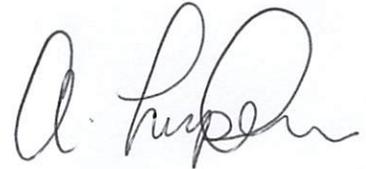
Permit #BLDR-7767-25

Architecture and Community Appearance
Board of Review Decision
Approved Subject to Conditions

October 23, 2025
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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: October 23, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 NOV -6 P 12:02
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