

Notice is hereby given that a Public Hearing will be held by the **Architecture and Community Appearance Board of Review (ACABOR)** of the Town of Orangetown, Rockland County, New York, in the Town of Orangetown, Land Use Board Meeting Room – North West Corner 26 West Orangeburg Road, Orangeburg, New York at **7:30 p.m. on Thursday, February 20, 2025.**

The Town of Orangetown ACABOR will hear, at said time and place, all persons in support of the application, any persons with objections thereto, and anyone interested in the application or otherwise wishing to comment. Any person wishing to appear may appear in person, or by agent or representative. The ACABOR Public Hearing agenda and plans are posted on the Town's website at "Orangetown.com." You are invited to examine the project plans for each item on the Town website or in person by visiting the ACABOR Office at 26 West Orangeburg Road, Orangeburg, New York. A Freedom of Information Form must be completed prior to in-person review of the files. The files are available for in-person inspection between the hours of 8:00 AM and 3:00 PM, Monday – Friday.

The Public Hearing will be recorded and be available for viewing within 24 hours after the Hearing via You Tube on the Town's website at Orangetown.com. Minutes of the Public Hearing will be transcribed and made available at a later date.

BEFORE THE PUBLIC HEARING.

In advance of the Public Hearing, you may send your comments by email to the Clerk of ACABOR: obzpae@orangetown.com **by 9:00 a.m. ONE DAY PRIOR TO THE MEETING DATE.** At the Public Hearing the Board shall consider the following items:

ACABOR #25-06: 854 Bradley Parkway Amendment: The application of Junior Castro, applicant and owner at a site known as "**854 Bradley Parkway**", 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 854 Bradley Parkway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 65.19, Block 1, Lot 36.2 in the R-40 zoning district.

ACABOR #25-07: 68-70 South Main Street Exterior: The application of Bertussi Irrevocable Trust, applicant and owner at a site known as "**68-70 S Main Street**", 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 68-70 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.20 Block 1, Lot 40 in the CO zoning district.

ACABOR #25-08: JMG CPA Acrylic Sign Plan: The application of Greg Tkacz, applicant for 170 East Erie Street, LLC, owner, for the review of a sign at the site known as “**JMG CPA Acrylic Sign 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 170 East Erie Street, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 70.14, Block 4, Lot 10 in the CC zoning district.

Dated: February 7, 2025 (rev.1)