

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of September 5, 2024**

**MEMBERS PRESENT:** Shirley Goebel Christie, Deborah Stuhlweissenburg,  
Michael Sandhage, Sharon Burke, Brian Aitcheson, Barbara Carroll,  
Matthew Miller

**MEMBER ABSENT:** none

**ALSO, PRESENT:** Brittany Cordero, Deputy Town Attorney, and  
Gerard Chesterman, Planning Assistant

Shirley Goebel Christie called the meeting to order at 7:33 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:**

**Tappan Grammar School Sign Plan** **ACABOR #24-31**  
Sign Plan Review  
215 Washington Street, Tappan **APPROVED**  
Section 77.11, Block 3, Lot 11; **AS PRESENTED**  
MFR zoning district

**Pearl Dentistry Sign Review** **ACABOR #24-32**  
Review of Signs  
32 South Main Street, Pearl River **APPROVED**  
Section 68.20, Block 1, Lot 7.1; **AS PRESENTED**  
CS zoning district

**My Office Accounting Services Sign Plan** **ACABOR #24-33**  
Sign Plan Review  
121-125 Oak Tree Road, Tappan **APPROVED**  
Section 77.15, Block 1, Lot 23 **AS PRESENTED**  
CS zoning district

**Dollar General Sign Plan** **ACABOR #24-34**  
Sign Plan Review  
94-120 N. Middletown Road, Pearl River **APPROVED**  
Section 69.13, Block 1, Lot 3 **AS PRESENTED**  
CC zoning district

**Pearl River Real Estate Partners -  
Building Alterations** **ACABOR #24-35**  
Review of Site / Architecture Plans  
30 North William Street, Pearl River **APPROVED**  
Section 68.16, Block 6, Lot 3 **AS PRESENTED**  
CS zoning district

**42 Schuyler Road Site / Architectural Plans** **ACABOR #24-36**  
Review of Site/ Architecture Plans  
42 Schuyler Road, Blauvelt **APPROVED**  
Section 65.15, Block 1, Lot 10 **AS PRESENTED**  
CC zoning district

TOWN OF ORANGETOWN  
SEP 30 4 15  
TOWN CLERK'S OFFICE

**Guardian Gun Works Sign Review**  
Sign Plan Review  
580 Route 303, Unit 5, Blauvelt  
Section 70.14, Block 4, Lot 13  
CC zoning district

**ACABOR #24-37**

**APPROVED  
AS PRESENTED**

**Gikas Roofing Wall Sign Review**  
Sign Plan Review  
16 East Dexter Plaza, Pearl River  
Section 68.20, Block 1, Lot 1.30  
LI zoning district

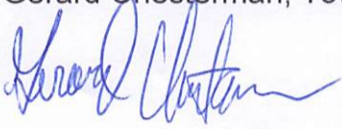
**ACABOR #24-38**

**APPROVED  
AS PRESENTED**

A motion was made to adjourn the meeting by Barbara Carroll 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 8:28 p.m.

**Dated: September 5, 2024**

Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
SEP 30 9:15  
TOWN CLERK'S OFFICE

**ACABOR #24-31  
Tappan Grammar School Sign Plan  
Approved as Presented**

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**TO: Tappan Grammar School Condominium, 215  
Washington Avenue,  
Tappan, New York 10983**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: Tappan Grammar School Sign Plan:** The application of Tappan Grammar School Condominium, applicant and owner of Tappan Grammar School Sign Plan at a site known as “Tappan Grammar School” 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 215 Washington Street, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.11, Block 3, Lot 11; MFR zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which time the Board made the following determinations:

Diane Popovich, Tappan Grammar School Condominium Board President testified before the Board. The Board received the following items:

- Sign Plans, prepared by Foley Sign Shop., last revised March 28, 2024;
- Material sheet.
- Building Department Referral dated August 2, 2023, prepared by Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant is seeking to replace the existing stand-alone, double sided sign with an updated sign.
2. The Board found that the proposed sign would;
  - Be double sided.
  - Utilize the existing post arm.
  - Have dimensions of 48” x 42” x 3”.
  - Be a carved High-Density Urethane (HDU) Sign.
  - Contain a background that is BM 2040-10 Rainforest Foilage in color, manufactured by Foley Sign Shop, or equal.
  - Contain an outer trim that is BM OC-18 White Dove in color, manufactured by Foley Sign Shop, or equal.

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2024 SEP 30 A 9:15  
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**ACABOR #24-31  
Tappan Grammar School Sign Plan  
Approved as Presented**

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- Contain an inner trim just inside the outer trim that is Gold Leaf, manufactured by Foley Sign Shop, or equal.
- Contain the Words "TAPPAN GRAMMAR SCHOOL CONDOMINIUM" in all capital letters and be Gold Leaf in color, manufactured by Foley Sign Shop, or equal.
- Contain the address number of 215 at the top of the sign in black font, with a BM OC-18 White Dove oval background that has a Gold Leaf trim, manufactured by Foley Sign Shop, or equal.

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 Sharon Burke and second by Deborah Stuhlweissenburg and carried as follows;  
Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**

Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
TOWN CLERK'S OFFICE  
2024 SEP 30 A 9:19

ACABOR #24-32  
Pearl Dentistry Sign Review  
Approved as Presented

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**TO:** Ron Troiano, 20-H Mountainview AVE, Orangeburg,  
New York 10962

**FROM:** Architecture and Community Appearance Board of  
Review

**RE:** **Pearl Dentistry Sign Review:** The application of  
Ron Troiano of Foley Signs INC., applicant for Attie Arefian, owner, for Pearl  
Dentistry Sign Review a site known as “Pearl Dentistry” 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 92 Clinton Avenue, South  
Nyack, Town of Orangetown, Rockland County, New York, and as shown on the  
Orangetown Tax Map as Section 68.20, Block 1, Lot 7.1; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the  
Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which  
time the Board made the following determinations:

Robin Foley, from Foley Sign Shop testified before the Board. The Board  
received the following items:

- Sign plans prepared by Foley Sign Shop, dated July 15, 2024:
  - Page 1 of 2: Proposed Signage
  - Page 2 of 2: Existing Signage
- Material sheet.
- Building Department Referral dated June 13, 2024, prepared by  
Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the proposed signage will contain a practice logo  
depicting the letter “P” in green color next to the letter “D” which will be  
blue in color next to each other forming the shape of a tooth.
2. The Board Found that directly adjacent to the logo, the words “Pearl” in  
green color, and “Dentistry” in Blue Color would be depicted.

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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ACABOR #24-32  
Pearl Dentistry Sign Review  
Approved as Presented

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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 Sharon Burke and second by Deborah Stuhlweissenburg and carried as follows;  
Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



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**ACABOR #24-33  
My Office Accounting Services Sign Plan  
Approved as Presented**

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**TO: Maite Shinin, 175 N US-9W, Suite 12, Congers, New York 10920**

**FROM: Architecture and Community Appearance Board of Review**

**RE: My Office Accounting Services Sign Plan:** The application of Maite Shinin of Hispana Signs, applicant, for Stateline Plaza INC., owner at a site known as “My Office Accounting Services” 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 121-125 Oak Tree Road, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 23; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which time the Board made the following determinations:

Robin Foley, from Foley Sign Shop testified before the Board. The Board received the following items:

- Sign plans prepared by Hispana Signs, dated May 8, 2024
  - Page 1 of 4: Existing
  - Page 2 of 4: Proposed East Facing View
  - Page 3 of 4: Proposed North Facing View
  - Page 4 of 4: Sign Dimensions
- Material sheet.
- Building Department Referral dated June 15, 2024, prepared by Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant plans to place two identical signs on the storefront. One would be eastern facing while the other would be northern facing.
2. The Board found that the signs would be an acrylic face placed over the existing light boxes.
3. The Board found that the sign material would be laminated digital printed decal over 3/16 white translucent plexiglass.
4. The Board found that the dimensions for both of the signs would be 10 FT in length and 2 FT in height.
5. The Board found that a gray trim would outline both of the signs.
6. The Board found that the left side of the signs would consist of a turtle logo that is orange in color and would be 12.61” IN in height.

TOWN CLERK'S OFFICE

2024 SEP 30 A 9:19

TOWN OF ORANGETOWN

**ACABOR #24-33  
My Office Accounting Services Sign Plan  
Approved as Presented**

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7. The Board found that making up the top central and right side of the signs would consist of the words "MY OFFICE" in all capital letters and be green in color. The height would be 9.62" IN.
8. The Board found that making up the bottom central and right side of the signs would consist of the words "ACCOUNTING SERVICES" in all capital letters and be gray in color. The height would be 4.81" IN.

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 Brian Aitcheson and second by Barbara Carroll and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



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**ACABOR #24-35  
Dollar General Sign Plan  
Approved as Presented**

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**TO: Brian O'Connor, Frohling Sign Company,  
711 Executive BLVD, Suite G,  
Valley Cottage, New York  
10989**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: ACABOR #24-35: Dollar General Sign Plan:** The application of Frohling Sign Company, applicant, for Pearl River Center Associates c/o Rosen Associates Management Corporation, owner at a site known as "Dollar General" 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 94-120 N. Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 69.13, Block 1, Lot 3; CC zoning district

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which time the Board made the following determinations:

Kaitlyn O'Connor, from Frohling Sign Company testified before the Board. The Board received the following items:

- Sign plans prepared by Everbrite, dated December 9, 2022
  - Page 1 of 2: Conventional Ground-Up-DGP
  - Page 2 of 2: DG261514
- Material sheet.
- Building Department Referral dated September 5, 2023, prepared by Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant plans to replace the fire damaged existing storefront sign with a Dollar General sign that is consistent with the corporate command of yellow text in Raceway Letters/Backer font depicting the words "DOLLAR GENERAL" in all capital letters with a black background.

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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ACABOR #24-35  
Dollar General Sign Plan  
Approved as Presented

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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 Deborah Stuhlweissenburg and second by Matthew Miller and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



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**ACABOR #24-35  
Pearl River Real Estate Partners – Building Alterations  
Approved as Presented**

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**TO: Michael Scrima, 30 N. William Street, Pearl River, Pearl  
River, New York 10965**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: ACABOR #24-35: Pearl River Real Estate Partners—  
Building Alterations:** The application of Michael Scrima, applicant and  
owner, for Pearl River Real Estate Partners, at a site known as “Pearl River Real  
Estate Partners” 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 30 N. William Street, Pearl River, Town of Orangetown, Rockland  
County, New York, and as shown on the Orangetown Tax Map as Section 68.16,  
Block 6, Lot 3; CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the  
Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which  
time the Board made the following determinations:

Karl Ackermann, AIA., Michael Scrima, owner and applicant, and Thomas  
Gorman, owner, testified before the Board. The Board received the following  
items:

- Architectural Drawings, prepared by Karl E. Ackermann, Architect PLLC,  
Last revised July 30, 2024:
  - Sheet NO. A-0: Site Location Plan, Notes, List of Drawings
  - Sheet NO. A-1: NYS Code Analysis
  - Sheet NO. A-2: First and Second Floor Plan
  - Sheet NO. A-3: First and Second Floor Power / Tele Data and RCP  
Plan
  - Sheet NO. A-4: Elevations
  - Sheet NO. A-5: Partition Types and Details
  - Sheet NO. A-6: ADA Toilet Elevations and Details
  - Sheet NO. A-7: Door Schedule
- Picture taken by Board Member Barbara Carroll of the west side of the  
building that faces North William Street, photo captured on  
September 4, 2024
- Picture taken by Board Member Barbara Carroll of the south side of the  
building that faces the adjacent parking lot, photo captured on  
September 4, 2024
- Picture taken by Board Member Barbara Carroll of the north side of the  
building that faces East Washington Avenue, photo captured on  
September 4, 2024

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**ACABOR #24-35**  
**Pearl River Real Estate Partners – Building Alterations**  
**Approved as Presented**

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- Material sheet.
- Building Department Referral dated July 24, 2024, prepared by Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the existing EPDM Roof would remain.
2. The Board found that the existing brick siding would remain.
3. The Board found that the applicant plans to place a new masonry stairway along the south elevation leading to a proposed door. The stairway would be a brick material to match the existing building.
4. The Board found that the proposed stairway would have a wrought iron railing that is black in color.
5. The Board found that next to the proposed stairway on the south elevation would be an ADA compliant wheelchair lift. It would be contained in a lift enclosure.
6. The Board found that the applicant would replace the existing windows that are Ebony Black in color and manufactured by Marvin, or equal.
7. The Board found that the applicant would place awnings above the main entrance on the west elevation, above a proposed exterior basement door on the south elevation and above a proposed door on the south elevation. The awnings would be Ebony Black in color, would be a steel material and manufactured by Lawrence, or equal.
8. The Board found that the applicant plans to replace the existing door on the west elevation with a new door containing panic hardware closer and lockset. The door would be black in color
9. The Board found that the applicant plans to replace the existing door on the east elevation with a new door containing panic hardware closer and lockset. The door would be black in color.

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**ACABOR #24-35  
Pearl River Real Estate Partners – Building Alterations  
Approved as Presented**

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10. The Board found that the applicant plans to replace the existing window on the west elevation with a new door at the platform of the proposed stairway. The door would be black in color.
11. The Board found that the applicant plans to replace the existing basement door on the west elevation. The new door would be black in color.
12. The Board found that the applicant plans to replace all five of the existing exterior lights with building mounted – downlights that will surround much of the building.

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 Brian Aitcheson and second Deborah Stuhlweissenburg by and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
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**ACABOR #24-36  
42 Schuyler Road Site / Architectural Plans  
Approved as Presented**

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**TO: Westchester Modular Homes Construction, 642  
International BLVD. Rock Tavern, NY 12575**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: ACABOR #24-36: 42 Schuyler Road Site / Architectural  
Plan:** The application of Westchester Modular Homes Construction, applicant, for 5 Kopac Lane LLC, at a site known as “42 Schuyler Road” 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 42 Schuyler Road, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.15, Block 1, Lot 10; R-80 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which time the Board made the following determinations:

Pat Hatcher, Builder from Westchester Modular Homes and Construction, Uziah Cooper, Architect from Westchester Modular Homes and Construction, testified before the Board. The Board received the following items:

- Site Plan 42 Schuyler Road, prepared by Collazuol Engineering & Surveying ASSOC., LLC, dated April 8, 2022.
- Architectural Plans, prepared by Westchester Modular Homes Construction, dated February 1, 2024:
  - Page: 0 - New York 2 Story Cover sheet
  - Page: 1 - Colonial CTM-L Elevations
  - Page: 2 - Colonial CTM-L Foundations
  - Page: 3A - Colonial CTM-L First Floor Plan
  - Page: 3B - Colonial CTM-L Second Floor Plan
  - Page: 3W - Colonial CTM-L Wall Bracing
  - Page: 3W2 - Colonial CTM-L Wall Bracing
  - Page: 3W3 - Colonial CTM-L Wall Bracing
  - Page: 4 - Colonial CTM-L Cross Section
  - Page: 5A - Colonial CTM-L First Floor Plumbing Plan
  - Page: 5B - Colonial CTM-L Second Floor Plumbing Plan
  - Page: 6A - Colonial CTM-L 1<sup>st</sup>. FL Electrical Plan
  - Page: 6B - Colonial CTM-L 2<sup>nd</sup>. FL Electrical Plan
  - Page: 8 – Colonial CTM-L Standard Notes, Schedules and Details
- Material sheet.
- Building Department Referral dated July 23, 2024, prepared by Rick Oliver, Chief Building Inspector.

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TOWN CLERK'S OFFICE

**ACABOR #24-36  
42 Schuyler Road Site / Architectural Plans  
Approved as Presented**

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**FINDINGS OF FACT:**

1. The Board found that the applicant would build a two-story single-family home on a six-acre lot in a well wooded area.
2. The Board found that the roof shingles would be an Owens Corning Asphalt Architecture that is onyx black in color, or equal.
3. The board found that the siding would be Certainteed Northwoods 7" Straight Edge Split Shakes – Natural Clay color, or equal.
4. The board found that the windows would have a white trim.
5. The board found that entrance doors and the garage door would be white in color.
6. The board found that Antique Bronze Finish lights, or equal, and traditional coach lights would be placed throughout the exterior of the proposed house.

The hearing was then opened to the Public.

**Public Comments:**

Debby Riccardi, 92 Schuyler Road, Blauvelt. She questioned the square footage of the house, stressing concern in relation to other houses in the neighborhood potentially impacting property value. She also questioned if the back of the house would be facing the adjacent state park.

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 as Presented**.

The foregoing resolution was presented and moved by Barbara Carroll and second Deborah Stuhlweissenburg by and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
2024 SEP 30 A 9:17  
TOWN CLERK'S OFFICE

**ACABOR #24-37  
Guardian Gun Works Sign Review  
Approved as Presented**

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**TO: Louis Rakoszynski, 6 Crabapple Court, Monsey, New York 10952**

**FROM: Architecture and Community Appearance Board of Review**

**RE: ACABOR #24-37: Guardian Gun Works Sign Review:**

The application of Todd M. Farmer, applicant, for West Shore Plaza LLC., Owner, at a site known as “Guardian Gun Works” 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 580 Route 303 Unit 5, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 70.14, Block 4, Lot 13; CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which time the Board made the following determinations:

Louis Rakoszynski, property owner, testified before the Board. The Board received the following items:

- Sign plans prepared by Foley Sign Shop, dated August 21, 2024
  - Page 1 of 2: Change Existing Directory Panel on Double-Sided Directory
  - Page 2 of 2: Reface of Existing Lightbox Sign
- Material sheet.
- Building Department Referral dated August 2, 2024, prepared by Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant plans to replace the existing Guardian Gun Works portion of the stand-alone double-sided directory panel with a 55”W x 8”H sign with the words “GUARDIAN GUN WORKS” in all capital letters in black die-cut vinyl letters, manufactured by Foley Sign Shop, or equal.
2. The Board found that the applicant plans to replace the existing storefront sign with a 120”W x 20”H one-piece acrylic light box sign that will be 16.5 SQFT.
3. The Board found that the storefront sign would have a black background.
4. The Board found that the left side of the storefront sign would have a logo that contains a white square, and in that square is a graphic of a bullet with wings.

TOWN CLERK'S OFFICE  
2024 SEP 30 A 9:17  
TOWN OF ORANGETOWN



**ACABOR #24-37  
Guardian Gun Works Sign Review  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
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5. The Board found that the storefront sign would contain the words “GUARDIAN GUN WORKS” in all capital letters in gray die-cut vinyl letters, manufactured by Foley Sign Shop, or equal.

The hearing was then opened to the Public.

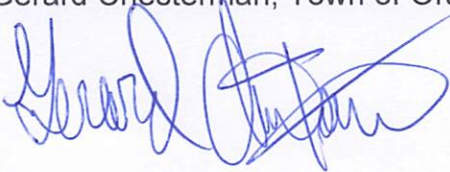
There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

**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 Matthew Miller and second Deborah Stuhlweissenburg by and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke nay; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

**ACABOR #24-38  
Gikas Roofing Wall Sign Review  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
September 5, 2024  
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**TO: Gikas Roofing, 16 E Dexter Plaza, Pearl River, New York  
10965**

**FROM: Architecture and Community Appearance Board of  
Review**

**RE: ACABOR #24-38: Gikas Roofing Wall Sign Review:** The application of Gikas Roofing, applicant, for Thomas Bertussi, owner, at a site known as “Gikas Roofing” 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 16 East Dexter Plaza, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.20, Block 1, Lot 1.30; LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 5, 2024** at which time the Board made the following determinations:

Greg Tkacz, sign contractor from 99 Signs testified before the Board. The Board received the following items:

- Sign plans prepared by 99 Signs
- Material sheet.
- Building Department Referral dated March 13, 2024, prepared by Rick Oliver, Chief Building Inspector.

**FINDINGS OF FACT:**

1. The Board found that the applicant plans to place a sign that would be an individual cut  $\frac{1}{4}$ ”, would be mounted on the building front 102 IN from the ground and would be 85.5 IN in length and 37 IN in height.
2. The Board found that making up the central and right-hand sign of the sign, it would contain black thick acrylic text in all capital letters depicting the words “GIKAS ROOFING”, with the word “GIKAS” 13.25 IN in height and just below that, the words “ROOFING” would be 8.24 IN in height.
3. The Board found that the left side of the sign would be made up of the logo that would be 24.5 IN in length and 37 IN in height.
4. The Board found that the logo would be full color digital, be a laminated oval shaped print with a thick black outline with a yellow background depicting a cursive “G” in black text and would be stud mounted with spacers.

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**ACABOR #24-38  
Gikas Roofing Wall Sign Review  
Approved as Presented**

**Town of Orangetown – Architecture and Community Appearance  
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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 as Presented**.

The foregoing resolution was presented and moved by Shirley Goebel Christie and second Deborah Stuhlweissenburg by and carried as follows; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Michael Sandhage, aye; Matthew Miller, aye; Sharon Burke aye; and Barbara Carroll, aye.

The Assistant Planner 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: September 5, 2024**  
Gerard Chesterman, Town of Orangetown



TOWN OF ORANGETOWN  
2024 SEP 30 A 9:17  
TOWN CLERK'S OFFICE