

**Town of Orangetown Architecture and Community Appearance Board of Review  
Meeting of February 20, 2025**

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

**MEMBERS ABSENT:** None

**ALSO, PRESENT:** Britney Cordero, Deputy Town Attorney and Jane Slavin, Director Office of Building, Zoning, Enforcement and Planning Administration

Shirley Goebel Christie-Chairwomen 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.

<b>854 Bradley Parkway Amendment</b> Review of Change in Siding, Lower front porch and front door 854 Bradley Parkway, Blauvelt 65.19/1/36.2; R-40 Zoning District	<b>Approved as Presented</b>	<b>ACABOR # 25-06</b>
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<b>68-70 South Main Street Exterior</b> Review of Exterior Changes 68-70 South Main Street, Pearl River 68.20/1/40; CO Zoning District	<b>Approved with a n Recommendation</b>	<b>ACABOR # 25-07</b>
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<b>JMG CPA Sign Plan</b> Review of Sign Plan Replacement of Existing Sign 170 East Erie Street, Blauvelt 70.14/4/10, CC Zoning District	<b>Approved as Presented</b>	<b>ACABOR #25-08</b>
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A motion was made to adjourn the meeting by Shirley Goebel Christie-Chairwomen and second by Brian Aitcheson 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 7:43 PM

**Dated: February 20, 2025**  
**Jane Slavin, Director**



TOWN OF ORANGETOWN  
2025 MAR -4 A 9:12  
TOWN CLERK'S OFFICE

ACABOR #25-06: 854 Bradley Parkway  
Amendment

Permit #0745-25

Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision

February 20, 2025

Approved as Presented

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TO: Junior Castro, 418 Broadway, Albany, NY 12207  
FROM: Architecture and Community Appearance Board of  
Review

RE: **854 Bradley Parkway Amendment:** The application of Junior Castro, owner/ applicant for Review of an amendment to the elevations of a house, prior approval of ACABOR #22-29, dated May 19, 2022 at a site known as “**854 Bradley Parkway Amendment**”, 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.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 20, 2025**, at which time the Board made the following determinations:

Luis Rojas appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by applicant.
- B. Computer generated depictions of the house.
- C. Copy of prior decision, ACABOR #22-29, dated May 19, 2022.

**FINDING OF FACTS:**

1. The Board found that the applicant proposed to change the color and type of the house siding. From grey stucco to Hardie Board or equal, in Ocean Blue. The trim on the proposed structure would be white and the color of the door would be black. The photos note stone veneer around the foundation of the house, however the applicant requested Trex Lattice, 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 seconded by Debbie Stublweisenburg and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, aye; Michael Sandhage, aye, Barbara Carroll, aye, Matthew Carey, aye, Sharon Burke, aye Debbie Stublweisenburg, aye.

The Director 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: February 20, 2025  
Jane Slavin, Director

TOWN OF ORANGETOWN  
2025 MAR -4 12



ACABOR #25-07: 68-70 South Main Street

Permit #BLDC-6217-24

Exterior Change Plan

Town of Orangetown – Architecture and Community Appearance Board of Review Decision

February 20, 2025

Approved with a Recommendation

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TO: Bertussi Irrevocable Trust, 60-70 Dexter Plaza, Pearl River, New York

FROM: Architecture and Community Appearance Board of Review

RE: **68-70 South Main Street Exterior Change Plan:** The application of Bertussi Irrevocable Trust, applicant/owner, for Review of Façade replacement of structure at a site known as “**68-70 South Main Street Exterior Change 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 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. .

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 20, 2025**, at which time the Board made the following determinations:

Donald Brenner and Mirtha Quintana appeared and testified. The Board received the following items:

- A. Descriptive Narrative prepared by applicant.
- B. Copy of Building Permit, dated November 8, 2024.
- C. Photograph of existing structure.
- D. Color chart of proposed siding, Certainteed Mainstreet.

**FINDING OF FACTS:**

1. The Board found that the applicant proposed to replace the siding throughout the property. A sample was presented to the Board, in 4” woodgrain siding, in Heritage Cream color, manufactured by Certainteed Mainstreet, or equal. The existing doors are to remain and no changes will be completed to the existing concrete base foundation.
2. The Board provided the following recommendation; Add trim to windows that presently do not have trim and paint all trim brown.

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.

TOWN OF ORANGETOWN  
2025 MAR -4 A 9 12  
TOWN CLERK'S OFFICE

ACABOR #25-07: 68-70 South Main  
Street  
Exterior Change Plan  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision

Permit #BLDC-6217-24

February 20, 2025  
Approved with a Recommendation  
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**Recommendation:** On view of the foregoing and testimony before the Board, the application was Approved with a Recommendation:

1. Add trim to windows that presently do not have trim and paint all trim brown.

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

The Director 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: February 20, 2025  
Jane Slavin, Director



TOWN OF ORANGETOWN  
2025 MAR -4 A 9:12  
TOWN CLERK'S OFFICE



ACABOR #25-08 JMG CPA Sign Plan Permit #6523-25  
Amendment  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision

February 20, 2025  
Approved as Presented  
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TO: Greg Tkacz, 376 Route 59, Nyack, New York  
FROM: Architecture and Community Appearance Board of Review

RE: **JMG CPA Sign Plan:** The application of JMG CPA. Applicant for 170 East Erie Street, owner for Review of a Sign Plan at a site to be known as “**JMG CPA 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.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, February 20, 2025**, at which time the Board made the following determinations:

Greg Tkacz appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by applicant.
- B. Sign Plan prepared by 99 Signs.

**FINDING OF FACTS:**

1. The Board found that the applicant proposed to change the insert in an existing Pylon Sign with the applicant’s sign. The insert is white acrylic with black, blue and grey lettering, as noted on the submitted plan.

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

The Director 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: February 20, 2025  
Jane Slavin, Director

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