

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of April 3, 2025**

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

MEMBERS ABSENT: Michael Sandhage

ALSO, PRESENT: Britney Cordero, Deputy Town Attorney and Elizabeth Decort, Secretarial Assistant II.

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.

323 Route 303 Sign Plan

Casa Columbia Sign Plan Review
Review of Sign Plan
323 NYS Route 303, Orangeburg
Section; 74.11, Block 2, Lot 50
CC zoning district

ACABOR #25-15

**Approved as
Presented**

Wyman Fisher Funeral Home Plans

Review of Façade and Site Plans
96-100 Franklin Avenue, Pearl River
Section; 68.20, Block 2, Lot 70
CS zoning district

ACABOR #25-16

**Approved as
Presented**

A motion was made to adjourn the meeting by Brian Aitcheson 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 8:00 p.m.

Dated: April 3, 2025



TOWN OF ORANGETOWN
2025 APR 17 P 1:37
TOWN CLERK'S OFFICE

ACABOR # 25-15
323 Route 303 Sign Plan Review
Casa Columbia Sign Plan

Permit #6500-24

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

April 3, 2025
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TO: Greg Tkacz, 99 Signs, 376 Route 59, Nyack, New York,
10960
FROM: Architecture and Community Appearance Board of
Review

RE: **323 Route 303 Sign Review ACABOR # 25-15:** The
Application of Casa Colombia, Applicant, for Johnson Kirchner Holdings, LLC.,
Owner at a site to be known as "**Casa Colombia Restaurant II**" 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 323 NYS Route 303,
Orangeburg, Town of Orangetown, Rockland County, New York, and as shown
on the Orangetown Tax Map as Section; 74.11, Block 2, Lot 50 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, April 3, 2025**, at which time
the Board made the following determinations:

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

- A. Material Specification Sheet, prepared by applicant.
- B. Sign Plan prepared by 99 Signs, undated.
- C. Copy of Plot Plan.

FINDING OF FACTS:

1. The Board found that the applicant proposed a 10-foot by 4-foot light box sign, with the name Casa Columbia. The sign would have an aluminum frame, fully protected cable, acrylic front, fixed to the wall with reinforced aluminum brackets. The main field of color would be black, the lettering would be white and the bird coloring would be red, yellow, blue, black and white. The words and bird would be illuminated.
2. The Board found that the sign would be mounted to the slope sections in front of the awning. In addition, panels of acrylic would be placed on the storefront, as noted on the submitted plans.
3. The Board found that the sign would be turned off after 9:00 p.m.

TOWN OF ORANGETOWN
2025 APR 17 P 1:37
TOWN CLERK'S OFFICE

ACABOR # 25-15
323 Route 303 Sign Plan Review
Casa Columbia Sign Plan

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The hearing was then opened to the Public.

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 seconded by Debbie Stubweisenburg and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, aye; Michael Sandhage, absent, 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: April 3, 2025



TOWN OF ORANGETOWN
2025 APR 17 P 1:37
TOWN CLERK'S OFFICE

ACABOR #25-16

Permit #3300-23

Wyman Fisher Funeral Home
Site Plan and Façade Plans Review
Architecture and Community Appearance
Board of Review Decision
Approved as Presented

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Bart Rodi, 234 S. Grant Ave, Carletons, NY
TO: ~~Greg Tkacz, 99 Signs, 376 Route 59, Nyack, New York, 10960~~
FROM: Architecture and Community Appearance Board of Review

RE: **Wyman Fisher Funeral Home Site Plan and Façade Plans:** The Application of David Fisher, Owner, at a site known as "Wyman Fisher Funeral Home" 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 96-100 Franklin Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.20, Block 2, Lot 70 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, April 3, 2025**, at which time the Board made the following determinations:

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

- A. Material Specification Sheet, prepared by applicant.
- B. Sign Plan prepared by 99 Signs, undated.
- C. Plans prepared by Bart Rodi, PE, last dated February 22, 2025.
- D. Prior Board Decisions: ZBA#25-01, dated February 5, 2025, PB #24-43, Preliminary Site Plan Subject to Conditions, dated September 25, 2024.
- E. Material Information submitted at the meeting.

FINDING OF FACTS:

1. The Board found that the applicant proposed an addition to an existing house. The roof material would be asphalt shingles, in Shake Wood, manufactured by GAF, or equal. The siding would be Wood Clap Board in Hawthorne Yellow, or equal. The trim, doors, leaders and gutters would be white, the garage doors would be metal insulated with 8 panes of glass. The light fixtures would be manufactured by Forte Lighting, or equal.

TOWN OF ORANGETOWN
2025 APR 17 P 1:38
TOWN CLERK'S OFFICE

ACABOR #25-16
Wyman Fisher Funeral Home
Site Plan and Façade Plans Review
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Board of Review Decision
Approved as Presented

Permit #3300-23

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2. The Board found that the applicant stated that a fresh coat of paint would be placed on the funeral home.
3. The Board found that the air conditioning units would be placed on the west side, closet to the train tracks.
4. The Board found that no new landscaping is proposed.

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 seconded by Shirley Goebel Christie, Chair and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, aye; Michael Sandhage, absent, 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.

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