

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

MEMBERS PRESENT: Shirley Goebel Christie-Chairwomen, Deborah Stuhlweissenburg, Michael Sandhage, Barbara Carroll and Matthew Carey

MEMBER ABSENT: Sharon Burke and Brian Aitcheson

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

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.

New Items:

Paradise Taco Sign Plan

ACABOR # 25-04

Sign Plan Review

APPROVED WITH OPTION

500 Route 303, Orangeburg
74.07-1-6; CS Zoning District

A motion was made to adjourn the meeting by Shirley Goebel Christie-Chairwomen and second by Michael Sandhage 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 7:40 PM

Dated: January 23, 2025

Gerard Chesterman, Town of Orangetown

*8/1/25/25
Director*

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TO: Paradise Birriera NY, 500 Route 303 Orangeburg NY,
10962

FROM: Architecture and Community Appearance Board of
Review

RE: **Paradise Taco Sign Plans:** The application of Paradise Birriera, applicant, for Town Plaza II, owner at a site known as “Paradise Taco Sign Plans” 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 500 Route 303, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lot 6; CS zoning district.

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

Greg Tkacz, 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 December 17, 2024, prepared by Rick Oliver, Chief Building Inspector.

FINDINGS OF FACT:

- The Board found that the applicant is an expanding chain from Westchester County seeking to expand in Rockland
- The Board found that the new sign storefront sign would be a translucent vinyl print.
- The board found that the new storefront sign would be a multicolor sign with the chain logo containing;
 - A background that depicts a tropical beach setting with:
 - The top part of the sign dedicated to a sunset containing bright and dark orange coloring.
 - The middle part of the sign dedicated to a blue ocean with a wave on the far-right portion of the sign.
 - The bottom portion of the sign depicting a sand like surface which is a light gray color.
 - A taco with blacked-out palm trees in the far-left hand side of the sign.

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- The word “Paradise” depicted across the middle part of the sign in cursive text, orange color and a light orange flower on top of the “l”.
- The words “TAQUERIA MEXICAN GRILL & CUISINE” displayed in all capital letters and black text across the bottom .
- The board found that the new storefront sign would be 30 Inches in height and 120 Inches in length.
- The Board found that the existing light box from the prior tenant will be used for the new sign on the storefront.
- The board found that there would also be a new pylon sign that would
 - Be 11.5 Inches in Height and 53.5 Inches in Length
 - Have a background that is light gray in color
 - Have The word “Paradise” depicted across the left and middle part of the sign in cursive text, orange color and a light orange flower on top of the “l”.
 - The word “TACO” displayed in all capital letters and black text across the right-hand side of the sign

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 with the Following Option:**

- That the storefront sign be displayed as is, or that the exterior of the word “Paradise” on the storefront sign would have a dark blue outline to match the dark blue water in the background.

The foregoing resolution was presented and moved by Barbara Carroll and second by Deborah Stuhlweissenburg and carried as follows; Shirley Goebel Christie-Chairwomen, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, absent; Michael Sandhage, aye; Matthew Carey, aye; Sharon Burke, absent; 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: January 23, 2025
Gerard Chesterman, Town of Orangetown

Gerard Chesterman
1/29/25
Director

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