

**Town of Orangetown  
Architecture and Community Appearance Board of Review  
Meeting of June 12, 2025**

**MEMBERS PRESENT:** Brian Aitchison - Acting Chair, Michael Sandhage, Sharon Burke, and Matthew Carey

**MEMBER ABSENT:** Shirley Goebel Christie - Chair, Deborah Stuhlweissenburg, and Barbara Carroll

**ALSO, PRESENT:** Brittany Cordero, Deputy Town Attorney; Audrey Lupachino, Planning Assistant; and Elizabeth Decort, Secretarial Assistant II.

Brian Aitchison - Acting Chair called the meeting to order at 7:30 p.m. Mr. Aitchison 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 York SMS – Verizon Wireless**

**ACABOR #25-19**

Review of Antenna Site Plan  
38 North Middletown Road, Pearl River  
Section 69.13, Block 1, Lot 8  
CC zoning district

**Approved as  
Presented**

A motion was made to adjourn the meeting by Sharon Burke and second by Brian Aitchison - Acting Chair 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 7:35 p.m.

**Dated: June 12, 2025**



TOWN OF ORANGETOWN  
2025 JUN 27 P 2:44  
TOWN CLERK'S OFFICE

**Architecture and Community Appearance  
Board of Review Decision  
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**TO: Michael Sheridan, Snyder and Snyder LLP, 94 White  
Plains Road, Tarrytown, New York 10591**

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

**RE: New York SMSA d/b/a Verizon Wireless Antenna Review:** The Application of Snyder & Snyder LLP, Applicant for the Owner, Pearl River Store Associates, at a site known as “**New York SMSA d/b/a Verizon Wireless**” 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 38 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 8 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, May 1, 2025 and June 12, 2025**, at which time the Board made the following determinations:

**May 1, 2025**

Jordan Frye appeared and testified. The Board received the following items:

- A.** Material Specification Sheet, prepared by applicant.
- B.** Building Permit Referral, dated December 20, 2024.
- C.** Radio Frequency – Electromagnetic Energy Jurisdictional Report, prepared by EBI Consulting, dated November 15, 2024.
- D.** Plans prepared by Stephen Bray, PE, entitled Rooftop, A01, last revision date September 17, 2024.

**FINDING OF FACTS:**

1. The Board found that the applicant proposed work at an existing wireless communication facility to include the installation of two (2) additional antennas and related equipment. A wall screen would be installed to match the existing screen walls.
2. The Board found that Verizon was swapping out existing antennas and adding a few new antennas. Less than 4 cabinets are proposed, behind the existing screen wall. The screens are designed to match the existing concealments to be within the height of the wall. The existing wall would extend to the end of the building.

The applicant requested a **CONTINUATION** and advise if additional screening can be added in the highly trafficked area or move the new cabinets to the opposite side of the existing equipment.

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**June 12, 2025**

Jordan Frye of Snyder and Snyder LLP, Attorney, appeared and testified. The Board received the following items:

- A. Cover letter with project narrative from Snyder and Snyder LLP signed by Michael Sheridan dated May 19, 2025.
- B. Photos labeled “Front of existing screenwall taken from ground” and “Back of existing screenwall taken from roof” received May 19, 2025.
- C. Plans prepared by Stephen Bray, PE, entitled Rooftop, C02 and C02A, last revision date May 15, 2025.

**FINDING OF FACTS:**

1. The Board found that the applicant propose extension of screening shall be added in the highly trafficked area to block the view of the equipment from the driveway.

The hearing was then opened to the Public.

**PUBLIC COMMENTS:**

Concerned citizen requested information regarding the proposed telecommunications due to the notice he received in the mail.

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 Matthew Carey and seconded by Michael Sandhage and carried as follows: Shirley Goebel Christie - Chair, absent; Brian Aitchison - Acting Chair, aye; Michael Sandhage, aye; Barbara Carroll, absent; Matthew Carey, aye; Sharon Burke, aye; Debbie Stubweisenburg, absent.

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: June 12, 2025**

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TOWN CLERK'S OFFICE

