

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

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

**MEMBERS ABSENT:** Brian Aitcheson

**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.

<b>Hongbanjang Lounge Sign Plan</b> Review of Sign Plan 37 Route 303, Tappan 77.15/1/34; LO Zoning District	<b>Approved with a Change in wording of Sign</b>	<b>ACABOR #25-12</b>
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<b>WPT Site Plan and Façade Plan</b> Review of Façade/Landscaping, 518 Route 303 and 13 & 21 Mountainview Ave., Orangeburg 74.07/1/2, 33 & 36, CC & LI Zoning District	<b>Approved with Conditions</b>	<b>ACABOR #25-13</b>
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<b>Bright Path Kids Site/Façade Plan</b> Review of Building Site and Façade Plans 247-249 North Middletown Road, Pearl River 68.12/3/26 & 27; CO Zoning District	<b>Approved with Conditions</b>	<b>ACABOR #24-23</b>
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A motion was made to adjourn the meeting by Shirley Goebel Christie-Chairwomen and second by Sharon Burke 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 8:55 p.m.

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



TOWN OF ORANGETOWN  
2025 MAR 31 P 1:28  
TOWN CLERK'S OFFICE

ACABOR #25-12: Hongbanjang  
Lounge Sign Plan  
Architecture and Community Appearance  
Board of Review Decision

Permit #6500-24

March 20, 2025  
Approved with a Word Change  
Page 1 of 2

TO: Sign World, 432 Bergen Blvd., Ridgefield, New Jersey,  
07657  
FROM: Architecture and Community Appearance Board of  
Review

RE: **Hongbanjang Lounge Sign Plan:** The application of Sign World, applicant for Benbrooke Tappan, LLC, owner, for the review of a sign at a site to be known as "**Hongbanjang Lounge 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 37 Route 303, Tappan, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 77.15, Block 1, Lot 34 in the LO zoning district.

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

Eric Lee appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by applicant.
- B. Sign Plan prepared by Sign World, dated September 27, 2024.

**FINDING OF FACTS:**

1. The Board found that the applicant proposed a 24.00" by 120.00" sign to be placed above the storefront. The sign would be illuminated LED Channel letters reading "Hongbanjang Lounge" mounted on a black sign raceway. The sign would be consistent in style, color, and materials with the rest of tenants in the same shopping plaza.
2. The Board found that the applicant wanted to change the word "Lounge" to "Dining", using the same color and font

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 a Word Change**

1. The word "Lounge" shall be changed to "Dining", same color and font.

TOWN OF ORANGETOWN  
2025 MAR 31 P 1:28  
TOWN CLERK'S OFFICE

ACABOR #25-12 Hongbanjang  
Lounge Sign Plan  
Architecture and Community Appearance  
Board of Review Decision

Permit #6500-24

March 20, 2025  
Approved with a Word Change  
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The foregoing resolution was presented and moved by Michael Sandhage and seconded by Barbara Carroll and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, absent; 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: March 20, 2025  
Jane Slavin, Director



TOWN OF ORANGETOWN  
2025 MAR 31 P 1:28  
TOWN CLERK'S OFFICE

ACABOR #25-13: Permit #316-2021  
WPT Site Plan and Façade Plan  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision

March 20, 2025  
Approved with a Condition  
Page 1 of 2

TO: Anthony Nelson, 9550 W. Higgins Road, Suite 550,  
Rosemont, IL 60018  
FROM: Architecture and Community Appearance Board of  
Review

RE: **WPT Site and Façade Plans:** The application of Anthony Higgins, applicant for 13 Mountainview, LLC, owner, at a site to be known as “**WPT Site and Façade 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 518 Rt. 303 and 13 Mountainview Ave., Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 74.07, Block 1, Lots 2, 33, & 36, 37 & 41, in the CC & LI Zoning Districts.

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

Ira Emanuel, Justin Ferrazzano and Antonia Lauren appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by applicant.
- B. Project material sheet.
- C. Site Plans prepared by Colliers Engineering & Design, dated March 13, 2025:
  - a. Sheet 3 of 24: Demolition & Existing Conditions Plan
  - b. Sheet 5 of 24: Layout Plan
  - c. Sheet 11 of 24: Landscape Plan
- D. Architectural Plans prepared by Cornerstone Architects, dated January 28, 2025:
  - a. SP-01 (1 of 2): Colored Site Plan
  - b. SP-01 (2 of 2): Colored Site Plan
  - c. FP-01: Overall Floor Plan
  - d. EL-01: (1 of 2) Conceptual Elevations
  - e. EL-01 (2 of 2): Finish Board Elevations

**FINDING OF FACTS:**

1. The Board found that a 175,954 square foot building is proposed. The site layout would have access from Route 303 on the east side and Mountainview Avenue on the south end of the site.

TOWN CLERK'S OFFICE  
2025 MAR 31 P 1:29  
TOWN OF ORANGETOWN

ACABOR #25-13: Permit #316-2021  
WPT Site Plan and Façade Plan  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision

March 20, 2025  
Approved with a Condition  
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2. The Board found that the building's walls would be constructed out of insulated precast concrete panels and the roof would be white TPO membrane, or equal. The building elevations use reveal patterns, paint color and different panels heights break up the mass and add interest. Clerestory, or equal, windows are proposed around the building to bring in natural light. The paint colors are blue accent, as shown on the submitted elevations. Lighting would be wall mounted LED light fixtures. Site Lighting consisted of pole mounted 25" in height, down lighting, as noted on the plans. Roof mounted HVAC units would be placed on the center of the roof.
3. The Board found that the landscaping plan consisted of evergreen ornamental trees at the entrance on Route 303. Spruce, cedar, and arborvitaes trees at a variety of heights would be placed along the side that abuts residential properties.
4. The Board found that there would be no fence, but a "Sound Wall" that was required by the Planning Board. The Sound Wall plan shall return to ACABOR as a separate Application. The Board requested the submission include the height and color of the sound wall.

The hearing was then opened to the Public.

**Public Comment:**

Thomas Finstewald, abutting neighbor to the site, raised concerns regarding spillage of lighting on his property.

Robert Stabil, 516 Route 303, requested that more plantings to be planted at the entrance and rear of the site.

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 with a Condition:**

1. The Sound Wall plan shall return to ACABOR as a separate Application. The submission shall include the height and color of the sound wall.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Debbie Stubweisenburg and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitcheson, absent; 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: March 20, 2025  
Jane Slavin, Director

TOWN CLERK'S OFFICE  
2025 MAR 31 P 1:30  
TOWN OF ORANGETOWN

**Bright Path Kids Plans**

**Town of Orangetown – Architecture and Community Appearance**

**Board of Review Decision**

**March 20, 2025**

**Approved with Conditions**

**Page 1 of 4**

**RE:**                    **Bright Path Kids Plans:** The application of Bright Path Kids, applicant, for the review of plans at a site to be known as “**Bright Path Kids 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 249 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.12, Block 3, Lot 26 & 27; CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at meetings held **Thursday, May 2, 2024 and March 20, 2025** at which time the Board made the following determinations:

**May 2, 2024**

Kevin Miranda, Project Manager from Jam Arch, Donald Brenner, Attorney, appeared and testified. The Board received the following items:

- A. Materials Sheet
- B. Building Department Referral, dated August 16, 2019, prepared by Rick Oliver, Chief Building Inspector.
- C. Architectural renderings prepared by J.A Mihalik of Jam Arch, dated September 11, 2023:
  - PRO1: Proposed Floor Plan
  - PRO2: Proposed Building Elevations
  - PRO3: Proposed Building Materials
  - PRO4: Proposed Rendering View 1
  - PRO5: Proposed Rendering View 2
- D. Site Development plans: Prepared by Civil Design Works LLC, last revised December 12, 2023:
  - Page 1 of 10: Site Plan Layout
  - Page 2 of 10: Grading and Utility Plan
  - Page 3 of 10: Stormwater Management Plan
  - Page 4 of 10: Tree Preservation Plan, Soil Erosion and Sediment Control Plan
  - Page 5 of 10: Construction Details (1 of 2)
  - Page 6 of 10: Construction Details (2 of 2)

TOWN OF ORANGETOWN  
2025 MAR 31 P 1:30  
TOWN CLERK'S OFFICE

ACABOR #24-23  
Bright Path Kids Plans  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision

Permit # 49227

March 20, 2025  
Approved with Conditions  
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- E. Landscape Architecture plans prepared by Yost Design Landscape Architecture, last revised December 7, 2023:
- Page 7 of 10: Lighting Plan
  - Page 8 of 10: Planting Plan
- F. Plans prepared by Jay Greenwell PLS, LLC,
- Page 9 of 10: Existing Conditions, dated October 17, 2024
  - Page 10 of 10 , 200' Radius Exhibit, last dated December 12, 2024

**FINDINGS OF FACT:**

- 1 The Board found that the applicant plans to build a 1 story 10,000 SQFT day care facility called "Bright Path Kids" which is a franchise.
- 2 The Board found that the applicant described the building as being a "northeast design".
- 3 The Board found that the façade color would be coral and marble white color, manufactured by Sto Corp, or equal. The board was not in favor of the color scheme as it did not fit in with the surrounding area.
- 4 The Board found that there will be Helios Aluminum Canopies by Architectural Fabrication, or equal, above all the storefront windows, or equal.
- 5 The Board found that the windows will be exterior glazing - 1" Insulated, be clear in color, or equal.
- 6 The Board found that the window trim would be Anodized Aluminum in color, or equal.
- 7 The Board found that the siding below the windows and surrounding the front door would be cultures stone manufactured by Country Ledgestone, or equal.

The hearing was then opened to the Public.

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

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

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**Public Comment:**

Agatha Lorenzo, 130 E Carol Street, Pearl River, raised concerns pertained to the deforestation that is occurring at the site and that is proposed to occur in the future. Stressing that the removal of so many trees would disrupt the habitats of the local fauna and ruin the aesthetic of the neighborhood, adding that the proposed building would be visible from her property. She hopes and urges that as few trees as possible be cut down.

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

**The applicant requested a CONTINUATION.**

**March 20, 2025**

Justin Mihalik, Scott Curtis and Donald Brenner appeared and testified. The Board received the following items:

- A. Project Narrative, prepared by the Applicant
- B. Architectural renderings prepared by J.A Mihalik of Jam Arch, last dated March 6, 2025:
  - a. PRO1: Proposed Floor Plan
  - b. PRO2: Proposed Building Elevations
- C. Site Plans prepared by Civil Designs Works, last dated December 12, 2023.
- D. Lighting and Planting Plans prepared by Yost Design, last dated December 7, 2023

**FINDINGS OF FACT:**

- 1 The Board found that the building plans had been revised in accordance with the prior recommendations of the Board.
- 2 The Board found that the style of the building was Craftsman, with cultured stone at the base. White trim would be placed around the windows. The color scheme would be earth tones. The Board recommended that the color scheme around the entrance have some color to create a "Bright and Cheery" entrance.
- 3 The Board found that a playground would be at the rear of the building. The landscaping plan included a combination of 10 different types of trees.

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ACABOR #24-23  
Bright Path Kids Plans  
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Board of Review Decision

Permit # 49227

March 20, 2025  
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**Public Comment:**

Juan Con, 130 East Carroll, raised concerns regarding removal of fallen trees, questioning if a fence would be in the back of the site and drainage impact to the area.

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **Approved with Conditions:**

1. The landscaping plan will be improved by the addition of more flowering spring plants and decorative plantings along the road and entrance.
2. The Door color shall be “Frank Lloyd Wright Red” color, or equal. Use a red that blends yet accents the natural earth tones of the building. The Board recommended using Benjamin Moore Heritage Red, or equal.
3. The trim around the windows and doors should be Heritage Red or White. The style was Craftsmen and all window trim would be white including all Craftsman Trim details. The glazing panes of the windows have the option to remain as presented OR be painted to match the new color of the door.

The foregoing resolution was presented and moved by Shirley Goebel Christie and seconded by Sharon Burke and carried as follows: Shirley Goebel Christie, Chairperson, aye; Brian Aitcheson, absent; 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: March 20, 2025  
Jane Slavin, Director



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