

**Town of Orangetown Architecture and Community Appearance Board of Review
Meeting of May 1, 2025**

MEMBERS PRESENT: Michael Sandhage, Sharon Burke, Matthew Carey and Deborah Stuhlweissenburg, Brian Aitcheson and Barbara Carroll

MEMBERS ABSENT: Shirley Goebel Christie-Chairwomen

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

Brian Aitcheson called the meeting to order at 7:30 p.m.
Mr. Aitcheson read the agenda. Hearings as listed on this meeting's agenda, which are made a part of these minutes, were held as noted below.

Battaglia Plans		ACABOR #25-18
Review of House and Site Plans	Approved as	
8 Marycrest Road, West Nyack	Presented	
Section; 69.07, Block 1, Lot 30		
R-40 zoning district		

New York SMSA d/b/a		ACABOR #25-19
Verizon Wireless	Continued	
Review of Antenna Plan		
38 North Middletown Road, Pearl River		
Section 69.13, Block 1, Lot 80		
CC zoning district		

Jose Barbershop Sign Plan		ACABOR #25-20
Review of Sign Plan	Approved as	
3 West Central Avenue, Pearl River	Presented	
Section 68.16, Block 1, Lot 16		
CC zoning district		

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and second by Barbara Carroll 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: May 1, 2025

Cheryl Cooper

TOWN OF ORANGETOWN
2025 MAY 15 A 11:39
TOWN CLERK'S OFFICE

**ACABOR #25-18: Battaglia Plans
Review of House and Site Plans**

Permit #6593-25

**Architecture and Community Appearance
Board of Review Decision
Approved as Presented**

**May 1, 2025
Page 1 of 2**

**TO: Sherwin Reyes, 22 Strawberry Hill Road North
West Nyack, New York, 10994**
**FROM: Architecture and Community Appearance Board of
Review**

RE: Battaglia Plans: The Application of Joseph DeFilippo, applicant for Joseph and Frances Battaglia, at a site to be known as "**Battaglia 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 8 Marycrest Road, West Nyack, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 69.07, Block 1, Lot 30, R-40 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**, at which time the Board made the following determinations:

Joseph DeFilippo, Matthew Lung, Joseph and Frances Battaglia appeared and testified. The Board received the following items:

- A.** Material Specification Sheet, prepared by applicant.
- B.** Project Narrative, prepared by applicant.
- C.** Building Permit Referral, dated January 24, 2025.
- D.** Architectural Plans, Elevations; prepared by Michael Shilale Architects, dated December 9, 2024, last revised January 20, 2025.
- E.** Site Plan prepared by Atzl, Nasher & Zigler, last dated March 5, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed a single-family house with the following design features:
 - a. The house elevations would be James Hardi Board in Artic White, or equal, and a roof of Pewter Grey GAF Timberline Shingles, or equal. The windows and doors would be black. Stonework will be installed on the front and around the perimeter of the house, as noted on the submitted plans. Metal roof would be on small sections of the roof, as noted on the plans.

TOWN OF ORANGETOWN
2025 MAY 15 A 11:39
TOWN CLERK'S OFFICE

**ACABOR #25-18: Battaglia Plans
Review of House and Site Plans**

Permit #6593-25

**Architecture and Community Appearance
Board of Review Decision
Approved as Presented**

**May 1, 2025
Page 2 of 2**

- b. The air conditioning units would be placed on the left side of the house. No new landscaping is proposed at this time.

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 Barbara Carrol and seconded by Debbie Stubweisenburg and carried as follows: Shirley Goebel Christie, Chair, absent; Brian Aitcheson, aye; Michael Sandhage, aye, 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: May 1, 2025

Cheryl Coopersmith

TOWN OF ORANGETOWN
2025 MAY 15 A 11:39
TOWN CLERK'S OFFICE

**ACABOR #25-20: Jose Barbershop Sign Plan
Town of Orangetown – Architecture and Community Appearance
Board of Review Decision**

Permit #6807-25

May 1, 2025

Approved as Presented

Page 1 of 1

TO: Rosette Kalayjian, 10 Sioux Court, Palisades, NY
FROM: Architecture and Community Appearance Board of Review

RE: Jose Barbershop Sign Plan: The application of Hispana Signs, applicant for Thomas Clifford, Pearl Properties, owner, for the review of a sign at a site to be known as “**Jose Barbershop 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 3 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 68.16, Block 1, Lot 16 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**, at which time the Board made the following determinations:

Maite Shinin appeared and testified. The Board received the following items:

- A.** Material Specification Sheet.
- B.** Sign Plan prepared by Hispana Signs, dated January 13, 2025.
- C.** Building Permit Referral dated March 10, 2025, signed by Rick Oliver, Building Inspector.

FINDING OF FACTS:

1. The Board found that the applicant proposed the installation of two aluminum signs, one attached to the wall would be 8' by 7'.5". The second sign would be a double-sided projective sign 3' by 2'. The faces would be digital printed. The main field would be black with gold lettering.

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 Barbara Carroll and carried as follows: Shirley Goebel Christie, Chairperson, absent; Brian Aitcheson, aye; Michael Sandhage, aye, 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: May 1, 2025

Cheryl Cooper
TOWN CLERK'S OFFICE
2025 MAY 15 A 11:39
TOWN OF ORANGETOWN