

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of July 24, 2025**

MEMBERS PRESENT: Shirley Goebel Christie-Chair, Brian Aitchison, Sharon Burke, Matthew Carey, and Barbara Carroll¹.

MEMBER ABSENT: Deborah Stuhlweissenburg and Michael Sandhage

ALSO, PRESENT: Brittany Cordero, Deputy Town Attorney and Audrey Lupachino, Planning Assistant

Shirley Goebel Christie-Chair 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.

Yaly Nails and Spa (Route 303 Zone Overlay) ACABOR # 25-23
Review of Sign
325 Route 303, Orangeburg
74.11-2-50; CC Zoning District **APPROVED AS PRESENTED**

Ice Capades Inc. ACABOR # 25-24
Review of Sign
4 East Central Avenue, Pearl River
68.20-1-10; CS Zoning District **APPROVED AS PRESENTED**

Greek Town ACABOR # 25-25
Review of Outdoor Dining
8 North William Street, Pearl River
68.16-6-60, 61.1, 61.2; CS Zoning District **APPROVED WITH CONDITIONS**

A motion was made to adjourn the meeting by Shirley Goebel Christie – Chair and second by Brian Aitchison 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: July 24, 2025



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

¹Barbara Carroll, board member, was tardy to the public hearing and present for the hearing of case ACABOR # 25-25 only. Votes on decisions reflect this.

TOWN CLERK'S OFFICE
2025 AUG - 5 P 12:16
TOWN OF ORANGETOWN

**ACABOR #25-23: Yaly Nails and Spa
(Route 303 Zone Overlay)
Review of Sign**

Permit #SIGN-7346-25

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

**July 24, 2025
Page 1 of 2**

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

RE: Yaly Nails and Spa

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 24, 2025**, at which time the Board made the following determinations:

Greg Tkacz of 99 Signs, sign contractor, appeared and testified. The Board received the following items:

- A.** Material Specification Sheet, prepared by applicant.
- B.** Building Permit Referral to the Architecture and Community Appearance Board of Review, dated June 12, 2025.
- C.** Sign Specifications Sheet by 99 Signs dated June 2, 2025.
- D.** Exterior photo of the existing conditions of Yaly Nails and Spa.

FINDING OF FACTS:

- 1.** The Board found that the applicant proposed a sign located at 325 Route 303, Orangeburg, with the following design features:
 - a. The sign background is black color, or equal, to match the neighboring signs within the strip mall.
 - b. The name and images of nail polish and fingernails are part of the tenant's logo.
 - c. The sign insert will be placed into a pre-existing 2'-10" x 8'-0" lightbox.

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.

TOWN CLERK'S OFFICE
2025 AUG - 5 P 12:16
TOWN OF ORANGETOWN

ACABOR #25-23: Yaly Nails and Spa
(Route 303 Zone Overlay)
Review of Sign

Permit #SIGN-7346-25

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

July 24, 2025
Page 2 of 2

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 Brian Aitchison and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, aye; Michael Sandhage, absent, Barbara Carroll¹, absent, Matthew Carey, aye, Sharon Burke, aye; and Debbie Stuhlweissenburg, absent.

The Planning Assistant 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: July 24, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown

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TOWN OF ORANGETOWN
2025 AUG -5 P 12:16
TOWN CLERK'S OFFICE

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

July 24, 2025
Page 3 of 2

**TO: Maite Shinin, Hispana Signs, 175 North Route 9W, Suite 12,
Congers, N.Y. 10920**
FROM: Architecture and Community Appearance Board of Review
RE: Ice Capades Inc.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 24, 2025**, at which time the Board made the following determinations:

Maite Shinin of Hispana Signs, Sign Contractor, appeared and testified. The Board received the following items:

- A. Material Specification Sheet, prepared by applicant.
- B. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated May 30, 2025.
- C. Sign Specifications Package by Hispana Signs dated May 12, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed a sign located at 4 East Central Avenue, Pearl River, with the following design features:
 - a. The awning sign is in Medium Blue color, or equal, manufactured by Exotic Awning Fabric, over 1" aluminum frame with digital printed decal of Ice Capades logo.
 - b. The awning sign is similar with other awnings within the neighborhood.
 - c. The awning sign's size is 17'-0" L x 2'-6" D x 3'-0" H.

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.

TOWN CLERK'S OFFICE
2025 AUG -5 P 12:19
TOWN OF ORANGETOWN

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

July 24, 2025
Page 2 of 2

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 Aitchison and seconded by Shirley Goebel Christie, Chair, and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, aye; Michael Sandhage, absent, Barbara Carroll¹, absent, Matthew Carey, aye, Sharon Burke, aye; and Debbie Stuhlweissenburg, absent.

The Planning Assistant 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: July 24, 2025



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

¹Barbara Carroll, board member, was tardy to the public hearing and present for the hearing of case ACABOR # 25-25 only. Votes on case decisions reflect this.

TOWN OF ORANGETOWN
2025 AUG -5 P 12:16
TOWN CLERK'S OFFICE

**Architecture and Community Appearance
Board of Review Decision
Approved with Conditions**

**July 24, 2025
Page 5 of 2**

**TO: Jackie Urra, 48 S Broadway, P.O. Box 939, Nyack, N.Y. 10960
FROM: Architecture and Community Appearance Board of Review
RE: Greek Town Restaurant Side Walk Cafe**

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, July 24, 2025**, at which time the Board made the following determinations:

Michael Constantinides, Owner, and Jackie Urra, Architect, appeared and testified. The Board received the following items:

- A.** Material Specification Sheet, prepared by applicant.
- B.** Project Narrative, prepared by applicant dated June 13, 2025.
- C.** Building Permit Referral to the Architecture and Community Appearance Board of Review, dated June 20, 2025.
- D.** Sidewalk Cafe Site Plan and Seating Plan by U Architecture dated May 23, 2025, revised June 13, 2025.
- E.** Exterior photo of the existing conditions of Greek Town Restaurant.

FINDING OF FACTS:

1. The Board found that the applicant proposed an outdoor dining located at 8 North William Street, Pearl River, with the following design features:
 - a. The benches would be placed along the storefront windows.
 - b. The 5'-0" minimum clearance at the pedestrian sidewalk would be maintained for proper accessibility.
 - c. The tables, benches, and chairs will be pushed up against the building at the close of every business day.

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.

TOWN CLERK'S OFFICE
2025 AUG -5 P 12:16
TOWN OF ORANGETOWN

Architecture and Community Appearance
Board of Review Decision
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July 24, 2025
Page 2 of 2

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

1. The plans shall be revised with the following items:
 - a. There would be two (2) umbrellas, navy blue color, or equal.
 - b. There would be three (3) tables, black color, or equal.
 - c. There would be three (3) benches, black color, or equal.
 - d. There would be five (5) chairs, black color, or equal.

The foregoing resolution was presented and moved by Sharon Burke and seconded by Matt Carey and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, aye; Michael Sandhage, absent, Barbara Carroll¹, aye, Matthew Carey, aye, Sharon Burke, aye; and Debbie Stuhlweissenburg, absent.

The Planning Assistant 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: July 24, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown

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