

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of September 4, 2025**

MEMBERS PRESENT: , Matthew Carey – Acting Chair, Sharon Burke, Barbara Carroll, Deborah Stuhlweissenburg and Michael Sandhage

MEMBER ABSENT: Shirley Goebel Christie-Chair and Brian Aitchison

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

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

Continued Items:

Yeshivath Viznitz

ACABOR # 24-41

Continued from December 5, 2024 ACABOR Meeting

Review of Landscaping

8-12 South Boulevard, South Nyack

65-60-1-5; RG-8H/R-12H Zoning District

**ADJOURNED UNTIL
SEPTEMBER 18, 2025**

New Items:

TRI-BEE LTD. – 4-6 Dexter Plaza

ACABOR # 25-27

Review of Storefront Renovation

4-6 Dexter Plaza, Pearl River

68.20-1-1.40; CS Zoning District

**APPROVED AS
PRESENTED**

Bethany Mar Thoma Church Pastor's Residence

ACABOR # 25-28

Review of New Construction on Existing Foundation

90-94 Old Orangeburg Road, Orangeburg

74.09-1-64; R-80 Zoning District

**APPROVED WITH
CONDITIONS**

Galligan Residence

ACABOR # 25-29

Review of New Construction on Existing Foundation

30 Griffith Place, Pearl River

72.08-1-74; RG Zoning District

**ADJOURNED UNTIL
SEPTEMBER 18, 2025**

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 8:08 p.m.

Dated: September 4, 2025


**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN CLERK'S OFFICE
2025 SEP 25 P 3:37
TOWN OF ORANGETOWN

**ACABOR #25-27: TRI-BEE LTD.
4-6 Dexter Plaza
Review of Storefront Renovation**

Permit #BLDC-7599-25

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

**September 4, 2025
Page 1 of 3**

**TO: Mirtha Quintana, 60-70 Dexter Plaza, Pearl River, New York
10965**
FROM: Architecture and Community Appearance Board of Review
RE: TRI-BEE LTD. – 4-6 Dexter Plaza

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 4, 2025**, at which time the Board made the following determinations:

Donald Brenner, P.E., LLB, Attorney, Thomass Bertussi, Applicant and Property Owner, Victoria Bertussi, Business Owner, and Albert Dattoli, Architect, appeared and testified. The Board received the following items:

- A.** Site Plan by Jay Greenwell, PLS, LLC dated May 21, 2020 revised October 7, 2020.
- B.** Proposed Exterior Alterations for Eclipse Fitness Studios by Albert Dattoli, Architect, dated July 11, 2025 revised August 27, 2025.
- C.** Material Specification Sheet of proposed light fixtures.
- D.** Building Permit Referral to the Architecture and Community Appearance Board of Review, dated August 5, 2025.
- E.** Project Narrative by Tri-Bee, Ltd. Dated August 11, 2025.
- F.** Exterior photos of the building's existing conditions.

FINDING OF FACTS:

- 1.** The Board found that the applicant proposed a storefront renovation located at 4-6 Dexter Plaza, Pearl River, with the following design features:
 - a.** The storefront renovation, currently a recycling center, is located next to the Defiant Brewery in Pearl River.

TOWN CLERK'S OFFICE
2025 SEP 25 P 3:37
TOWN OF ORANGETOWN

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

September 4, 2025
Page 2 of 3

- b. The proposed stucco of the storefront renovation, and any necessary repairs, shall match the existing building's cream-colored stucco.
- c. The proposed windows shall be black, or equal, aluminum-framed and tinted.
- d. The proposed exterior accent lighting shall be black, or equal, exterior 48" vertical linear wall scones.
- e. The proposed exterior finish shall include portions of horizontal cedar colored composite plank siding
- f. The proposed coping and trim shall be dark brown, or equal, aluminum.
- g. The applicant proposes to remove the existing overhead doors during the renovation to add the proposed storefront windows and entry.
- h. The existing large smokestack shall be removed during the renovation.
- i. The existing lighting shall remain to illuminate the parking lot.
- j. The signage shall be under a separate application to the Architecture and Community Appearance Board of Review.

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

TOWN CLERK'S OFFICE
2025 SEP 25 P 3:37
TOWN OF ORANGETOWN

ACABOR #25-27: TRI-BEE LTD.
4-6 Dexter Plaza
Review of Storefront Renovation

Permit #BLDC-7599-25

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

September 4, 2025
Page 3 of 3

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: September 4, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 SEP 25 P 3: 37
TOWN CLERK'S OFFICE

**ACABOR #25-28: Bethany Mar Thoma Church
Pastor's Residence
Review of New Construction on Existing Foundation**

Permit #BLDC-7027-25

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

**September 4, 2025
Page 1 of 3**

**TO: Jonathan Hodosh, 120 North Main Street, Suite 501, New City,
New York 10956**
FROM: Architecture and Community Appearance Board of Review
RE: Bethany Mar Thoma Church Pastor's Residence

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 4, 2025**, at which time the Board made the following determinations:

Jonathan Hodosh, Architect, and Sanil Daniel, Executive Building Committee Member of Bethany Mar Thoma Church, appeared and testified. The Board received the following items:

- A.** Architectural Plans by Jonathan Hodosh dated April 16, 2024 revised July 24, 2025.
- B.** Material Specification Sheet of proposed doors and light fixtures.
- C.** Exterior photos of the property's existing conditions.
- D.** Building Permit Referral to the Architecture and Community Appearance Board of Review, dated May 1, 2025.
- E.** Project Narrative by George Hodosh Associates – Architects, P.C. dated July 2, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed new construction on existing foundation of the Church's Pastor's Residence located at 90-94 Old Orangeburg Road, Orangeburg, with the following design features:
 - a. The proposed colors and materials shall match the colors and materials previously approved for the Church exterior.
 - b. The proposed exterior pavers shall match the stone's color of Church façade.

TOWN OF ORANGETOWN
2025 SEP 25 P 3: 37
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved with Conditions

September 4, 2025
Page 2 of 3

- c. The proposed entry door to the Great Room shall be a white, or equal, steel exterior door with full view oval flush lite and two full view sidelites.
 - d. The proposed entry door to the Pastor's Residence shall be a white, or equal, steel exterior door with circle top lite and 4 panels.
 - e. The proposed patio door shall be white, or equal.
 - f. The exterior lighting fixtures shall be lantern wall sconces.
2. The applicant's proposed design intent is to not take away from the presence of the Church.
 3. The board members recommend that the applicant add a circle-top window above the front door of the entrance of the great room to match the proposed façade.

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 Conditions.**

1. The plans shall be revised with the following notes:
 - a. The paver material of walkways and patio to match the stone color of Church Façade.
 - b. The exterior lighting fixtures and hardware shall be oil-rubbed bronze, or equal.
2. The Architecture and Community Appearance Board of Review shall defer to the determination of the Building Inspector and, if necessary, the Planning Board, for the proposed relocation of walkways and proposed addition of patio to the Pastor's Residence on the proposed site plan.

TOWN CLERK'S OFFICE

2025 SEP 25 P 3:37

TOWN OF ORANGETOWN

ACABOR #25-28: Bethany Mar Thoma Church
Pastor's Residence
Review of New Construction on Existing Foundation

Permit #BLDC-7027-25

Architecture and Community Appearance
Board of Review Decision
Approved with Conditions

September 4, 2025
Page 3 of 3

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

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: September 4, 2025



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 SEP 25 P 3:37
TOWN CLERK'S OFFICE