

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of September 18, 2025**

MEMBERS PRESENT: , Shirley Goebel Christie-Chair, Matthew Carey, Deborah Stuhlweissenburg and Michael Sandhage

MEMBER ABSENT: Sharon Burke, Barbara Carroll, and Brian Aitchison

ALSO, PRESENT: Dennis Michaels, 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.

Adjourned Items:

Yeshivath Viznitz **ACABOR # 24-41**
Adjourned from September 4, 2025 ACABOR Meeting
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 **APPROVED AS PRESENTED**

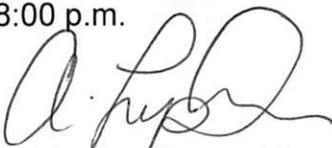
Galligan Residence **ACABOR # 25-29**
Adjourned from September 4, 2025 ACABOR Meeting
Review of New Construction on Existing Foundation
30 Griffith Place, Pearl River
72.08-1-74; RG Zoning District **APPROVED WITH CONDITIONS**

New Items:

Stop & Shop **ACABOR # 25-31**
Review of Sign and Exterior Paint Renovation
1 Stevens Way, Orangeburg
74.15-1-21; LI Zoning District **APPROVED AS PRESENTED**

A motion was made to adjourn the meeting by Michael Sandhage and second by Deborah Stuhlweissenburg 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: September 18, 2025


Audrey Lupachino
Planning Assistant
Town of Orangetown

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2025 OCT - 8 - 100 507
TOWN CLERK'S OFFICE

Architecture and Community Appearance
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TO: Abraham Spira, 3 Elliot Court #201, Monsey, New York 10952
FROM: Architecture and Community Appearance Board of Review

RE: Yeshivath Viznitz Landscaping

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, December 5, 2024 and September 18, 2025**, at which time the Board made the following determinations:

December 5, 2024

Abraham Spira, General Contractor, appeared and testified. The Board received the following items:

- A. Survey prepared by Robert R Rahnefeld, P.L.S. dated August 16, 2024.
- B. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated September 12, 2024.
- C. Project Narrative by Aspro Corp. dated November 12, 2024.
- D. Exterior photo renderings of the building and site's proposed landscaping.

FINDING OF FACTS:

1. The Board found that the applicant proposed landscaping located at 8-12 South Boulevard, South Nyack, with the following design features:
 - a. The applicant proposed to replace an existing row of trees with a row of "Green Giant" trees.
 - b. The existing shrubs will be removed.
 - c. The applicant does not propose any plantings in front of the building.

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The hearing was then opened to the Public.

Sharon Bailey, 225 South Boulevard, objected to the plan as proposed. The trees proposed are too large and will block the river views, and they do not fit within the characteristics of the local surrounding environment.

Mendy Hager, 1319 58th Street, Brooklyn, does not think the trees would make a difference to the river views, only blocking the view of the people driving by from the college students.

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

The applicant requested a **CONTINUATION**.

September 18, 2025

Abraham Spira, General Contractor, appeared and testified. The Board received the following items:

- A. Planting Plan prepared by Yost Design Landscape Architecture dated January 29, 2025 last revised March 31, 2025.
- B. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated September 12, 2024.
- C. Project Narrative by Aspro Corp. dated July 17, 2025.
- D. Exterior photo renderings of the building and site's proposed landscaping.

FINDING OF FACTS:

1. The Board found that the applicant proposed landscaping located at 8-12 South Boulevard, South Nyack, with the following design features:
 - a. The existing retaining wall is to remain.
 - b. The landscape plan proposes a variety of tree species of plants that provide colorful foliage.

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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 Matthew Carey and seconded by Michael Sandhage and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, absent; Michael Sandhage, aye, Barbara Carroll, absent, Matthew Carey, aye, Sharon Burke, absent; 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 18, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

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**TO: Jane Slavin, 20 Jane Street, Tappan, New York 10983
FROM: Architecture and Community Appearance Board of Review
RE: Galligan Residence**

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 18, 2025**, at which time the Board made the following determinations:

Jane Slavin, RA, Architect, George Alatsas, General Contractor, and Craig McKee, Homeowner, appeared and testified. The Board received the following items:

- A.** Plot Plan by Jane Slavin Architect dated July 3, 2025.
- B.** Architectural Plans by Jane Slavin Architect, dated June 19, 2025 last revised July 3, 2025.
 - 1. Sheet A-1: Floor Plans and Front Elevation
 - 2. Sheet A-2: Left, Rear, And Right Elevations
- C.** Planting Plan by Edge Landscaping received September 18, 2025.
- D.** Building Permit Referral to the Architecture and Community Appearance Board of Review, dated July 15 2025.
- E.** Project Narrative prepared by applicant.
- F.** Exterior photos of the existing conditions of the residence.

FINDING OF FACTS:

- 1.** The Board found that the applicant proposed landscaping located at 30 Griffith Place, Pearl River, with the following design features:
 - a. The existing residence was damaged by a fire. The applicants propose to rebuild residence on existing foundation.
 - b. The applicant presented a Planting Plan by Edge Landscaping.
 - c. The applicant presented a specification sheet for the proposed front door.

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- d. The applicant proposed to add a motion light at the rear of the residence.

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. Planting Plan as presented to the board members at the public hearing.
2. The applicant shall submit front door specifications as presented to the board members at the public hearing.
3. The plans shall be revised with the following notes:
 - a. Location of the A/C unit(s) at South side of residence.
 - b. Motion light at rear of residence.

The foregoing resolution was presented and moved by Michael Sandhage and seconded by Shirley Goebel Christie, Chair and carried as follows:
Shirley Goebel Christie, Chair, aye; Brian Aitchison, absent; Michael Sandhage, aye, Barbara Carroll, absent, Matthew Carey, aye, Sharon Burke, absent; 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 18, 2025
Architecture and Community Appearance
Board of Review


Audrey Lupachino
Planning Assistant
Town of Orangetown

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Review of Sign and Exterior Paint Renovation

Architecture and Community Appearance
Board of Review Decision
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TO: Christina Moreau, Agnoli Sign Co. Inc., 722 Washington Street,
P.O. Box 1055, Springfield, Massachusetts 01101
FROM: Architecture and Community Appearance Board of Review
RE: Stop & Shop

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, September 18, 2025**, at which time the Board made the following determinations:

Christina Moreau, Applicant, and Lydia Fadool of Stop & Shop, Lessee, appeared and testified. The Board received the following items:

- A. Sign and Paint Specification Set by Agnoli Signs dated May 16, 2025:
 - 1. Sheet A: Front Elevation
 - 2. Sheet B: Right and Left Elevations
 - 3. Sheet C: Monument Sign
- B. Paint Schedule by Agnoli Signs.
- C. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated July 11, 2025.
- D. Project Narrative by Agnoli Signs dated August 26, 2025.

FINDING OF FACTS:

- 2. The Board found that the applicant proposed signs and exterior paint located at 1 Stevens Way, Orangeburg, with the following design features:
 - a. The Stop & Shop logo was changed from the fruit basket icon to the red light green light icon.
 - b. The existing phrases and department labels will be removed and only one phrase "Serving our communities since 1914" will be installed.
 - c. The paint colors are shade ranges of gray.

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- d. The black color (SW 6991 Black Magic) of the paint schedule is for parking bollards. This color will not be used at this Stop & Shop facility because this location does not have parking bollards.
- e. The signs are LED channel Letters.

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 Matthew Carey and carried as follows: Shirley Goebel Christie, Chair, aye; Brian Aitchison, absent; Michael Sandhage, aye, Barbara Carroll, absent, Matthew Carey, aye, Sharon Burke, absent; 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 18, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

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