

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of October 9, 2025**

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

MEMBER ABSENT: Shirley Goebel Christie – Chair and Barbara Carroll

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

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

New Items:

LIDL Signs

Review of Signs
37 Route 303, Tappan
77.15-1-36; CS & LIO Zoning District

ACABOR # 25-26

**APPROVED AS
PRESENTED**

Sage Bar & Grille Sidewalk Cafe

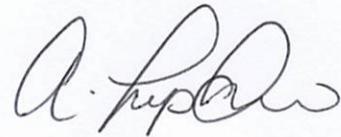
Review of Outdoor Dining
135 East Erie Street, Unit 10 and 11, Blauvelt
70.14-4-23, 31, 34, 35, 36, 37; CS Zoning District

ACABOR # 25-30

**APPROVED AS
PRESENTED**

A motion was made to adjourn the meeting by Deborah Stuhlweissenburg and second by Matthew Carey 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 7:40 p.m.

**Dated: October 9, 2025
Architecture and Community Appearance
Board of Review**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2025 OCT 20 P 2:01
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

October 9, 2025
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TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
10983
FROM: Architecture and Community Appearance Board of Review
RE: LIDL Signs

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **October 9, 2025**, at which time the Board made the following determinations:

Donald Brenner, Attorney, and Alyson Milano, Sign Contractor, appeared and testified. The Board received the following items:

- A. Signs Plan prepared by Federal Heath Visual Communications dated March 5, 2021, last revised November 12, 2024.
- B. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated March 6, 2025.
- C. Project Narrative received May 19, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed signs located at 37 Route 303, Tappan, with the following design features:
 - a. The two signs are proposed on the two façades of the building's West Corner.
 - b. The proposed signages are made of internally illuminated wall sign and 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.

TOWN OF ORANGETOWN
2025 OCT 20 P 2:01
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

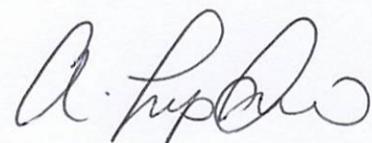
October 9, 2025
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Sharon Burke and seconded by Michael Sandhage and carried as follows: Shirley Goebel Christie, Chair, absent; Brian Aitchison – Acting Chair, aye; Michael Sandhage, aye, Barbara Carroll, absent, Matthew Carey, 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: October 9, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 OCT 20 P 2:01
TOWN CLERK'S OFFICE

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

October 9, 2025

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TO: William S. Martinez Ruiz, c/o Blauvelt Fire & Cork Corp d/b/a/
Sage Bar and Grille, 135 East Erie Street, Unit #10 and #11,
Blauvelt, New York 10913

FROM: Architecture and Community Appearance Board of Review

RE: Sage Bar & Grille Sidewalk Cafe

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, October 9, 2025**, at which time the Board made the following determinations:

William S. Martinez Ruiz, applicant, appeared and testified. The Board received the following items:

- A. Plot Diagram titled "Blauvelt Fire & Cork Corp. d/b/a Fire & Cork Kitchen & Wine Bar, 135 East Erie Street, Blauvelt, New York 10913 Block Plot Diagram #2" by applicant.
- B. Interior Diagram titled "Blauvelt Fire & Cork Corp. d/b/a Sage Bar and Grille, 135 East Erie Street, Unit #10 and #11, Blauvelt, New York 10913 Interior Diagram" by William Martinez, dated April 2, 2025.
- C. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated May 2, 2025.
- D. Exterior photos of the outdoor dining.

FINDING OF FACTS:

1. The Board found that the applicant proposed outdoor seating located at 135 East Erie Street, Unit #10 and #11, Blauvelt, with the following design features:
 - a. The proposed outdoor seating will have five four-top tables for a seating total of twenty occupants.

TOWN CLERK'S OFFICE
2025 OCT 20 P 2:01
TOWN OF ORANGETOWN

ACABOR #25-30: Sage Bar & Grille Sidewalk Cafe Permit #SIWK-7064-25
Review of Outdoor Dining

Architecture and Community Appearance
Board of Review Decision
Approved as Presented

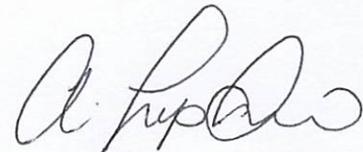
October 9, 2025
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Matthew Carey and seconded by Debbie Stuhlweissenburg and carried as follows: Shirley Goebel Christie, Chair, absent; Brian Aitchison – Acting Chair, aye; Michael Sandhage, aye, Barbara Carroll, absent, Matthew Carey, 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: October 9, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN OF ORANGETOWN
2025 OCT 20 P 2:01
TOWN CLERK'S OFFICE