

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

**MEMBERS PRESENT:** Shirley Goebel Christie – Chair, Brian Aitchison, Barbara Carroll, Matthew Carey, Deborah Stuhlweissenburg, Sharon Burke, and Michael Sandhage

**MEMBER ABSENT:** None

**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.

**New Items:**

**Leo's Tavern**  
Review of Sign  
56 South Main Street, Pearl River  
68.20-1-41; CS Zoning District

**ACABOR # 25-37**

**Approved with  
Conditions**

A motion was made to adjourn the meeting by Matthew Carey and second by Shirley Goebel Christie – Chair 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 7:56 p.m.

**Dated: December 4, 2025  
Architecture and Community Appearance  
Board of Review**



**Audrey Lupachino  
Planning Assistant  
Town of Orangetown**

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TOWN CLERK'S OFFICE

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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York  
10983**  
**FROM: Architecture and Community Appearance Board of Review**

**RE: Leo's Tavern Sign:** The Application of The Commodore Restaurant Group, Applicant, and Ablondi Real Estate Inc., Owner, at a site known as "Leo's Tavern Sign" 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 56 South Main Street, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.20, Block 1, Lot 41 in the CS zoning district.

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

Donald Brenner, Attorney; and Larry Vergine, Applicant; appeared and testified. The Board received the following items:

- A. Sign Plan prepared by All Type Signs dated October 8, 2025
- B. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated November 4, 2025.

**FINDING OF FACTS:**

1. The Board found that the applicant proposed new sign located at 56 South Main Street, Pearl River, with the following design features:
  - a. The board found that proposed sign is to replace the existing "Fleming's Place" sign in the same location and with the same mounting method.
  - b. The board found that proposed sign shall be the logo for Leo's Tavern.
  - c. The board found that the proposed sign shall be double-sided, made of PVC, and consists of raised letters and crown.

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- d. The board found that the proposed sign shall be lit with LED 12V strip lighting around the crown, letters, and border.
- e. The board found that the proposed sign shall be navy blue background, yellow gold crown, yellow gold outline border of sign, and light blue lettering.
- f. The board found that the proposed mounting bracket shall be an angle iron bracket painted black, or equal. The mounting bracket shall be lag bolted to the building façade. The mounting bracket shall be repainted and the color of paint used on the bracket shall match the color on the side of the sign.
- g. The board found that the yellow arrow at the bottom of the proposed sign shall be removed from the design.
- h. The board found that the proposed sign shall be reduced to approximately 36" x 60" in size, after removal of the yellow arrow.

The hearing was then opened to the Public.

**Alex DiMenna, in an email dated November 26, 2025,** expressed concerns that the proposed sign would not be in keeping with the neighborhood's character as presented due to its size, design element of the yellow arrow, mounting method, and lighting.

There being no one else 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 the following Conditions:**

- a. The yellow arrow at the bottom of the proposed sign shall be removed from the proposed sign's design.
- b. The proposed sign shall be reduced to approximately 36" x 60" in size, after removal of the yellow arrow.

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- c. The mounting bracket shall be repainted and the color of paint used on the bracket shall match the color on the side of the sign.

The foregoing resolution was presented and moved by Shirley Goebel Christie – Chair and seconded by Matthew Carey, and carried as follows:  
Shirley Goebel Christie – Chair, aye; Brian Aitchison, aye; Michael Sandhage, aye, Barbara Carroll, aye, 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: December 4, 2025  
Architecture and Community Appearance  
Board of Review



Audrey Lupachino  
Planning Assistant  
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