

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of November 6, 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:

AI Foxie 622 Route 303 LLC (Route 303 Overlay) Review of Warehouse / Distribution Facility 622 Route 303, Blauvelt 65.14-1-11.2 & 11.3; LI Zoning District	Approved as Presented	ACABOR # 25-33
Ausch Residence Review of New Single Family Residence 131 South Highland Avenue, Pearl River 68.15-2-78.2; R-15 Zoning District	Continued for Revised Plans	ACABOR # 25-34
Fennell Subdivision – Lot 1 Review of New Single Family Residence 354 Holt Drive, Pearl River 69.13-2-33.1; R-15 Zoning District	Approved with Conditions	ACABOR # 25-35
4-6 Dexter Plaza – Eclipse Fitness Studio Sign Review of Sign 4-6 Dexter Plaza, Pearl River 68.20-1-1./40; CS Zoning District	Approved as Presented	ACABOR # 25-36

TOWN CLERK'S OFFICE
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TOWN OF ORANGETOWN

**Town of Orangetown
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A motion was made to adjourn the meeting by Debbie Stuhlweissenburg 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 9:20 p.m.

**Dated: November 6, 2025
Architecture and Community Appearance
Board of Review**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

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2025 NOV 20 P 3:21
TOWN CLERK'S OFFICE

ACABOR #25-33: AI Foxie
622 Route 303 LLC (Route 303 Overlay)
Review of New Warehouse / Distribution Facility

Permit # BLDC-2891-23

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TO: Lino Sciarretta, One North Lexington Avenue, White Plains,
New York 10601
FROM: Architecture and Community Appearance Board of Review

RE: AI Foxie 622 Route 303 LLC (Route 303 Overlay)
ACABOR #25-33: AI Foxie 622 Route 303 AI Foxie (Route 303 Overlay): The
Application of 622 Route 303 LLC, Applicant and Owner, at a site known as "622
Route 303 AI Foxie (Route 303 Overlay)" 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 622 Route 303, Blauvelt, Town of
Orangetown, Rockland County, New York, and as shown on the Orangetown Tax
Map as Section; 65.14, Block 1, Lot 11.2 & 11.3 in the LI zoning district.

Heard by the Architecture and Community Appearance Board of Review of the
Town of Orangetown at a meeting held **November 6, 2025**, at which time the
Board made the following determinations:

Katherine Krahulik, Attorney; Jason Anderson, Architect; and Zachary Rohde,
Landscape Architect; appeared and testified. The Board received the following
items:

- A. Civil Set prepared by Jesse Cokeley, PE, Colliers Engineering and Design
dated January 3, 2025, last revised June 20, 2025.
 - i. Sheet 1: Cover Sheet
 - ii. Sheet 2: Existing Conditions & Demolition Plan
 - iii. Sheet 3: Overall Dimension Plan
 - iv. Sheet 4: Dimension Plan West
 - v. Sheet 5: Dimension Plan East
 - vi. Sheet 6: Grading and Drainage Plan West
 - vii. Sheet 7: Grading and Drainage Plan East
 - viii. Sheet 14: Landscape Plan West
 - ix. Sheet 15: Landscape Plan East
 - x. Sheet 16: Lighting Plan West
 - xi. Sheet 17: Lighting Plan East

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B. Architectural Plans prepared by Jason T. Anderson, R.A., Anderson Design Group, dated August 31, 2023.

- i. Sheet A-201-PB: Floor Plan
- ii. Sheet A-300-PB: Exterior Elevations
- iii. Sheet A-400-PB: Building Sections
- iv. Sheet A-900-PB: Exterior Renderings
- v. Sheet A-901-PB: Exterior Material Selections & Colors
- vi. Sheet VP-0-PB: Site Maps
- vii. Sheet VP-1-PB: Existing Images & Site Section (Vantage Point 1)
- viii. Sheet VP-1-1-PB: Photo Simulation Rendering (Vantage Point 1)
- ix. Sheet VP-2-PB: Existing Images & Site Section (Vantage Point 2)
- x. Sheet VP-2-1-PB: Photo Simulation Rendering (Vantage Point 2)
- xi. Sheet VP-3-PB: Typical Site Section

C. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated March 24, 2023.

FINDING OF FACTS:

1. The Board found that the applicant proposed new construction of a Warehouse / Distribution Facility located at 622 Route 303, Blauvelt, with the following design features:
 - a. The board found that the proposed Warehouse / Distribution Facility facades shall consist of 10" Precast concrete panels or equal. The panels shall be painted in Benjiman Moore Andes Summit, Blue Lace, and Coventry Gray or equal.

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- b. The board found that the proposed glazing of windows and doors shall be Solarban 70 Glass Low Reflectance & Anodized Aluminum Storefront, or equal.
- c. The board found that the roof and rooftop air conditioning unit(s) shall be hidden behind parapet walls.
- d. The board found that property elevation shall be lower than the road approaching the facility. The building shall be further screened by proposed trees, creating the buffered approach with landscaping.
- e. The board found that the proposed lighting shall consist of single-fixture pole light, double-fixture pole light, and wallpacks. of the facility shall be a 24-hour, 7-day operation. The applicant provided diagrams that demonstrated that there will be no light population beyond the property lines.
- f. The board suggested that the applicant change the White Pine proposed in the landscape plan to a more deeply-rooted species of tree due to the location of the project.

The hearing was then opened to the Public.

Donald Brenner, Attorney, 4 Independence Avenue, Tappan, expressed concerns about the site plan and landscaping plan that proposes a stream divergent proposal for his client, who neighbors the lot of the proposed project and relies on the natural resource for his business.

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

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ACABOR #25-33: AI Foxie
622 Route 303 LLC (Route 303 Overlay)
Review of New Warehouse / Distribution Facility

Permit # BLDC-2891-23

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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 Brian Aitchison and seconded by Shirley Goebel Christie – Chair, 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: November 6, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

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TO: Sean Keenan, One Tweed Boulevard, Nyack, New York
FROM: Architecture and Community Appearance Board of Review

RE: Fennell Subdivision – Lot 1

ACABOR #25-35: Fennell Subdivision – Lot 1: The Application of SMK Home Builders Inc., Applicant and Owner, at a site known as “**Fennell Subdivision – Lot 1**” 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 354 Holt Drive, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 69.13, Block 2, Lot 33.1 in the R-15 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **November 6, 2025**, at which time the Board made the following determinations:

Kier Levesque, Architect; appeared and testified. The Board received the following items:

- A. Architectural Plans prepared by Kier Levesque, R.A., dated September 18, 2025.
 - i. Sheet A-1: Foundation Plan & Details
 - ii. Sheet A-2: First Floor Plan
 - iii. Sheet A-3: Second Floor Plan
 - iv. Sheet A-4: Elevations
 - v. Sheet A-5: Elevations
- B. Plot Plan Lot 1 by Jay Greewell, PLS, LLC, dated September 16, 2025.
- C. Landscape Plan Lot 1 by Jay Greewell, PLS, LLC, dated October 7, 2025.
- D. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated October 2, 2025.

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FINDING OF FACTS:

1. The Board found that the applicant proposed new construction of a single-family residence located at 354 Holt Drive, Pearl River, with the following design features:
 - a. The board found that the proposed residence facades will consist of CertainTeed Mainstreet and Double 5” vinyl siding in Charcoal Gray or equal.
 - b. The board found that the Front (North) facade will consist of vertical CertainTeed Board and Batten vinyl siding in Charcoal Gray or equal.
 - c. The board found that the asphalt roof shall be GAF Timberline in color Pewter Gray or equal.
 - d. The board found that all windows, manufactured by Pella Windows or equal, and exterior window trim shall be White or equal. The exterior fascia trim shall be White or equal, and Charcoal Gray or equal.
 - e. The board found that the air conditioning unit(s) are proposed to be placed on the right side of the residence near the laundry room.
 - f. The board found that front porch shall have recessed lighting.
 - g. The board found that the rear sliding door shall be lit by a LNC Carriage Light in black or equal.
 - h. The board found that the front entry door shall be a Fiberglass with Glass entry door. The front door shall be in color Black or equal. The garage door shall be in color White or equal.
 - i. The board found that the landscape plan shall provide additional plantings of tall, but narrow, trees along the driveway and abutting neighbors to the east. Revised landscape plans shall be provided.

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.

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

1. The applicant shall provide plantings of tall, but narrow, trees along the driveway and abutting neighbors to the east. Revised landscape plans shall be provided.

The foregoing resolution was presented and moved by Matthew Carey and seconded by Sharon Burke, 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: November 6, 2025
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

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ACABOR #25-36: 4-6 Dexter Plaza
Eclipse Fitness Studio Sign
Review of Sign

Permit # SIGN-8056-25

Architecture and Community Appearance
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TO: Mirtha Quintana, 60-70 Dexter Plaza
FROM: Architecture and Community Appearance Board of Review

RE: 4-6 Dexter Plaza – Eclipse Fitness Studio Sign
ACABOR #25-36: 4-6 Dexter Plaza – Eclipse Fitness Studio Sign: The Application of Tri-Bee Ltd, Applicant and Owner, at a site known as “4-6 Dexter Plaza – Eclipse Fitness Studio 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 4-6 Dexter Plaza, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.20, Block 1, Lot 1./40 in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **November 6, 2025**, at which time the Board made the following determinations:

Albert Dattoli, Architect; Victoria Bertussi, Business Owner; Tom Bertussi, Property Owner; and Donald Brenner, Attorney; appeared and testified. The Board received the following items:

- A. Architectural Exterior Sign Plan prepared by Albert Dattoli, R.A., dated October 10, 2025.
- B. Parking Allocation – Space – U3 (Eclipse Fitness Studio) by Jay Greewell, PLS, LLC, dated September 18, 2025.
- C. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated October 3, 2025.
- D. Project Narrative by Tri-Bee Custom Builders dated October 15, 2025.

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FINDING OF FACTS:

1. The Board found that the applicant proposed sign installation located at 4-6 Dexter Plaza, Pearl River, with the following design features:
 - a. The board found that the proposed logo for the Eclipse Fitness Studios consists of two colors: darker blue, Navy PMS 654C, for "Eclipse", and a lighter blue, Carolina PMS 659C, for "Fitness Studios" and the crescent portion of the logo design in the letter "C" of Eclipse.
 - b. The board found that the sign will be constructed with Channel Cut Steel Letters and Logo that will be lighted with backlit LED.
 - c. The board suggested that the sign is to be lit between the hours of 4:30 AM and 10:00 PM.

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, 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: November 6, 2025
Architecture and Community Appearance
Board of Review


Audrey Lupachino
Planning Assistant
Town of Orangetown

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