

**Town of Orangetown
Architecture and Community Appearance Board of Review
Meeting of January 22, 2025**

MEMBERS PRESENT: Shirley Goebel Christie – Chair, Brian Aitchison, p
Barbara Carroll, Richard Windram, Jon Gifford, 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:

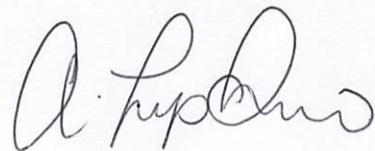
The Saloon – Retractable Roof
Review of Retractable Roof Installation
45-49 West Central Avenue, Pearl River
68.16-1-9; CC Zoning District

ACABOR # 26-01

Approved as Presented

A motion was made to adjourn the meeting by Richard Windram and second by
Sharon Burke 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 7:45 p.m.

Dated: January 22, 2026
Architecture and Community Appearance
Board of Review



Audrey Lupachino
Planning Assistant
Town of Orangetown

TOWN CLERK'S OFFICE
2026 FEB -4 P 4: 05
TOWN OF ORANGETOWN

**ACABOR #26-01: The Saloon – Retractable Roof
Review of Retractable Roof**

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

**January 22, 2026
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**TO: Donald Brenner, 4 Independence Avenue, Tappan, New York
10983
FROM: Architecture and Community Appearance Board of Review**

RE: The Saloon – Retractable Roof: The Application of Bridget Killen, Applicant, and Bridget Killen of 45-49 West Central Avenue LLC, Owner, at a site known as “**The Saloon – Retractable Roof**” 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 45-49 West Central Avenue, Pearl River, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section; 68.16, Block 1, Lot 9 in the CC zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **January 22, 2026**, at which time the Board made the following determinations:

Donald Brenner, Attorney; Hakan Sari, Retractable Roof Owner Bridget Killen, Applicant; and Sean Casey, Applicant; appeared and testified. The Board received the following items:

- A. Architectural Plans prepared by Julia Roessner, Architect, dated October 22, 2025.
- B. Project Narrative received December 24, 2025.
- C. Building Permit Referral to the Architecture and Community Appearance Board of Review, dated December 10, 2025.

FINDING OF FACTS:

1. The Board found that the applicant proposed new retractable roof located at 45-49 West Central Avenue, Pearl River, with the following design features:
 - a. The board found that the proposed retractable roof shall be powder-coated aluminum in color Chocolate Brown or equal.

TOWN OF ORANGETOWN
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**ACABOR #26-01: The Saloon – Retractable Roof
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- b. The board found that the roof over bar shall remain in place and the retractable roof will accommodate for it.
- c. The board found that the existing air conditioning units shall remain the same.
- d. The board found that proposed retractable roof shall surround the existing rooftop bar roof.
- e. The board found that the proposed retractable roof system shall have glass panel mobilized walls. The retractable walls shall retract no further than 3 feet above the exterior side walls of the existing building.
- f. The board found that the proposed retractable roof system shall have a gutter system on all four sides.
- g. The board found that the proposed retractable roof system shall have integrated lighting that outlines retractable openings.
- h. The board found that the proposed retractable roof system shall have an integrated heating system.
- i. The board found that the proposed retractable roof shall cover the existing gas fireplace.
- j. The board found that the existing torches shall be moved to the outside of the proposed retractable roof.

PUBLIC COMMENTS:

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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**ACABOR #26-01: The Saloon – Retractable Roof
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**Architecture and Community Appearance
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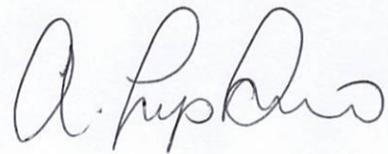
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DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Shirley Goebel Christie – Chair and seconded by Michael Sandhage, and carried as follows:
Shirley Goebel Christie – Chair, aye; Brian Aitchison, aye; Michael Sandhage, aye, Barbara Carroll, aye, Richard Windram, aye, Sharon Burke, aye; and Jon Gifford, 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: January 22, 2026
Architecture and Community Appearance
Board of Review**



**Audrey Lupachino
Planning Assistant
Town of Orangetown**

TOWN OF ORANGETOWN
2026 FEB -4 P 4: 05
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