



ARCHITECTURAL REVIEW BOARD VILLAGE OF WASHINGTONVILLE

9 FAIRLAWN DRIVE, WASHINGTONVILLE, NY 10992
OFFICE: 845-496-3221 | FAX: 845-496-1890

APPLICATION

All applications, drawings and documents must be submitted to Village Hall along with an electronic PDF Email: MSchiffmacher@washingtonville-ny.gov &

Lmccormack@washingtonville-ny.gov

Applicants must include all sign details and specifics on drawings.

PLEASE DO NOT ORDER SIGNS BEFORE APPROVED

PROPERTY INFORMATION:

Business Name: T Mobile

Address: 22 Brotherhood Plaza Dr, Washingtonville, NY 10992

Section: 107 Block: 3 Lot(s): 28.2

Zoning District: O & L Dimensions (Or Acreage) of Parcel: _____

ARE YOU REQUESTING A SIGN APPLICATION FOR A DOWNTOWN STRUCTURE WITH MULTIPLES BUSINESSES: Yes: _____ No: X

****If YES please follow DOWNTOWN guidelines when completing application.**

SIGNAGE REQUIREMENTS FOR DOWNTOWN MULTI – BUSINESS STRUCTURES:

The Village Board has standardized signage for downtown structures with multiple businesses.

Please follow these guidelines:

- Colors: BACKGROUND in Benjamin Moore Monterey White HC-27, FONT in Historical Black HC-190.
- Shape: Rectangular.
- Lighting: Gooseneck lighting in BLACK.

SIGNAGE REQUIREMENTS FOR DOWNTOWN FREESTANDING and NON- DOWNTOWN STRUCTURES:

Please follow these guidelines:

- Colors: Select 2 COLORS from attached Historical Color Pallet
- Color Pallet Selected (Please complete attached form): _____ Yes _____ No

SIGNAGE REQUIREMENTS FOR BROTHERHOOD PLAZA, FULTON SQUARE, WASHINGTONVILLE PHARMACY PLAZA:

Must adhere to current signage regulations for your location.

PHONE NUMBERS & HIGH OR SEMI-GLOSS FINISHES OF ANY KIND ARE NOT PERMISSABLE

REQUEST REVIEW OF:

☐ FAÇADE

☒ SIGN ☐ WINDOW SIGNS must use FONT in Benjamin Moore Monterey White HC-27 SIGNS can ONLY cover 25% of the area,

☐ LIGHTING | APPLICANTS INCLUDING FIXTURES | SEE ATTACHED GUIDELINES

Fixture Selection Included: _____ Yes _____ No

☐ OTHER: _____

Project Description: Replacing storefront sign for existing "TMobile"

Sign Shape & Dimensions: Rectangle - 9'-7 5/8" x 2'-11 5/8"

Sign Materials: Aluminum

Hardware used: Bolts

How will the sign be mounted: Thru bolts to existing 1" deep wireway

APPLICANT | OWNER INFORMATION:

Applicant: Matthew Calvo

Business Name: Building Brothers

Phone #: 347-448-8070 **Alt. Phone #:** _____

Address: 43-07 48th Ave, Woodside NY 11377 **Email Address:** Matt@buildingbros.com

Property Owner: Brotherhood Plaza LLC c/o Pyramid Construction Group

Phone #: 201-327-1919 **Alt. Phone #:** _____

Address: 275 N Franklin Tpk, Ramsey NJ 07446 **Email Address:** JLitke@pyramidgroup.biz

Design Professional: _____

Phone #: _____ **Alt. Phone #:** _____

Address: _____ **Email Address:** _____

Contact Person: Matthew Calvo c/o Building Brothers

Phone #: 347-448-8070 **Alt. Phone #:** _____

Address: 43-07 48th Ave, Woodside NY 11377 **Email Address:** Matt@buildingbros.com

FEES: ARB APPLICATION: \$100.00

Amount Rec'd: \$ 100.00 **Check/MO Number:** 6328

ARB Chairperson Approval

Date

Matthew Calvo
Applicant Signature

7/8/25
Date

OFFICE USE ONLY

Building Inspector sign reviewed: _____ **(Initials)**
Revised Date: February 25, 2025 **Revised By:** MS

May 28, 2025

Village Of Washingtonville
Building Department
9 Fairlawn Drive
Washingtonville, New York 10992

Re: 22 Brotherhood Plaza Dr, Washingtonville, NY 10992
Tax ID: 107-3-28.2
"T-Mobile" Signage Permit

To whom it may concern:

This is to authorize Building Brothers (Sam Pruyn, Matthew Calvo, Rochelle Amora) to act as my Agent/Applicant to submit applications and obtain permits on my behalf pertaining to the "T-Mobile" located at 22 Brotherhood Plaza Dr, Washingtonville, NY 10992.

Please don't hesitate to contact me with any questions.

Sincerely,



Jeff Litke

State of NEW JERSEY

County of BERGEN

Sworn to or affirmed under penalty of perjury

10th day of JUNE 2025.

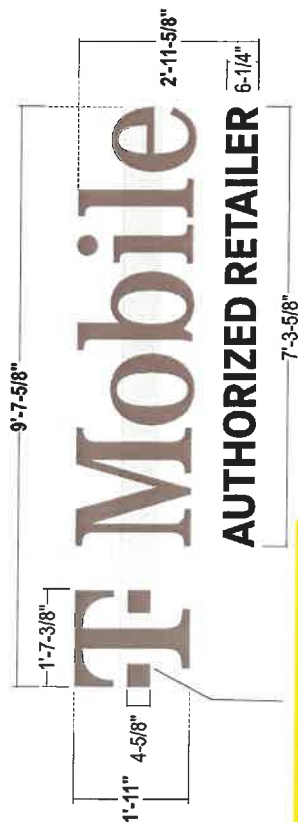


Notary Public Signature

SHARON K. SPEAR
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRING JULY 23, 2026



Scale: 1/2"=1'-0"



EXISTING WIREWAY TO BE VERIFIED

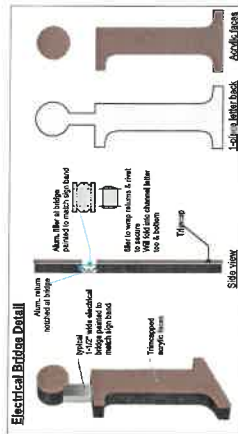
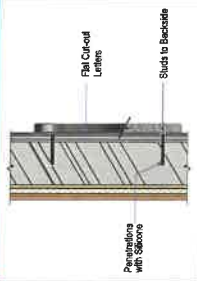
SIDE VIEW

COLOR PALETTE



Paint finish to be satin unless otherwise specified

PLAY CUT-OUT LETTERS • FLUSH



SIMULATED ILLUMINATION VIEW



ALL SIGNS TO COMPLY WITH UL 48 AND WILL
BE MARKED AS SUCH WITH APPROPRIATE
LABORATORY LABELS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH
AFTER INSTALLATION SHALL COMPLY WITH
ARTICLE 600.6(A) (1) OF THE NATIONAL
ELECTRIC CODE.

HALO LIT LED
REMOTE
GENERIC INSTALL

[illegible]

T-Mobile	PAGE NO.	PROJECT NUMBER:
AUTHORIZED RETAILER	3	89311
CUSTOMER:	ORDER NUMBER:	PROJECT MANAGER:
BROOKTHOOD PLAZA DR & MAIN ST 22 BROOKTHOOD PLAZA DR WASHINGTONVILLE, IN 46082	1229815	KELLEY UBER
ADDRESS:	SITE NUMBER:	
	536	
	ELECTRONIC FILE NAME: C:\COMMUNITY\HARDWARE\B\B\AUTHORIZED RETAILER\EN2020\RA 785D_Brookthood Plaza Dr & Main St_01-01-2020.rtf	

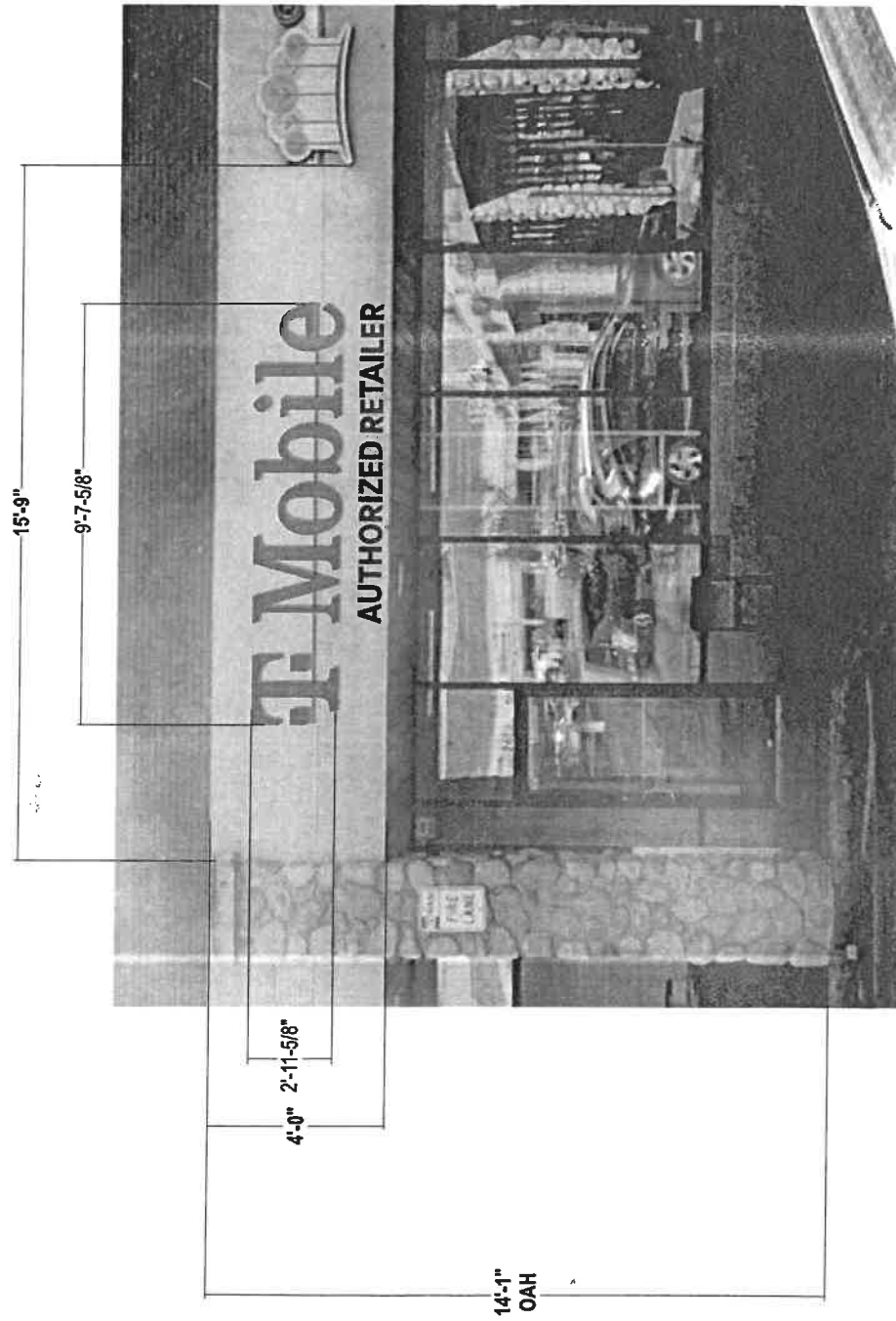
[illegible]

PARTS ARE THE EXCLUSIVE PROPERTY OF STRATIM. THIS MATCHING GAME CANNOT BE USED TO DETERMINE DEPENDENCIES WITHOUT THE DEDUCTIVE MATCHING GAME.

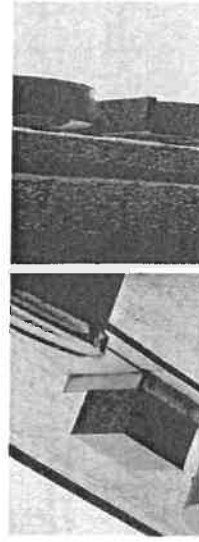
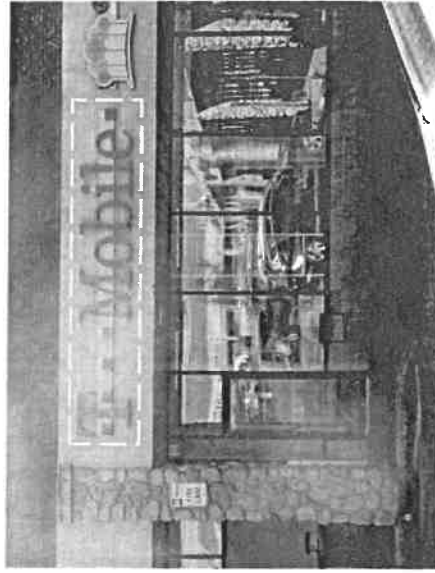
E01

<u>EXISTING SIGN SF:</u>	30.5
<u>PROPOSED SIGN SF:</u>	28.7

NEW SIGN TO BE INSTALLED IN SAME PLACE AS EXISTING



Existing 5'-3" x 13'-7" channel letters to be removed; Existing sign band to be patched and re-painted to match existing from seam to seam



Stratus®

onetratus.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT: T-Mobile
AUTHORIZED RETAILER

ADDRESS: _____

PAGE NO.: _____

**BROTHERHOOD PLAZA DR & MAIN ST
22 BROTHERHOOD PLAZA DR**

WASHINGTONVILLE, NY 10992

ORDER NUMBER: 1229815	PROJECT NUMBER: 88911
--------------------------	--------------------------

SITE NUMBER:

536

ELECTRONIC FILE NAME:

785D_Brotherhood Plaza Dr & Main St_Washingtonville

PROJECT NUMBER:
88911

PROJECT MANAGER

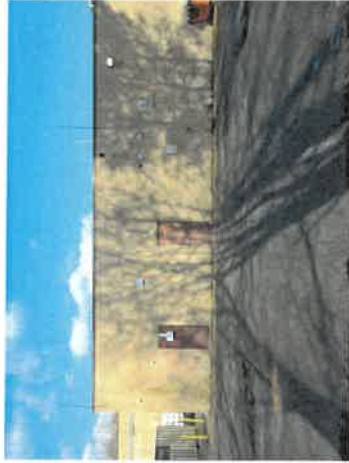
KELLEY UBER

[illegible]

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

SITE PHOTOS

Scale: NTS



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CLIENT:

T-Mobile
AUTHORIZED RETAILER

ADDRESS:

BROTHERHOOD PLAZA DR & MAIN ST
22 BROTHERHOOD PLAZA DR
WASHINGTONVILLE, NY 10992

PAGE NO.

6

ORDER NUMBER:

1229815

PROJECT NUMBER:

88911

SITE NUMBER:

536

PROJECT MANAGER:

KELLEY UBER

ELECTRONIC FILE NAME:

CHACOUNTYWASHINGTONVILLE AUTHORIZED RETAILER0229NM
786D_Brotherhood Plaza Dr & Main St Washingtonville, NY R1

Rev #

Original 514570 02/25/25 Z-AJ

Rev 1 538715 06/23/25 Z-SN

Rev #

Req #

Date/Artist

Description

PHOTOGRAPH THE EXCLUSIVE PROPERTY OF STRATUS. THE MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

STOREFRONT REPAIR AND PAINT FACADE

Scale: 3/8"=1'-0"

APPROXIMATE
SF OF WALL AREA TO
BE PAINTED
63

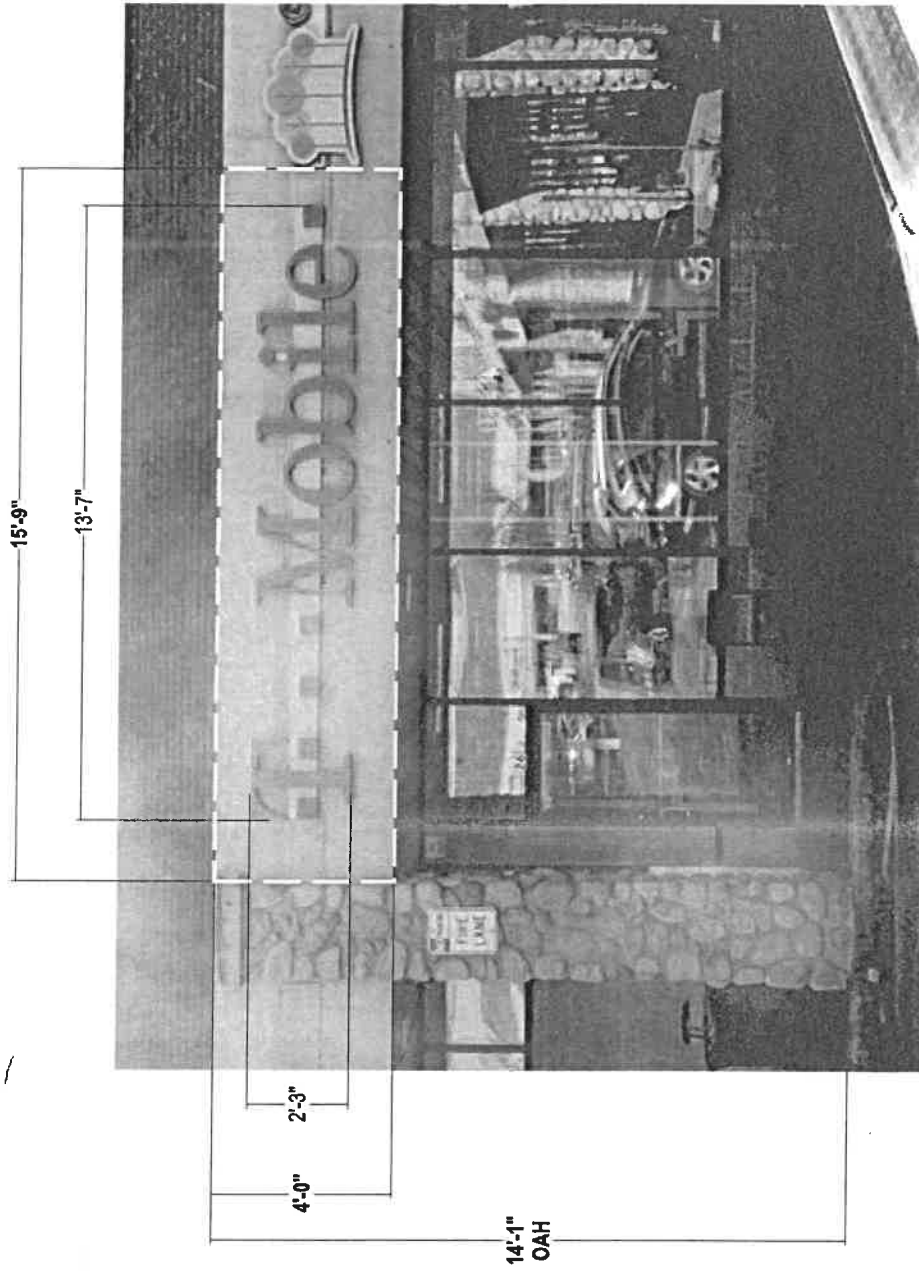
COLOR PALETTE

EFS WALL MATERIAL:
Storefront Color:
SW 9102 Quinoa

Paint finish to be satin unless otherwise specified

SCOPE OF WORK:

Existing sign band to be patched and
re-painted to match existing from seam to seam



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Mentor, Ohio 44060
888.503.1509

CLIENT: **T-Mobile**
AUTHORIZED RETAILER

ADDRESS:
BROTHERHOOD PLAZA DR & MAIN ST
22 BROTHERHOOD PLAZA DR
WASHINGTONVILLE, NY 10992

PAGE NO.

5

ORDER NUMBER:
1229815

SITE NUMBER:
536

ELECTRONIC FILE NAME:
C:\MICROSOFT\JACKSON\STWIGLE & AUTHORIZED REVIEWS\2020\7650_Brotherhood Plaza Dr & Main St_Washingtonville_NY R1

PROJECT NUMBER:
88811

PROJECT MANAGER:
KELLEY UBER

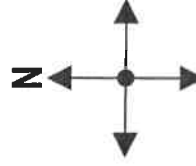
Rev # | Req # | Date/Artist | Description
Original 514570 07/25/25 Z-AM
Rev 1 538275 06/23/25 Z-SM

Rev # | Req # | Date/Artist | Description

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Scale: NTS

E01

[illegible]

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T Mobile

SIGN SUBMITTAL PACKAGE

SAP 785D

REQUIRES No
VARIANCE:

SITE ID: 31961

CHANNEL: DEALER

STATUS: AR REBRAND

LOCATION:

BROTHERHOOD PLAZA DR & MAIN ST
22 BROTHERHOOD PLAZA DR
WASHINGTONVILLE, NY 10992

SITE SUMMARY

STOREFRONT LENGTH:	16'-3"
MAX SIGN HEIGHT:	4'-0"
MAX SIGN LENGTH:	16'-3"
MAX # SIGNS:	1
COLOR VARIANCE:	NO
PYLON AVAILABLE:	NO
BLADE AVAILABLE:	NO
AWNING AVAILABLE:	NO
BACKER ALLOWED:	NO

SUMMARY NOTES

Proposing maximum allowed by local code.

[View in Google Maps](#)

SIGN SUMMARY

SIGN TYPE	SQ. FT. (CAL.)	SQ. FT. (PRO.)	MATERIAL	COLOR
FRONT: CUSTOM TMOAR-23-REV	32	28.7	EFS	SW 9102

OVERALL SIGN CALCS

MAX ALLOWED	TOTAL
32	28.7

**SQ. FT. (CAL.): THE CALCULATED SQ. FT. OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS
 **SQ. FT. (PRO.): THE PROPOSED SQ. FT. OF THE SIGN THE SIGN MANF. IS PROPOSING
 **MATERIAL: MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON
 **COLOR: COLOR OF FACADE THAT THE SIGN IS BEING INSTALLED UPON

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SITE PLAN
CUSTOM TMOAR-23-REV
STOREFRONT
PATCH AND PAINT
SITE PHOTOS

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ADDITIONAL INFORMATION:

GENERAL NOTES & PERMIT TIMES:

Permit time - 3 to 5 weeks

ELECTRICAL ACCESS:

Status will connect to electric within 6' provided it is still available and accessible at the time of installation.
 Dealer is responsible to have primary power with CLEAR access available prior to installation of signage.
 Electric TBV at time of survey.

LANDLORD CRITERIA:

TBD

CONTACTS

PROJECT MANAGER:

Melissa Roth
Melissa.Roth@onestratus.com

T-MOBILE PROJECT MANAGER:

Anna Smith

T-MOBILE DESIGN MANAGER:

Steve Mehl

SIGN MANUFACTURER



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 Mentor, Ohio 44060
 888.503.1569

APPROVAL STAMP

REVISIONS:

DATE: 06/23/25 Z-SA
 DESCRIPTION: Updated channel letters color