



ARCHITECTURAL REVIEW BOARD VILLAGE OF WASHINGTONVILLE

9 FAIRLAWN DRIVE, WASHINGTONVILLE, NY 10992

OFFICE: 845-496-3221 | FAX: 845-496-1990

APPLICATION

RECEIVED
JAN 16 2026

All applications, drawings and documents must be submitted to Village Hall along with an electronic.....

PDF Email: 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: Guilty Pleasures Cheesecakes CAFE T.D.
Address: 1 Depot Street Washingtonville, NY 10992
Section: 113 Block: 3 Lot(s): 4
Zoning District: D Dimensions (Or Acreage) of Parcel: 8,242 sq. ft

ARE YOU REQUESTING A SIGN APPLICATION FOR A DOWNTOWN STRUCTURE WITH MULTIPLES BUSINESSES:

Yes: _____ No: ☒

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: Changing name on existing sign

Sign Shape & Dimensions: 16' length by 23" height

Sign Materials: Wood with Moulding

Hardware used: Heavy Duty Lag Screws

How will the sign be mounted: Attached by Heavy Duty Lag Screws to front of Building

APPLICANT / OWNER INFORMATION:

Applicant: Patrick + Justine Maiorino

Business Name: Guilty Pleasures Cheesecakes

Phone #: 917-648-7234 Alt. Phone #: 347-922-3874

Address: 102 Moffat Rd Email Address: pmaiorino10@gmail.com

Property Owner: same

Phone #: _____ Alt. Phone #: _____

Address: _____ Email Address: _____

Design Professional: Richard Broderick

Phone #: 845-597-7310 Alt. Phone #: _____

Address: _____ Email Address: richjb2@gmail.com

Contact Person: _____

Phone #: _____ Alt. Phone #: _____

Address: _____ Email Address: _____

FEES: ARB APPLICATION: \$100.00

Amount Rec'd: \$ 100.00 Check/MO Number: #141

T. DeLuca
ARB Chairperson Approval

1/14/20
Date

Applicant Signature

Date

OFFICE USE ONLY

Building Inspector sign reviewed: (Initial's)

Revised Date: October 21, 2025 Revised By: LM

← 192" →

GUILTY PLEASURES CAFE

← 23" →

Shape: Rectangle
Finish: Matte
Background Color: Monterey White HC27
Font Color: Black HC190
Font Used: Tahoma
Logo: Design
Lighting: Goose Neck Lighting above sign – Shown with circles – lighting is optional, if selected must be BLACK.

NOTE: This is ONLY an **EXAMPLE** of what your sign rendering should look like when submitting your ARB Application. **

CORNER CANDLE STORE

Picture of Current Sign.

Font Color will be Georgian Brick HC50

Background Color will be Crown Point Sand HC90

Wood trim will be Georgian Brick HC50

Sign will read Guilty Pleasures Cafe