

**TOWN OF ORANGETOWN ARCHITECTURE AND COMMUNITY APPEARANCE  
BOARD OF REVIEW - MEETING OF APRIL 6, 2010**

**MEMBERS PRESENT:** Jack Messina, Chairperson; Larry Vail; Thomas Miggie;  
Dan Sherman; Jill Fieldstein and Paul Papay

**MEMBER ABSENT:** James Dodge; Vice Chairperson;

**ALSO PRESENT:** Denise Sullivan, Deputy Town Attorney; Ann Marie Ambrose,  
Stenographer and Cheryl Coopersmith, Chief Clerk

Jack Messina, Chairperson called the meeting to order at 7:30 p.m. Mr. Messina read the agenda. Hearings as listed on this meeting's agenda which are made a part of these minutes were held as noted below.

<b>Keybank Pearl River Branch Plans</b> Review of Elevations Plans 69.09/2/1; CO zoning district	<b>Approved with Conditions</b>	ACABOR #10-15
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<b>Keybank Orangeburg Branch Plans</b> Review of Handicap Ramp and ATM Kiosk Plans 74.10/1/69 CS zoning district	<b>Approved with Conditions</b>	ACABOR #10-16
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A motion was made to adjourn the meeting by Thomas Miggie and seconded by Larry Vail 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 and are mailed to the applicant. The verbatim minutes are not transcribed, but are available. As there was no further business before the Board, the meeting was adjourned at 8:00 p.m. The next ACABOR Meeting is scheduled for April 20, 2010.

**Dated: April 6, 2010**  
**Architecture and Community Appearance Board of Review**

**ACABOR #10-15:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 6, 2010**

**Key Bank Pearl River Branch, Approved with Conditions  
Page 1 of 2**

**TO:** Scott Rodenbaugh, Vocon, 3142 Prospect Avenue  
Cleveland, Ohio 44115  
**FROM:** Architecture and Community Appearance Board of Review

**RE:** Keybank Pearl River Branch Plans: The application of Scott Rodenbaugh, Vocon, applicant, for Keybank National Association, owner, for review of Building Elevations Plans at a site to be known as “Keybank Pearl River Branch Plans”, 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 230 North Middletown Road, Pearl River, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 69.09, Block 2, Lot 1 in the CO zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, April 6, 2010**, at which time the Board made the following determinations:

Scott Rodenbaugh appeared and testified for the applicant.

The Board received the following items:

1. Architectural Plans prepared by Vocon and Partners Workly Architects, Inc., dated December 1, 2009, revised February 5, 2010; Sheet Number A5.0; Exterior Elevations and Notes.
2. Submitted at the meeting, photographs of the site, noting that the new vinyl siding is in the spirit of the property’s residential setting.

**FINDINGS OF FACT:**

1. The Board found that the over the past years due to various signs and banners being mounted on the building, the façade of the structure had been damaged. The applicant plans to replace the siding on the gable of the west side of the structure. The siding is Glacier White Vinyl siding that blends with the existing siding on the structure.
2. The Board found that no new signage would be erected on the site.
3. The Board found that the building did not have matching light fixtures. The applicant proposed to replace the existing lighting fixtures with down lighting, wall mounted security lights.

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.

**ACABOR #10-15:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 6, 2010**

**Key Bank Pearl River Branch, Approved with Conditions  
Page 2 of 2**

**DECISION:** In view of the foregoing and the testimony before the Board, the application was **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The siding on the gable of the west side of the structure shall be repaired. The siding is Glacier White Vinyl siding that blends with the existing siding on the structure. The new vinyl siding is in the spirit of the property's residential setting.
2. No new signage will be erected on the site.
3. The building did not have matching light fixtures. The applicant shall replace the existing lighting fixtures with down lighting, wall mounted security lights.
4. Not grading is to take place within five feet of any property line, except as specified on the approved Site Plan.

The foregoing resolution was presented and moved by Jack Messina and seconded by Larry Vail and carried as follows: James Dodge, absent, Dan Sherman, aye; Jack Messina, aye; Thomas Miggie, aye; Larry Vail, aye; Paul Papay, aye and Jill Fieldstein, aye.

The Clerk to the Board 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: April 6, 2010  
Town of Orangetown  
Architecture and Community Appearance Board of Review**

**ACABOR #10-16:**

**Town of Orangetown – Architecture and Community Appearance**

**Board of Review Decision**

**April 6, 2010**

**Key Bank Orangeburg Branch Handicap Ramp and ATM Kiosk Plan**

**Page 1 of 3**

TO: Stephanie Losh, Vocon, 3142 Prospect Avenue, Cleveland, Ohio 44115  
FROM: Architecture and Community Appearance Board of Review

RE: The application of Stephanie Losh, Vocon, applicant, for BBHL, LLC, owner, for the review of a handicap ramp for accessibility into an existing building and replacement of the ATM Kiosk to be known as “Key Bank Orangeburg Branch Handicap Ramp and ATM Kiosk Plan”, in accordance with Article 16 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 65 Dutch Hill Road, Orangeburg, Town of Orangetown, Rockland County, New York and as shown on the Orangetown Tax Map as Section 74.10, Block 1, Lot 69, in the CS zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Tuesday, April 6, 2008**, at which time the Board made the following determinations:

Scott Rodenbaugh and Yvonne Michals appeared and testified for the applicant.

The Board received the following items:

1. Plans prepared by Vocon and Partners Workly Architects, Inc., dated December 1, 2009, revised February 5, 2010;
  - A1.1; Architectural Site Plan
  - A1.2: Site Plan Elevations and Details
  - A1.3: Site Plan Elevations and Details
  - A5.0: Exterior Elevations and Notes
  - A5.0b: Exterior Elevations Photos
  - A1.1c: Architectural Site Plan w/200 ft Radius
2. Kiosk Plans prepared by Couvrette Building Systems:
  - Graphics Layout, dated January 6, 2010
  - Island ATM Arrangement, dated November 3, 2009
3. Site Installation Plans prepared by Imad N. Kashif, P.E., dated December 1, 2009:
  - Sheet 1 of 4: Sheet 1- Typical Site View and Elevations
  - Sheet 2 of 4: Surround Frame Front and Side Views and Removal Back Panel View
  - Sheet 3 of 4: Canopy Frame and Sections
  - Sheet 4 of 4: Side View and Elevations
4. Submitted at the meeting, photograph of the existing structure.

**ACABOR #10-16:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 6, 2010**

**Key Bank Orangeburg Branch Handicap Ramp and ATM Kiosk Plan  
Page 2 of 3**

**FINDINGS OF FACT:**

1. The Board found that the proposed construction consisted of a new ramp and staircase to an existing building for handicapped accessibility to the building. The ramp would have railings painted black.
2. The Board found that the applicant proposed to paint the existing brick building with corporate signature colors; Taupe on the lower half and Ivory on the upper half or banding of the façade. The type of paint would be exterior masonry paint.
3. The Board found that the applicant proposed to replace the existing ATM machine with a smaller unit. The colors and graphics on the ATM machine would match the new colors of the structure, Taupe and Ivory.
4. The Board found that the sign above the ATM machine would be backlit, with light shining on the ATM. The ATM machine would have down lighting in the canopy of the machine.
5. The Board found that there would be 4 red bollards placed around the ATM machine.

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 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The proposed construction consisted of a new ramp and staircase to an existing building for handicapped accessibility to the building. The ramp will have railings painted black.
2. The existing brick building will be painted with corporate signature colors; Taupe on the lower half and Ivory on the upper half or banding of the façade. The type of paint would be exterior masonry paint.
3. The existing ATM machine will be replaced with a smaller unit. The colors and graphics on the ATM machine will match the new colors of the structure, Taupe and Ivory.
4. The sign above the ATM machine will be backlit, with light shining on the ATM. The ATM machine will have down lighting in the canopy of the machine.
5. No grading is to take place within five feet of any property line, except as specified on the approved site plan.

**ACABOR #10-16:  
Town of Orangetown – Architecture and Community Appearance  
Board of Review Decision  
April 6, 2010**

**Key Bank Orangeburg Branch Handicap Ramp and ATM Kiosk Plan  
Page 3 of 3**

The foregoing resolution was presented and moved by Jack Messina and seconded by Jill Fieldstein and carried as follows: James Dodge, absent; Dan Sherman, aye; Thomas Miggie, aye, Jack Messina, aye, Jill Fieldstein, aye; Paul Papay, aye and Larry Vail, nay.

The Clerk to the Board 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: April 6, 2010  
Architecture and Community Appearance Board of Review**