

MINUTES
HISTORIC AREAS BOARD OF REVIEW
FEBRUARY 12, 2013

MEMBERS PRESENT: Scott Wheatley
Wayne Garrison
Thano Schoppel
Margaret Raso
William Walther
Thomas Quinn
Larry Bucciarelli

ABSENT: None

ALSO PRESENT: Elizabeth Decort, Clerk Typist
Denise Sullivan, Deputy Town Attorney
Ann Marie Ambrose, Official Stenographer

Margaret Raso, Chairperson, called the meeting to order at 7:30 p.m. Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR #</u>
<u>NEW ITEM:</u>		
De La TORRE	APPROVED	HABR#13-01
78.18 / 1 / 26; R-22 zone	AS MODIFIED	

THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:15 P.M.

DATED: February 12, 2013

HISTORIC AREAS BOARD OF REVIEW
BY: Deborah Arbolino
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
BUILDING INSPECTOR (Individual Decisions)
TOWN BOARD MEMBERS SUPERVISOR

TOWN CLERKS OFFICE
2013 FEB 14 PM 12 46
TOWN OF ORANGETOWN

DECISION
APPROVED AS PRESENTED WITH MODIFICATION TO AWNINGS

TO: Ernest De La Torre
96 Washington Spring Road
Palisades, New York 10964

HABR # 13-01
February 12, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 01: Application of Ernest De La Torre for review of a renovation at an existing single-family residence. The premises are located at 96 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 78.18 / 1 / 26; R-22 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 12, 2013 at which time the Board made the following determination:

Ernest De La Torre, Eric Robeldo, Architect, and Kris Haberman appeared and testified.

The applicant presented the following:

1. Architectural plans dated 11/19/2012 signed and sealed by Nouredine Benabdelhak, P.E. (21 pages).

Ernest De La Torre testified that they purchased the house in 2004; that the kitchen is very small; that the bottom of the home contains a rec room and the bedrooms; that they are relocating the kitchen to make a larger living space; that this is will make the first floor better utilized; that the house was built in 1958 and the deck which was previously screened in porch is no longer usable as the wood is rotted; that they would rather put money into creating living space; that they will remove the existing deck; that the chimney will remain the same with a new cap; that they are changing the windows to traditional wood windows and adding a pergola to front of the house; that the stucco is to remain and the rear will be stucco to match; and that they did post the property; that they on the telephone pole and a tree at both corners.

PUBLIC COMMENT:

No public comment.

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TOWN OF ORANGETOWN

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented with the proposed striped awnings are changed to solid color awnings, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration /addition [Architectural plans dated 11/19/2012 signed and sealed by Nouredine Benabdelhak, P.E. (21 pages)] are complimentary to the District.

1. The exterior façade (existing stucco) shall be stucco painted Farrow & Ball skim stone #241.
2. The gutters and leaders shall be Edward Corey copper.
3. The chimney shall have a new cap.
4. The soffit and fascia will be Farrow & Ball All White.
5. The roof shall be Edward Corey dark grey Slate.
6. The entry (front) door shall be painted Farrow & Ball Pitch Black #2005 wood French Door.
7. The existing front door (Farrow & Ball White wood door) is being relocated to the rear of the house.
8. The windows shall be Farrow & Ball Pitch Black #254 hand forged steel by A & S Windows, Brooklyn,, sizes as per plan.
9. The shutters shall be custom wood painted Farrow & Ball Pitch Blue #220.
10. The trim shall be wood painted Farrow and Ball All White.
11. The exterior lighting shall be copper gas lantern by Flambeaux Lighting Williamsburg.
12. The awnings on the rear windows shall be a solid color.

THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH HEREIN.

**** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORIC AREAS BOARD OF REVIEW.**

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

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TOWN OF ORANGETOWN

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.


DECISION: In view of the foregoing and the testimony before the Board, the application; addition [Architectural plans dated 11/19/2012 signed and sealed by Nouredine Benabdelhak, P.E. (21 pages)] is **APPROVED** with the **SPECIFIC CONDITION** that the proposed awnings be changed from striped awnings to solid color awnings.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Thomas Quinn; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; and William Walther, aye; Margaret Raso, aye; Scott Wheatley, aye; and Thomas Quinn, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: February 12, 2013

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-B.vw.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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