

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: Deborah Arbolino, Administrative Aide
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>		
KOPAC LOT #14 78.13 / 1 / 3.14; R-40 zone	APPROVED AS MODIFIED	HABR#13-02

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 8:00 P.M.

DATED: March 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 MAR 14 PM 12:46

TOWN OF ORANGETOWN

DECISION
APPROVED AS PRESENTED WITH CONDITIONS

TO: Marc Comito (Lot 14 Kopac Lane)
P.O. Box 300
West Nyack, New York 10994

HABR # 13-02
March 12, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 02: Application of Marc Comito (Lot 14 Kopac Lane) for review of a new single-family residence. The premises are located at 5 Kopac Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 78.13 / 1 / 3.14; R-40 zoning district.

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

Robert Hoene, Architect, and Shari Brodsky appeared and testified.

The applicant presented the following:

1. Architectural plans dated 12/15/2012 signed and sealed by Robert Hoene, Architect. (5 pages).
2. A computer generated picture of the proposed house.
3. Plot plan dated 1/29/2013 signed and sealed by Jay Greenwell, L.S..

Robert Hoene, Architect, stated that the application is for lot #14; that the roofing material would be GAF Timberline Slate color architectural shingles; that concord stone would be used for the columns and the columns would be square craftsman style columns and they would be single columns, not double as shown on the plan; that he would show the leaders on the plan; that the windows on the rear elevation would be parallel to the tops of the doors; that the air conditioning unit would be in the rear of the house by the screened in porch; and that there would be coach style lanterns on the sides of the front door, back door and side door and also over the garage doors.

PUBLIC COMMENT:

No public comment.

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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 would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed new house [Architectural plans dated 12/05/2011 signed and sealed by Robert Hoene, Architect (5 pages)] (with minor changes) are complimentary to the District.

1. The exterior front façade shall be NSVI Concord Stone, remaining sides to be HardiPlank horizontal siding, Timber Bark with white trim.
2. The soffit and fascia shall be vinyl/aluminum (white).
3. The Entry door shall be Jeld Wen Aurora A362 double door in a cherry or mahogany color.
4. The Patio doors shall be Pella patio doors, white exterior cladding.
5. The roof shall be GAF Timberline Slate color, architectural style shingles.
6. The gutters and leaders shall be white seamless aluminum.
7. The windows shall be Pella brand, white exterior with cottage style, simulated divided light on all windows, sizes as per plan.
8. The garage doors shall be Clopay or CHI carriage style (white) with divided light windows.
9. The trim front porch shall be bluestone; the steps to be bluestone treads and matching stone risers.
10. The front railings, if necessary, will be powder-coated aluminum (oil-rubbed bronze).
11. The exterior lighting shall be coach style lanterns on the sides of the front door, back door, side door and over the garage doors.
12. The following items shall be revised on the plans: (a) the top of the windows on the first floor elevation, rear elevation shall line up with the top of the doors on the rear elevation; (b) Concord stone shall be used for the chimney and around the lower edge of the four sides of the house and columns as shown on the plans; (c) the columns shall be craftsman style square columns and single columns shall be used on the front porch; (d) the leaders shall be shown on the plan; (e) the location of the air conditioning shall be shown on the site plan.

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

Lot #14 Kopac Lane
HABR# 13-02
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- 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; [Architectural plans dated 12/05/2011 signed and sealed by Robert Hoene, Architect (5 pages)] is APPROVED with the following SPECIFIC CONDITIONS:

The following items shall be revised on the plans: (a) the top of the windows shown on the first floor level, rear elevation shall line up with the top of the doors on the rear elevation as indicated above; (b) Concord stone shall be used for the chimney and around the lower edge of the four sides of the house and columns as indicated above; (c) the columns shall be craftsman style square columns and single columns shall be used on the front porch; (d) the leaders shall be shown on the plan; (e) the location of the air conditioning shall be shown on the site plan.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; Thano Schoppel, aye; 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: March 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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