

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
FEBRUARY 9, 2016**

MEMBERS PRESENT: Scott Wheatley
Wayne Garrison
William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Joseph Chabot

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>
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NEW ITEM:

SLAVITT RESIDENCE 246 Route 9W, Palisades 78.17 / 2 / 18; R-40 zoning district	APPROVED with the Specific Condition that the applicant obtain the required variances	HABR#16-01
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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: February 9, 2016

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

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DECISION
**APPROVED AS PRESENTED WITH THE CONDITION THAT THE
NECESSARY VARIANCES ARE GRANTED**

TO: Larine Slavitt
41 Closter Road
Palisades, N.Y. 10964

HABR # 16-01
February 9, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-01: Application of Lariane Slavitt for review of an addition to an existing single residence located at 41 Closter Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.17 / 2 / 39; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 9, 2016 at which time the Board made the following determination:

Ben and Laraine Slavitt appeared.

The following documents were presented:

1. Architectural plans signed and sealed by Douglas A. Radick, Architect, dated of 12/8/2015 (two 2 pages).

Lariane Slavitt stated that they are proposing to add a one bedroom suite to the first level of the home; that her husband is 81 ½ years young and has a difficult time with stairs; that he has had four knee replacements already and cannot climb stairs any longer; that they love their home and want to remain in it; that the proposed addition will be harmonious with the existing building and the roof, siding, windows and gutters will match the existing house; that the fireplace proposed in the addition will be a gas fireplace; and the air conditioning and heating unit will be under the existing deck.

Ben Slavitt stated that after four knee replacements he can walk well on flat surfaces but he does have trouble with stairs; that the existing house is only 2,600 sq. ft. and was built in 1927 before zoning was instituted and it was built in the front yard setback.

PUBLIC COMMENT:

Keith Buterbaugh, 47 Closter Road, stated that the addition looks beautiful but he has concerns regarding the profile of the building because the building will be substantially higher on his side; and that he will address these concerns at the zoning board.

William Walther explained that the roof is not a dormer roof like the existing and it is a gable roof that matches another portion of the house; that there are no dormers and the proposed roof is not as high as the existing structure and the proposed addition is harmonious with the structure; and that is what the historic board reviews.

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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 addition: (Architectural plans signed and sealed by Douglas A. Radick, Architect, dated of 12/8/2015 [two 2 pages]) with the following materials:

1. The roof shall be “aged cedar” tan asphalt shingles by Owens Corning.
2. The siding shall be natural 7” cedar shakes by shaker town to match existing.
3. The soffits and fascia shall be white PVC and aluminum by Azek.
4. The gutters and leaders shall be white aluminum by Lynch Aluminum.
5. The windows shall be wood or PVC by Pella or Anderson to match exiting with muttons to reflect the original house.
6. The trim shall be white PVC by Azek.
7. The shutters shall be cedar Architectural Depot.
8. The brick shall be red brick by Belden.
9. The applicant must obtain the required variance from the Zoning Board of Appeals and if any changes are made to the submission they must return to the Historic Board for further review.

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:

- 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

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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 for the addition: (Architectural plans signed and sealed by Douglas A. Radick, Architect, dated of 12/8/2015 [two 2 pages]) is APPROVED with the SPECIFIC CONDITION that the applicant obtain the required variance from the Zoning Board of Appeals.

The foregoing resolution to approve the proposed addition was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, 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 9, 2016

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- G.M.

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

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