

MINUTES
HISTORIC AREAS BOARD OF REVIEW
MARCH 11, 2014

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

ABSENT: Larry Bucciarelli

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>
-------------------	-----------------	---------------

NEW ITEM:

HYUN 78.18 / 2 / 13.1; R-40 zoning district	APPROVED	HABR#14-02
--	----------	------------

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 8:15 P.M.

DATED: March 11, 2014

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

2014 MAR 26 PM 1 08

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Mikyong Hyun
42 Woods Road
Palisades, New York 10964

HABR # 14-02
March 11, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-02: Application of Mikyong Hyun for review of an addition to an existing cottage and a shed at an existing single-family residence. The premises are located at 139 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 / 2 / 13.1; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 11, 2014 at which time the Board made the following determination:

Mikyong Hyun appeared.

The following documents were presented:

1. Architectural plans dated 01/30/2014 signed and sealed by John Ricotta, Architect. (4 pages)
2. A copy of an article about the restoration of the house in the Palisades newsletter.

Miki Hyun stated that she and her husband purchased the property in 2005; that the cottage had tenants up till three years ago; that the main house renovation is finished and her family is moving into the house on Saturday; that they are renovating the existing cottage on the lot and adding an addition onto it; that it will be used as a studio/pool house; that they will return to the Board in the future for the pool; that the roof and siding will match the existing house; that the kitchen was removed from the structure; that the extension will have the same pitch of the existing roof and will not be seen from Highland Avenue; that the patio doors will have outside lights that will match the house, frosted glass with bronze trim; that the small storage shed collapsed during the storm; that she was referred to the Zoning Board for variances in order to rebuild it in kind; that she started to frame it when she found out that she needed to get a variance for its location since its collapse; that if it had not collapsed she would have been able to repair it without a variance because it would have been a pre-existing non-conforming structure; that the shed will be rebuilt in kind and the siding and roof will match the house; and that no driveway would be installed to the shed.

PUBLIC COMMENT:

Alice Gerard, Palisades, stated that she is so happy to see the Mann house restored and saved; that the applicant and the Board have done a great job with the property.

TOWN CLERKS OFFICE
2014 MAR 26 PM 1 08
TOWN OF ORANGETOWN

FINDINGS OF FACT:

3. 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 cottage and storage shed [Architectural plans dated 01/30/2014 signed and sealed by John Ricotta, Architect (4 pages)] are complimentary to the District.
1. The roof on the cottage and storage shed shall be weathered wood high definition shingles by Timberline.
2. The lights of the cottage, by the patio doors and by the front door will be bronze trim frosted glass by Modern Forms to match the house.
3. The siding shall be 6" beveled cedar painted with Benjamin Moore Annapolis gray.
4. The soffits and fascia shall be Beadboard Pine painted Benjamin Moore Briarwood.
5. The gutters and leaders shall be aluminum Briarwood
6. The front door shall be saved and reused and painted white.
7. The other doors shall be Lincoln Patio doors aluminum clad in white.
8. The trellis shall be painted to match the trim in Benjamin Moore Briarwood.
9. The walkways shall be bluegray bluestone (existing to remain).
10. The skylights shall be Velux skylights to match the existing.
11. The trim shall be 1" x 6" pine board painted Benjamin Moore Briarwood.
12. The windows shall be Aluminum clad Lincoln windows in Ivory 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:

TOWN CLERKS OFFICE

2014 MAR 26 PM 1 08

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.

4. DECISION: In view of the foregoing and the testimony before the Board, the application; storage shed and cottage addition [Architectural plans dated 01/30/2014 signed and sealed by John Ricotta, Architect (4 pages)]is APPROVED.

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

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 11, 2014

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

TOWN CLERKS OFFICE
2014 MAR 26 PM 1 08
TOWN OF ORANGETOWN