

MINUTES
HISTORIC AREAS BOARD OF REVIEW
APRIL 9, 2012

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

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Clerk
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>		
KEEGAN 78.18 / 1 / 42; R-80 zone	APPROVED	HABR#13-03
XING & LU 78.17 / 2 / 16; R-40 zone	APPROVED	HABR#13-04

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: April 9, 2012

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 APR 25 AM 10 13

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Leo and Nadine Keegan
20 Woods Road
Palisades, New York 10964

HABR # 13-03
April 9, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 03: Application of Leo and Nadine Keegan for review of a renovation to the front elevation and addition of a front porch to an existing single-family residence. The premises are located at 20 Woods 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 / 42; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 9, 2013 at which time the Board made the following determination:

Barry Terach, Architect, and Nadine Keegan appeared and testified.

The applicant presented the following:

1. Architectural plans dated 01/25/2013 signed and sealed by Barry Terach, (3 pages).

Barry Terach, Architect, stated that the existing house is non-descript with no pizzazz; that the plan is to liven up the front elevation and tie the mixed styles together; that is similar to a classical revival that needs focus: that they are expanding the front entry porch and overlaying two gable roofs to refocus the front; that the siding would be Hardi plank to match the existing; that the highlight windows will be Anderson White to match the existing house windows; that the front porch floor will be bluestone and there will be a stone accent on the front entry porch.

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, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration /addition [Architectural plans dated 01/25/2013 signed and sealed by Barry Terach, Architect (3 pages)] are complimentary to the District.

1. The exterior façade shall be beveled cement board hardi-plank painted to match the existing house.
2. The gutters and leaders shall be white aluminum to match existing.
3. The soffit and fascia will be solid vinyl Azek to match existing.
4. The roof shall be GAF asphalt /fiberglass composition.
5. The entry (front) porch shall have a bluestone floor with sliced stone treads.
6. The windows shall be Andersen White wood/vinyl, sizes as per plan.
7. The trim shall be solid vinyl Azek to match existing.

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.

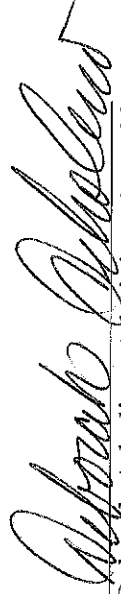
DECISION: In view of the foregoing and the testimony before the Board, the application; addition [Architectural plans dated 01/25/2013 signed and sealed by Barry Terach, Architect, (3 pages)] is APPROVED.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, 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: April 9, 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
OZPAE
BUILDING INSPECTOR-R.A.O.

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

TOWN CLERKS OFFICE

2013 APR 25 PM 10 13

TOWN OF ORANGETOWN

APPROVED AS PRESENTED

DECISION

TO: Xiaoshi Xing and Dan Lu
676 Oak Tree Road
Palisades, New York 10964

HABR # 13-04
April 9, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 04: Application of Xiaoshi Xing and Dan Lu for review of a new concrete deck at an existing single-family residence. The premises are located at 676 Oak Tree 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 / 16; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 9, 2013 at which time the Board made the following determination:

Barry Terach, Architect, and Nadine Keegan appeared and testified.

The applicant presented the following:

1. Architectural plans not dated signed and sealed by Chun Feng, Architect (2 pages).
2. Picture of the proposed door.
3. Pictures of the proposed concrete columns, stairs, railings and baluster.

Xiaoshi Xing stated that they are proposing to add a concrete deck at the rear of the house; that it will be a steel structure with concrete flooring, railings and stairs; that the steel columns will be enclosed in Greek style concrete columns; that the door will be Reliablit wood door stained to match the other doors on the house; and that they decided to construct a concrete deck because they last much longer than wood.

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, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration /addition [Architectural plans dated 01/25/2013 signed and sealed by Barry Terach, Architect (3 pages)] are complimentary to the District.

1. The rear door will be manufactured by Reliabilt in brown wood finish to match the other exterior doors on the house.
2. The steel beams for the concrete deck will be covered with Greek style concrete columns.
3. The railing and baluster shall be pre-cast concrete pieces.

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.

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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

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- 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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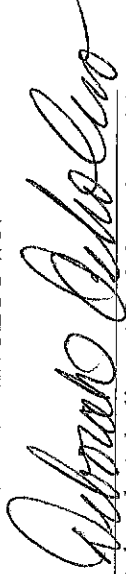
DECISION: In view of the foregoing and the testimony before the Board, the application; Concrete deck [Architectural plans not dated signed and sealed by Chun Feng, Architect, (2 pages)] is APPROVED.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by William Walthers; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, 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: April 9, 2013

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

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