

MINUTES
HISTORIC AREAS BOARD OF REVIEW
April 14, 2015

MEMBERS PRESENT: Scott Wheatley
 Thano Schoppel
 William Walther
 Joseph Chabot
 Wayne Garrison

ABSENT: Margaret Raso
 Larry Bucciarelli

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

William Walther, Acting 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>
SCHMETTERER DECKS 25 Washington Spring Road, Palisades 78.19 / 1 / 7; R-22 zoning district.	APPROVED as submitted	HABR# 15-06
FERGUSON PORCH & WINDOWS 83 Closter Road, Palisades 80.05 / 1 / 14; R-40 zoning district.	APPROVED as submitted	HABR# 15-07

OTHER BUSINESS:

An amendment to HABR #14-11 Kurt and Kristian Bridges: Findings of Fact #8 The garage door shall be artisan custom door works: Avalon series, paint grade, with barn look and glass painted Fairview Taupe HC85; applicant wished to change the door. The Board reviewed the proposed changes and Thano Schoppell made a motion to accept the changes as proposed, which motion was seconded by Joseph Chabot and carried unanimously. Margaret Raso and Larry Bucciarelli were absent.

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 8:10 P.M.

DATED: April 14, 2015

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
2015 MAY 5 PM 12 16
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Tyler and Sharon Schmetterer
25 Washington Spring Road
Palisades, New York 10964

HABR # 15-06
April 14, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-06: Application of Tyler Schmetterer for review of new decks at an existing single residence located at 25 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: 78.19 / 1 / 7; R-22 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 14, 2015 at which time the Board made the following determination:

Tyler and Sharon Schmetterer appeared.

The following documents were presented:

1. Architectural plans not dated or signed showing the proposed decks (4 pages).
2. One page Plot Plan dated 11/4/2013 signed and sealed by Stuart Strow, P.E.

Tyler Schmetterer stated that the house was built in 2010 to look like a 1800' circa barn; that they have been living in the house for seven years; that the neighbor at 1 Washington Spring Road had to raise their house due to severe damage from Super Storm Sandy; that they are proposing to add the decks to the house and barn to help mitigate the view; that they are located in the rear and side of the house and will not interfere with any of the neighbors views; that they are proposing eight foot wide decks and four foot wide walkways; that the front of the house elevation is maintained with minor changes; that they are also proposing to add several new windows on the second floor of the barn because there is no electric there and there is a need for natural light; and they would like to add a window to the mudroom; the windows will be true divided light windows to match the existing; and if they add any lighting to the decks, the lighting will match the existing exterior lighting.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2015 MAY 5 PM 12 16
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 decks and windows as shown on the architectural plans (4 pages) stamped for the HABR meeting of April 14, 2015;

1. The windows shall be dark brown wood tru-divided light windows by Marvin with natural gray reclaimed barn siding as trim.
2. The decking shall be natural gray.
3. The railing for the decks shall be dark brown cedar.

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

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

TOWN CLERKS OFFICE
2015 MAY 5 PM 12 16
TOWN OF ORANGETOWN


DECISION: In view of the foregoing and the testimony before the Board, the application for the new windows and decks is APPROVED.

The foregoing resolution to approve the new windows and decks was presented and moved by Thano Schoppell, seconded by Scott Wheatley; and carried as follows: Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye. Margaret Raso and Larry Bucciarelli were 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: April 14, 2015

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- R.A.O.

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

TOWN OF ORANGETOWN
2015 MAY 5 PM 12 16
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

TO: Laurie Ferguson
83 Closter Road
Palisades, New York 10964

HABR # 15-07
April 14, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-07: Application of Laurie Ferguson for review of porch replacement and new windows to replace existing windows at an existing single-family residence located at 83 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: 80.05 / 1 / 14; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 14, 2015 at which time the Board made the following determination:

Laurie Ferguson and Caleb Iosso appeared.

The following documents were presented:

1. Six pages of hand drawn plans for the decks/ porch replacement.
2. Five computer generated pictures of the porches/decks and one picture of the windows.
3. Two hand drawn pictures of the south and east of the house showing windows to be replaced.
4. A copy of the survey of the property dated May 3, 2007 by James E. Drumm, L.S..

Laurie Ferguson stated that she moved into the house in 1997; that the existing porches are unsightly and unsafe; that she would like to repair and fix them in kind; that the colors and materials would be the same as existing; that she would also like to replace the existing windows with Anderson windows that match the existing size of the windows; that the deck in the back will be replaced to match the front porch and the footprint will not be changed; that the side porch will also be replaced and the roof will be changed to a hip roof rather than the current shed roof.

TOWN CLERKS OFFICE
2015 MAY 5 PM 12 16
TOWN OF ORANGETOWN

PUBLIC COMMENT:

No public comment.

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 porches and window replacement: (Six pages of hand drawn plans for the decks/ porch replacement; Five computer generated pictures of the porches/decks and one picture of the windows; Two hand drawn pictures of the south and east of the house showing windows to be replaced; A copy of the survey of the property dated May 3, 2007 by James E. Drumm, L.S..)

1. The roof of the proposed porch shall have black asphalt shingles to match the existing roof and will be a hip roof.
2. The siding and the trim shall be pine painted white.
3. The replacement windows shall be Andersen white vinyl.
4. The shutters shall remain black.

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

2015 MAY 5 PM 12 16

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; for repair and replacement of existing porches and windows (Six pages of hand drawn plans for the decks/ porch replacement; Five computer generated pictures of the porches/decks and one picture of the windows; Two hand drawn pictures of the south and east of the house showing windows to be replaced; A copy of the survey of the property dated May 3, 2007 by James E. Drumm, L.S..) is APPROVED.

The foregoing resolution to approve the windows and porch repairs was presented and moved by Thano Schoppell, seconded by Scott Wheatley; and carried as follows: Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; Thano Schoppell, aye; and Joseph Chabot, aye. Margaret Raso and Larry Bucciarelli were 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: April 14, 2015

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- M.M.

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

TOWN CLERKS OFFICE
2015 MAY 5 PM 12 16
TOWN OF ORANGETOWN