

MINUTES
HISTORIC AREAS BOARD OF REVIEW
December 9, 2014

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

ABSENT: Margaret Raso

ALSO PRESENT: Deborah Arbolino, Administrative Aide
 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>
<u>NEW ITEMS:</u>		
HYUN RESIDENCE AMENDMENT 139 Washington Spring Road, Palisades 78.18 / 2 / 13.1; R-40 zoning district.	APPROVED	HABR#14-20
PALISADES FREE LIBRARY 19 Closter Road, Palisades 78.17 / 2 / 22; R-40 zoning district.	CONTINUED	HABR# 14-21
PACIAFFI GENERATOR 9 Old Mill Road, Tappan 77.11 / 1 / 1; R-15 zone	APPROVED	HABR#14-22

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: December 9, 2014

HISTORIC AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
BUILDING INSPECTOR (Individual Decisions)
TOWN BOARD MEMBERS SUPERVISOR

TOWN OF ORANGETOWN
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TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

TO: Miki Hyun
139 Washington Spring Road
Palisades, New York 10964

HABR # 14-20
December 9, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-20: Application of Miki Hyun for an amendment to HABR Decision #14-02 to change location of proposed doors/windows on the existing cottage 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, December 9, 2014 at which time the Board made the following determination:

Chul and Miki Hyun appeared.

The following documents were presented:

1. Architectural plans dated 1/30/2014 with the latest revision date of 11/13/2014 signed and sealed by John Ricotta, Architect.

Miki Hyun testified that during construction they realized that the proposed plans were not lining up with the existing house and courtyard as they had hoped; that in order to relate to the existing structure better she would like to rotate the proposed addition 90 degrees; that by rotating the volume the north façade becomes the east façade, the east façade becomes the south façade; that the stone deck relates to the patio door instead of windows and the flow remains the same; and that all of the materials are the same.

PUBLIC COMMENT:

No public comment.

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FINDINGS OF FACT:

1. 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 dated 1/30/2014 with the latest revision date of 11/13/2014 signed and sealed by John Ricotta, Architect) are complimentary to the District.
1. The roof shall be weathered wood high definition shingles by Timberline.
2. The siding shall be 6" beveled cedar painted Benjamin Moore Annapolis Gray.
3. The soffits, fascia and trim shall be painted Benjamin Moore Briarwood.
4. The gutters and leaders shall be aluminum.
5. The front door shall be wood painted white and the back door shall be aluminum clad Lincoln Patio doors.
6. The lighting shall be frosted glass and bronze by Modern Forms.
7. The patio shall be blue/gray bluestone 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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- 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 1/30/2014 with the latest revision date of 11/13/2014 signed and sealed by John Ricotta, Architect) is APPROVED.

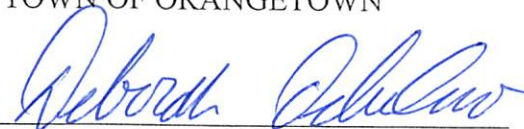
The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye. Margaret Raso was absent.

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: December 9, 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.v.W.

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

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TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Thomas and Deborah Paciaffi
9 Old Mill Road
Tappan, New York 10983

HABR # 14-22
December 9, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-22: Application of Thomas and Deborah Paciaffi for review of the installation of a standby generator at a single family residence. The premises are located at 9 Old Mill Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 77.07 / 1 / 24; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 9, 2014 at which time the Board made the following determination:

Thomas Paciaffi and John Mulgrero, Valentine Electric, appeared.

The following documents were presented:

1. Plot plan showing the location of the proposed generator.
2. Four pictures of the location of the proposed generator.
3. Generator Specs.

Thomas Paciaffi stated that the generator is being located on the west side of the house where the electric and gas come into the house; that the generator needs to be located three feet from the hook ups and can be enclosed by shrubbery or a fence three feet from the generator; that he would like to enclose it with evergreens and will take suggestions from the Board about the plantings.

John Mulgrero, Valentine Electric, stated the generator will be 32" high when placed on its pad; that it will be four feet wide and two feet deep; that it needs three feet clearance around it to meet the specs; that it will be approximately 36' from the nearest neighbor; that it will run once a week for testing and the winter run time is approximately 12 minutes and the summer time is between five and six minutes.

PUBLIC COMMENT:

No public comment.

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FINDINGS OF FACT:

1. 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 emergency generator (Plot plan showing the location of the proposed generator; Four pictures of the location of the proposed generator; Generator Specs) are complimentary to the District.
1. The applicant has agreed to plant evergreens three feet from the generator to screen it. The Board suggested American Boxwood or Dwarf Alberta Spruce because they are deer resistant.

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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- 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 the emergency generator is APPROVED.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Joseph Chabot; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye. Margaret Raso 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: December 9, 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- M.M.

TOWN CLERK
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HABR, PB, FILE
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