

MINUTES
HISTORIC AREAS BOARD OF REVIEW
JULY 9, 2013

MEMBERS PRESENT:

Scott Wheatley
Wayne Garrison
Thano Schoppel
Margaret Raso
William Walther
Larry Bucciarelli
Thomas Quinn
None

ABSENT:

ALSO PRESENT:

Deborah Arbolino, Administrative Clerk
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>
MORALES 78.18 / 1 / 3.2; R-40 zoning district	SHED APPROVED	HABR#13-09
THE STATION 78.18 / 1 / 2; R-80 zoning district	SHED AND ENCLOSED PATIO APPROVED	HABR#13-10
FOWLER 78.17 / 2 / 14; R-40 zone	ADDITION APPROVED	HABR#13-11

Other Business:


Amendment of HABR#13-02: 5 Kopac Lane, Palisades, New York: applicant is requesting a change in the windows, removing transoms and enlarging windows: changing the location of the fireplace, adding several more windows in the rear of the house; adding columns to the porch for aesthetic appeal and adding stairs to the porch; and the Board is giving the applicant the option of removing the three windows in the master bedroom and replacing them with two (2) double patio doors and extending the patio to the corner of the building. The house is located at 5 Kopac Lane, Palisades, New York. Section 78.13, Block 1, Lot 3.14; R-40 zone.
A motion to approve the changes noted in plans labeled "Brodsky Residence last revised 05/22/2013 signed and sealed by Robert Hoene, Architect; was made by Larry Bucciarelli, seconded by Tom Quinn and carried unanimously.

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 8:30 P.M.

DATED: July 9, 2013

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 CLERKS OFFICE
2013 JUL 18 PM 1 36
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: George Morales
P.O. Box 64
Palisades, New York 10964

HABR # 13-09
July 9, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 09: Application of George and Leslie Morales for review of an existing shed at an existing single-family residence. The premises are located at 227 Route 9W, 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 / 3.2; R-40 zoning district.

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

Leslie Morales and Daniel Koplowitz, Architect, appeared.

The following documents were presented:

1. Plans labeled "Shed Legalization 227 Route 9W" dated May 2013 signed and sealed by Daniel Stuart Koplowitz, Architect. (3 pages)

Daniel Koplowitz, Architect, stated that the accessory structure was built 9 years ago without a permit;; that it was built to look like a stable but was never used as a stable; that the design is appealing and goes with the Spanish revival design of the house; that it is not visible from the street; that there are open storage areas on the sides of the shed; that the neighbor is the person purchasing the property; that this property has three acres and if merged with the abutting property, they would be able to have horses because the combined lots would be over five acres; that the applicant is scheduled for the Zoning Board because a variance is needed because the shed was built 7" to close to the property line; and that minor structural modifications will be made to strengthen the roof but these changes will not affect the look of the shed from the exterior.

Leslie Morales testified that the shed was built nine years ago without a permit because her son was severely injured in an accident and they needed the shed to store vehicles that they were using for his rehab; that she has appeared before the board many times; that at the time the shed was built, her main concern was for her son, and his rehabilitation and she and her husband were focused on him; that she is before the board for an aesthetic review and if the board is not pleased with the aesthetics of the shed she needs to know what needs to be changed; and that as for as the structural soundness of the shed, all of that will be taken care of and the shed will be structurally sound before a certificate of occupancy can be issued for it.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2013 JUL 18 PM 1 36

TOWN OF ORANGETOWN

FINDINGS OF FACT:

2. 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 shed (Plans labeled "Shed Legalization 227 Route 9W" dated May 2013 signed and sealed by Daniel Stuart Koplowitz, Architect. [3 pages]) are complimentary to the District.
 1. The roof shall be grey GAF fiberglass/asphalt shingles.
 2. The siding is multi colored natural cultural stone.
 3. The soffits and fascia are white painted plywood.
 4. There are no gutters.
 5. The door is dark brown stained wood with glass.

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
2013 JUL 18 PM 1 36
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.

3. DECISION: In view of the foregoing and the testimony before the Board, the application; Shed (Plans labeled "Shed Legalization 227 Route 9W" dated May 2013 signed and sealed by Daniel Stuart Koplowitz, Architect.[3 pages]) is APPROVED with the Specific condition that the shed is found to be structurally sound.

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

2013 JUL 18 PM 1 36

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Jesse Dorfman
790 Piermont Ave.
Piermont, New York 10968

HABR # 13-10
July 9, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 10: Application of The Station for review of a patio enclosure and storage shed at an existing Market. The premises are located at 243 Route 9W, 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 / 2; R-80 zoning district.

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

Bert Dorfman, Attorney, Stavos Galanis, and Jesse Dorfman appeared.

The following documents were presented:

1. Site plan labeled "The Station" dated 11/28/2012 last revised 05/16/2012 by Dominick Pilla, Architect & P.E.
2. Architectural plans labeled "Plans, Elevations, & Vicinity Map" dated 11/28/2012 with the latest revision date of 05/16/ 2012 signed and sealed by Dominick Pilla, P.E.
3. Three pictures of the proposed shed.

Bert Dorfman stated that they are before the Board to propose an addition over the existing concrete patio that will be constructed with the same materials to match the existing building and to add an additional bathroom, and storage shed.

Stavos Galanis, owner of The Station, stated that they are not adding any additional outdoor lighting; that they would like to clean up the place and fence in the mechanicals with a white vinyl fence; that the shed would match the existing structure; and that enclosing the patio area would allow their customers to enjoy the facilities in the colder weather.

PUBLIC COMMENT:

Barry Lapin, 130 Ludlow Lane, Palisades, stated that the establishment is a local hangout for Palisades; that he jogs along Route 9W in the morning and has never seen the area littered; that the owner is local and his employees are local; and that the enclosing of the patio would permit the locals to enjoy the establishment in the winter.

Roger Hooker, 41 Washington Spring Road, Palisades, stated that he agrees with Barry and that the owners are remarkably sensitive to the environment and that the business has been wildly successful and added a new community feel to Palisades.

Paul Goldman, 50 Woods Road, Palisades, stated that the applicant needs the shed for storage; that these proposals will serve to enhance the business and the area; and that everyone enjoys the market.

TOWN CLERKS OFFICE

2013 JUL 18 PM 1 38

TOWN OF ORANGETOWN

FINDINGS OF FACT:

4. 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 enclosed patio and storage shed: [Site plan labeled "The Station" dated 11/28/2012 last revised 05/16/2012 by Dominick Pilla, Architect & P.E. and Architectural plans labeled "Plans, Elevations, & Vicinity Map" dated 11/28/ 2012 with the latest revision date of 05/16/ 2012 signed and sealed by Dominick Pilla, P.E. & 3 pictures of the proposed shed] are complimentary to the District.

The patio enclosure:

1. The roof shall be Certainteed composite slate in grey to match the existing building.
2. The siding shall be white hardiboard to match the existing building.
3. The windows shall be brick red aluminum clad Pella brand to match the existing.
4. The gutters and leaders shall be white aluminum to match existing.
5. The soffits and fascia shall be white PVC to match the existing.
6. The storage shed shall be white with two windows with red shutters and double doors.
7. The mechanicals shall be enclosed with a white vinyl fence.

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
2013 JUL 18 PM 1 36
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; { Site plan labeled "The Station" dated 11/28/2012 last revised 05/16/2012 by Dominick Pilla, Architect & P.E.; Architectural plans labeled "Plans, Elevations, & Vicinity Map" dated 11/28/2012 with the latest revision date of 05/16/2012 signed and sealed by Dominick Pilla, P.E. & 3 pictures of the proposed shed] is APPROVED.

The foregoing resolution was presented and moved by William Walther, seconded by Larry Bucciarelli; 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: July 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
OBZPAE
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 JUL 18 PM 1 38

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Barry Terach (Fowler)
8 Central Road
Central Valley, New York 10917

HABR # 13-11
July 9, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 11: Application of Andy and Lyn Fowler for review of an addition to an existing single-family residence. The premises are located at 5 HeyHoe 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: 78.17 / 2 / 14; R-40 zoning district.

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

Lyn Fowler and Barry Terach, Architect, appeared.

The following documents were presented:

1. Architectural plans dated June 12, 2013 with the latest revision date of June 17, 2013 signed and sealed by Barry Terach, Architect. (3 pages)

Barry Terach, Architect, stated that the Fowlers' purchased their home fourteen years ago; that they have added a couple of kids to the family since that time; that they would like to add a room above the existing garage; which would require adding a staircase because the existing house is a ranch style house; that the roof lines will match the existing structure; that no additional outdoor lighting is being added; and that the siding and roof shingles will match existing; and the new overhang on the garage will be constructed of metal in Chocolate brown.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2013 JUL 18 PM 1 37
TOWN OF ORANGETOWN

FINDINGS OF FACT:

2. 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/alteration: [Architectural plans dated June 12, 2013 with the latest revision date of June 17, 2013 signed and sealed by Barry Terach, Architect. (3 pages)]are complimentary to the District.
1. The roof shall be asphalt/fiberglass composition GAF to match existing house.
2. The siding shall be beveled cement clapboard certainteed to match existing house.
3. The soffits shall be vinyl to match existing house.
4. The gutters and leaders shall be white aluminum to match existing house.
5. The windows shall be Andersen white wood vinyl to match existing house.
6. The shutters shall be vinyl to match existing.
7. The trim shall be azek solid vinyl to match existing.
8. The garage doors shall be steel insulated doors by Clopay.
9. The shed roof over the garage doors shall have a chocolate brown metal roof.

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
2013 JUL 18 PM 1 37
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/alteration : [Architectural plans dated June 12, 2013 with the latest revision date of June 17, 2013 signed and sealed by Barry Terach, Architect. (3 pages)] is APPROVED.

The foregoing resolution was presented and moved by William Walther, seconded by Larry Bucciarelli; 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: July 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
OBZPAE
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 JUL 18 PM 1 37

TOWN OF ORANGETOWN