

MINUTES
HISTORIC AREAS BOARD OF REVIEW
JUNE 9, 2015

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

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Rick Pakola, 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>
IL PORTICO BUILDING REPAIR 89 Main Street, Tappan 77.15 / 1 / 6; CS zoning district.	APPROVED AS PRESENTED	HABR# 15-10
VARGA ADDITION 56 Conklin Avenue, Tappan 77.11 / 1 / 67; R-15 zoning district	APPROVED AS PRESENTED	HABR#15-11
OUTLAW WINDOWS 77 Oak Tree Road, Tappan 77.15 / 1 / 16; R-15 zoning district	APPROVED AS PRESENTED	HABR#15-12
BARANEK RESIDENCE FAÇADE 8 Chipman Road, Palisades 80.06 / 1 / 9; R-40 zoning district	APPROVED WITH SPECIFIC CONDITIONS	HABR#15-13

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 8:00 P.M.

DATED: June 9, 2015

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
28 JUN 11 PM 12 28
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Donald Brenner (Il Portico)
4 Independence Avenue
Tappan, New York 10983

HABR # 15-10
June 9, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-10: Application of Il Portico Restaurant for review of a building repair on the restaurant located at 89 Main Street, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 77.15 / 1 / 6; CS zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 9, 2015 at which time the Board made the following determination:

Donald Brenner, Attorney, and Sarah Torrens, Attorney, appeared.

The following documents were presented:

1. Two pictures of building with damage and with repairs.
2. A drawing of the changes to the building .

Donald Brenner, Attorney, stated that in the spring of 2014 a car drove into the restaurant; that on May 28, 2014 the owners finished the repairs and received a certificate of occupancy for the repairs; that subsequent to that the building department notified his client that they needed to appear before the Historic Board and that is why they are here; that the applicant had found a drawing of the building from 1860 which showed where the original door to the building was; that when the repairs were done, the door was put into the original location and the second door was removed and replaced with a window; and that the Historic Society has given them an award for the restoration of the building.

PUBLIC COMMENT:

Carol LaValle, 73 Main Street, Tappan, President of the Tappan Historic Society, stated that the owners have done a beautiful job on the building, and have significantly preserved the structure of the building.

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TOWN CLERKS OFFICE

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 replacement of door with window and new door :

1. The repair and change to the building (removing door and replacing it with a window) are in keeping with the character of the building.

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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- 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.

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DECISION: In view of the foregoing and the testimony before the Board, the application; for the removal of the door and replacement in that area with a double hung window and the new door that was damaged in the accident; is APPROVED.

The foregoing resolution to approve the removal of the door and replacement in that area with a double hung window and the new door that was damaged in the accident; was presented and moved by Thano Schoppell, seconded by William Walther; and carried as follows: William Walther, aye; Joseph Chabot, aye; Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Scott Wheatley was absent for this hearing.

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: June 9, 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- G.M.

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

TOWN CLERKS OFFICE
2015 JUN 11 PM 12 28
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Andrew Varga
56 Conklin Avenue
Tappan, New York 10983

HABR # 15-11
June 9, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-11: Application of Andrew Varga for review of an addition to an existing single residence located at 56 Conklin Avenue, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 77.11 / 1 / 67; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 9, 2015 at which time the Board made the following determination:

Andrew and Ann Varga appeared.

The following documents were presented:

1. Architectural plans dated 4/16/2015 with site plan signed and sealed by Richard A. Bouchard, Architect. (2 pages)

Andrew Varga explained to the Board that they have an existing screened-in porch in the rear of the house that they would like to expand by three feet and enclose half of it to expand the kitchen and make a living area; and that they would like to screen in the other half and add a small deck area for the grill; that they plan to have everything match the existing house and the light would be the same light to match the dark brass one in the front of the house.

PUBLIC COMMENT:

No public comment.

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2015 JUN 11 PM 12 28
TOWN CLERKS OFFICE

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 4/16/2015 with site plan signed and sealed by Richard a. Bouchard, Architect, (2 pages) :

1. The roof shall be dark gray GAF Architectural asphalt to match the existing house.
2. The siding shall be off-white to match the existing house.
3. The soffits and fascia shall be white vinyl to match the existing house.
4. The gutters and leaders shall be white aluminum to match the existing.
5. The windows shall be white 6 over 6 double hung Anderson.
6. The trim shall be white vinyl to match the existing.
7. The back door shall be green fiberglass insulated with half circle window by Therma-tru to match the front door.
8. The lighting shall be antique brass metal to match the light in the front of the house.

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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- WINDOWS
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- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
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IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREA BOARD OF REVIEW AT (845) 359-8410.

TOWN CLERKS OFFICE
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DECISION: In view of the foregoing and the testimony before the Board, the application; for the proposed addition (Architectural plans dated 4/16/2015 with site plan signed and sealed by Richard a. Bouchard, Architect, (2 pages) ; is APPROVED.

The foregoing resolution to approve the proposed addition (Architectural plans dated 4/16/2015 with site plan signed and sealed by Richard a. Bouchard, Architect was presented and moved by Larry Buciarelli, seconded by Joseph Chabot; and carried as follows: William Walther, aye; Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, aye. Scott Wheatley was absent for this hearing.

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: June 9, 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 CLERKS OFFICE
2015 JUN 11 PM 12 28
TOWN OF ORANGETOWN

DECISION
REPLACEMENT WINDOWS APPROVED AS PRESENTED

TO: Willie Outlaw
77 Oak Tree Road
Tappan, New York 10983

HABR # 15-12
June 9, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-12: Application of Willie Outlaw for review of replacement windows at an existing single residence located at 77 Oak Tree Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 77.15 / 1 / 16; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 9, 2015 at which time the Board made the following determination:

Willie Outlaw appeared.

The following documents were presented:

1. Request to replace four (4) 2nd floor windows with Anderson replacement windows.

Willie Oulaw explained to the Board that the windows in the house all need to be replaced; that they are starting the improvements with the second story windows; that these windows are so bad that glass panes have fallen out during strong winds and he is afraid that his daughter will get stung by bees or wasps; and that they will return when they are ready to replace the rest of the windows.

PUBLIC COMMENT:

No public comment.

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2015 JUN 11 PM 12 28
TOWN CLERKS OFFICE

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.

1. The materials for the proposed Anderson white replacement windows will not change the character of the house.
2. The trim shall be painted white.

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TOWN CLERKS OFFICE
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TOWN OF ORANGETOWN


DECISION: In view of the foregoing and the testimony before the Board, the application; for the four replacement windows on the 2nd story of the house are APPROVED.

The foregoing resolution to approve the four replacement windows with Anderson White replacement windows on the 2nd story of the house; was presented and moved by Thano Schoppell, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppell, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, aye. Scott Wheatley was absent for this hearing..

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: June 9, 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
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PB, ZBA, ACABOR CHAIRMAN

TOWN CLERKS OFFICE
2015 JUN 11 PM 12 28
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED with ADDITIONAL DETAILS LISTED

TO: Michael Leone (Baranek)
60 N. Harrison Unit 25
Congers, New York 10920

HABR # 15-13
June 9, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-13: Application of Matthew Baranek for review of a new brick facade at an existing single residence located at 8 Chipman Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.06 / 1 / 9; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 9, 2015 at which time the Board made the following determination:

Mathew Baranek, Zenon Baranek, Michael Leone, Prestige Patio & Pool, appeared.

The following documents were presented:

1. Plan labeled "Installation of New Brick Façade" dated April 7, 2015 with the latest revision date of April 16, 2015 by Bart M. Rodi, P.E..
2. A color print of the proposed stone.
3. A spec sheet of the proposed stone labeled Chatsworth (Engineer) (2 pages).
4. Historic Board decisions dated June 10, 2014 HABR# 14-07 & January 11, 2000 HABR#00-01.

Michael Leone stated that the Baraneks' purchased the house four years ago; that his company was hired to install a pool and patio; that when the deck was removed from the house to make room for the proposed patio, it was discovered how much the wood of the structure was rotted; that in order to fix the structure the wood needs to be removed; that the applicant would like to install a brick façade with Robertson Brick Thunder Cloud color; that they plan on installing water proof membrane and galvanized steel lentils; that the window trim will be ½ brick turn around with 3" reveal; that the trim and soffits will be white vinyl flange; that the deck has been removed and is not being replaced; that the engineer recommends epoxy molds and coins on the corners to break up the line and add more detail; that they may run the lentil straight through for support; and they would not be opposed to a different course of brick at the lentil to break up the mass.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2015 JUN 11 PM 12 28

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 new brick façade :

1. The brick shall be Robertson Brick Thunder Cloud.
2. The façade shall have brick coins at the corners and a break course of brick at the same level as the lenth of the garage support to break up the mass of the house.
3. The fascia boards shall extend on the rakes.
4. All window trim removed and decorative treatment of brick shall be done around the windows.

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TOWN CLERKS OFFICE

2015 JUN 11 PM 12 28

TOWN OF ORANGETOWN

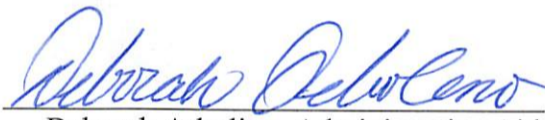
DECISION: In view of the foregoing and the testimony before the Board, the application; for the new brick façade shall be: (a) The brick shall be Robertson Brick Thunder Cloud; (b) The façade shall have brick coins at the corners and a break course of brick at the same level as the lentil of the garage support to break up the mass of the house; (c) The fascia boards shall extend on the rakes; (d) All window trim removed and decorative treatment of brick shall be done around the windows; is APPROVED.

The foregoing resolution to approve the new brick façade as stated above, was presented and moved by Thano Schoppell, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, 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: June 9, 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.

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