

MINUTES
HISTORIC AREAS BOARD OF REVIEW
October 7, 2014

MEMBERS PRESENT:

Scott Wheatley
Thano Schoppel
Joseph Chabot
Larry Bucciarelli

ABSENT:

Margaret Raso
William Walther
Wayne Garrison

ALSO PRESENT:

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

Scott Wheatley, Acting Chairman, called the meeting to order at 7:55 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>
TIMOTHY FAY 77.07 / 1 / 3; R-15 zone	SIGNS APPROVED WITH CONDITIONS	HABR#14-15
1 KOPAC LANE 78.13 / 1 / 3.16; R-40 zone	NEW HOUSE APPROVED AS PRESENTED	HABR#14-16

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 8:45 P.M.

DATED: October 7, 2014

HISTORIC AREAS BOARD OF REVIEW

BY: Elizabeth Decort
Elizabeth Decort
Clerk-Typist

DISTRIBUTION:

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

TOWN CLERKS OFFICE

9021 W 6 100 HIG

TOWN OF CRANGETOWN

DECISION

APPROVED WITH MODIFICATIONS

TO: Timothy Fay
100 Route 303
Tappan, New York 10983

HABR # 14-15
October 7, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-15: Application of Timothy Fay for review of Allstate Insurance signs. The premises are located at 100 Route 303, in the Town of Orangetown, Hamlet of Tappan, and New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 77.07 / 1 / 3; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 7, 2014 at which time the Board made the following determination:

Timothy Fay appeared.

The following documents were presented:

1. Three page package of location and proposed signs.

Timothy Fay stated that he would like to install two signs for his insurance business located at 100 Route 303; that he has been working on getting signage at this location since January of this year. He stated these signs are paid for by Allstate and that the company hires an outside vendor to draw up the sign plans. Mr. Fay stated the signs are necessary for business representation and that these signs are consistent with the standard branding for Allstate; consisting of a blue background with white lettering. Mr. Fay stated that the larger sign near the road would be double sided; that the existing post for the sign near the road has no electrical wiring, and that neither of the signs would be illuminated. Additionally he explained the required setback for the sign near the road is not possible because it would be on top of the building and drivers would not be able to see it from the street. Mr. Fay stated the plaque at the front door would list his hours and other general information regarding the business.

PUBLIC COMMENT:

Clare Sheridan, residing at 242 Kings Highway, Tappan, New York, appeared and stated that she is a neighbor of this property and while she agrees Tappan should welcome new businesses, she feels the applicant should keep to the agreed requirements for signage as defined in the Town Code. She also stated the property where the Allstate signs are proposed is the entrance to the Historic quadrant of Tappan, the largest Historic Area in Rockland County. Ms. Sheridan stated because of the historical nature of the surrounding Allstate sign area, she feels the property should maintain a quaint, charming look, that the sign is too large and requests the guidelines be maintained.

TOWN CLERKS OFFICE

2014 OCT 9 PM 12 06

TOWN OF ORANGETOWN

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 adversely affect the Historic District and the surrounding area. The design and materials for the proposed (Three page package of location and proposed signs: two signs blue and white with the standard Allstate sign layout) are not complimentary to the District.
2. The building sign shall be 1'3" by 2' 6" blue background & white lettering, placed on the building next to the left side of the front door when facing the house. This sign offers information such as agents name, phone number, hours of operation and types of insurance offered.
3. The second sign shall be a stand-alone sign also blue background and white lettering with the Allstate logo two hands in a circle, Allstate, agents name and phone number.

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, 6 150 HILL STREET SUITE 101 HARTFORD CT 06103

TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony before the Board, the application; [(Three page package of location and proposed signs: two signs blue and white with the standard Allstate sign layout)] is **APPROVED WITH CONDITIONS. THE BOARD APPROVED THE BUILDING SIGN AS PRESENTED. THE LARGER SIGN NEAR THE ROAD IS APPROVED WITH THE CONDITIONS THAT IT BE CHANGED TO DIMENSIONS OF 4' x 5' and AFFIXED TO TWO 4'X4' POSTS OF THE SAME HEIGHT AS PROPOSED (3'), TO BE PAINTED WHITE and THE APPLICANT IS REQUIRED TO REMOVE THE NEON ALLSTATE SIGN IN THE WINDOW ONCE THE SIGNS APPROVED IN THIS APPLICATION ARE INSTALLED.**

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Larry Buccarelli; and carried as follows: Joseph Chabot, aye, Scott Wheatley, aye. Margaret Raso, Wayne Garrison, and William Walther 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: October 7, 2014

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Elizabeth Decort
Clerk-Typist

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OEZPAE
BUILDING INSPECTOR- B.vw.

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

TOWN CLERKS OFFICE

2014 OCT 9 PM 12 07

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Jay Greenwell (1Kopac Lane)
85 Lafayette Avenue
Suffern, New York 10901

HABR # 14-16
October 7, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-16: Application of 1 Kopac Lane for review of a new single-family residence. The premises are located at 1 Kopac Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.13 / 1 / 3.16; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 7, 2014 at which time the Board made the following determination:

Jay Greenwell, Land Surveyor and Robert Hoene, Architect appeared and testified.

The following documents were presented:

1. Site development plan MWD Star –Lot 16 dated 07/22/2014 signed and sealed by Jay Greenwell, PLS.
2. Architectural plans dated 03/05/2013 with the latest revision date of 07/17/2014 not signed or sealed by Robert Hoene, Architect.

Robert Hoene stated this is the last lot in this neighborhood to be developed and that it is the first lot on the left side of Kopac Lane. He stated that on the left side of the house there will be a two car garage, that there is a porch proposed in the front and rear of the house. The siding will be Hardie Plank in a light mist color, the roof Timberline in a pewter gray color, the trim around the windows and corners to be Azak in a off-white color. He also stated there will be stone around the foundation in the front of the house as well as the fireplace; the stone will be a textured blend, 80% Bucks County and 20% drafts of fieldstone. Mr. Hoene stated that the 2 carriage style garage doors are manufactured by Amarr; there will be shutters around the doors to be consistent with the trim being installed on the rest of the house. The front door is manufactured by Reeb. The windows will be truly divided light, white Anderson brand. The lights along the garage and by the front doors will be carriage style brushed nickel finish by Lamps Plus style 34-24E, motion-sensored lights. Jay Greenwell stated the house was positioned relative to the height of the berm and is well screened along Route 9W, that the berm is mature and well developed around the property and will provide positive drainage into the catch basin. Mr. Greenwell stated the air conditioning unit is shown on the plot plan, positioned in the back of the house on the east side cut out. Mr. Hoene clarified no height variances would be needed for the house.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2014 OCT 9 PM 12:07
TOWN OF ORANGETOWN

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 house (Site development plan MWD Star –Lot 16 dated 07/22/2014 signed and sealed by Jay Greenwell, PLS.; Architectural plans dated 03/05/2013 with the latest revision date of 07/17/2014 not signed or sealed by Robert Hoene, Architect) are complimentary to the District.
2. The roof shall be Timberline GAF Architectural shingles in Pewter Gray.
3. The siding shall be Hardie Plank manufactured by James Hardi in Light Mist.
4. The soffits and fascia shall be white vinyl/aluminum certainteed, manufactured by Azak.
5. The gutters and leaders shall be white aluminum.
6. The windows shall be Anderson wood/vinyl white Tru Divided Light.
7. The trim shall be white composite Kleer.
8. The shutters shall be composite black.
9. The front door shall be wood/vinyl clad stained English Chestnut manufactured by Reeb.
10. The back door shall be fiberglass Therna Tru by Anderson.
11. The garage doors shall be carriage style white by Amarr.
12. The stone used for the foundation and fireplace shall be Bucks County cultured stone by Owens Corning.

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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 COORDINATE MATERIALS OR MANUFACTURER**

2014 OCT 9 PM 12:07

TOWN OF ORANGETOWN

**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 development plan MWD Star -Lot 16 dated 07/22/2014 signed and sealed by Jay Greenwell, PLS.; Architectural plans dated 03/05/2013 with the latest revision date of 07/17/2014 not signed or sealed by Robert Hoene, Architect] is APPROVED AS PRESENTED.

The foregoing resolution was presented and moved by Scott Wheatley, seconded by Joseph Chabot; and carried as follows: Scott Wheatley, aye; Joseph Chabot, aye; Larry Bucciarelli, aye; Thano Schoppel, aye. Margaret Raso, William Walther and Wayne Garrison 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: October 7, 2014

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Elizabeth Decort
Clerk-Typist

DISTRIBUTION:

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HABR MEMBERS
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HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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2014 OCT 9 AM 12:07

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