

MINUTES
HISTORIC AREAS BOARD OF REVIEW
March 10, 2015

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

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Aide
 Denise Sullivan, 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>
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NEW ITEMS:

ROCKLAND CENTER FOR SPIRITUAL LIVING (sign) 30 Old Tappan Road, Tappan 77.10 / 2 / 15; R-15 zoning district.	SIGN APPROVED with specific condition that applicant obtain necessary variances	HABR# 15-04
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JOANNOU ADDITION 29 Washington Spring Road, Palisades 78.19 / 1 / 8; R-22 zoning district.	ADDITION APPROVED with the specific condition that applicant obtain necessary variances	HABR# 15-05
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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: March 10, 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
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TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED CONDITIONED ON RECEIVING ALL NECESSARY VARIANCES

TO: Jennifer Berkeley
30 Old Tappan Road
Tappan, New York 10983

HABR # 15-04
March 10, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-04: Application of Rockland Center for Spiritual Living for review of a new sign to be located at 30 Old Tappan Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 77.10 / 2 / 15; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 10, 2015 at which time the Board made the following determination:

Janet Squilanti, Janice Shaheen, Jennifer Berkeley and Robin Foley appeared.

The following documents were presented:

1. Sign plans by Foley Signs (2pages).
2. HABR Decisions #09-04 Children's Enrichment Center and #08-05 Tappan Cemetery, both for signs on the same property.

Janice Shaheen stated that she is representing the ministry in Manse Barn; that the sign will be the same material as the Tappan Reformed Church sign.

Robin Foley, Foley Sign Company, stated that the picture of the sign that the Board was given is a true depiction of the proposed sign; that it is smaller than the cemetery sign and larger than the nursery school sign; that it is 30" x 60" with a rider below that will show the services and times of such; that the sign is proposed to be placed in the existing berm and it will need a variance for its location and for size because all three signs added together are larger than permitted signage for the zone.

PUBLIC COMMENT:

No public comment.

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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 sign as presented in Foley Signs plan not dated (2 pages):

1. The sign shall have a white background, Black letters "Center for Spiritual Living Change Your Thinking ...Change Your Life" & "Every Sunday 11:30 AM" ;Blue Letters for "Rockland County & All are Welcome".
2. The sign shall be placed on the existing berm.
3. The applicant shall obtain all necessary variances from the Zoning Board of Appeals, Town of Orangetown.

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

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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 proposed sign is APPROVED with the Specific Condition that the applicant obtain all necessary variances from the Zoning Board of Appeals, Town of Orangetown.

The foregoing resolution to approve the double sided sign was presented and moved by Thano Schoppel, seconded by Margaret Raso; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Joseph Chabot, aye; and Wayne Garrison, 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: March 10, 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

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DECISION

APPROVED AS PRESENTED WITH THE SPECIFIC CONDITION THAT THE APPLICANT OBTAIN ALL NECESSARY VARIANCES FROM THE ZONING BOARD OF APPEALS

TO: Margaret Fowler (Joannou)
688 Piermont Avenue
Piermont, New York 10968

HABR #15-05
March 10, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-05: Application of Carine Joannou for review of an addition to an existing single-family residence located at 29 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 / 8; R-22 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 10, 2015 at which time the Board made the following determination:

Carine Joannou and Margaret Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans dated December 12, 2014 (12 pages) labeled "Joannou Residence" signed and sealed by Margaret L. Fowler, Architect.

Carine Joannou testified that her mother is 87 years old; that she recently broke her hip and can no longer do stairs; that the two bedrooms in the house are up a steep set of stairs; that her mom had been sleeping on a day bed in the living room but will need her own space; the proposal before the Board is to create a space for her mom; that Meg did the pool house two years ago and it is a replica of the existing house and compliments the house beautifully; that this house was built in 1860 and was the Laundry for the Ding Dong House; that the house is special and sweet and she wants to preserve it.

Margaret Fowler, Architect, stated that they plan to add a triple window to the front of the house, which will enhance it; that the proposed addition in the rear is done in segments; that the roof lines step up and down; that they can add stone selectively; that stepping the building on the slope will look like it belongs; that they will be able to use cobblestone, brick and stucco to match the existing house; that the gutters will be copper to match the existing; that the valley in between each section of the addition on the roof will have copper; that they are hoping to use real slate on the roof to match the existing but if it is not affordable they will use imitation slate to match as close as possible; that the wood windows will be either Marvin or Lincoln wood windows with simulated divided lites; and the doors shall be Marvin or Lincoln also with simulated divided lite windows; and that the addition will be handicap accessible

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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 addition "Architectural plans dated December 12, 2014 (12 pages) labeled "Joannou Residence" signed and sealed by Margaret L. Fowler, Architect":

1. The roof shall be Charcoal Grey real slate or imitation slate (to match existing) to be determined by budget.
2. The siding shall be off white stucco.
3. The decorative siding shall be brick and cobblestone to match existing.
4. The soffits and fascia shall be wood painted white to match existing.
5. The gutters and leaders shall be copper.
6. The simulated divided light windows shall be Marvin or Lincoln (depending on budget) wood.
7. The doors shall be Marvin or Lincoln (depending on budget) wood with glass.
8. The lights shall be sconces to match existing on either side of the doors.
9. The walkways shall be Bluestone and/or cobblestone to match existing.

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- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS

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- 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; the addition/renovation 'Architectural plans dated December 12, 2014 (12 pages) labeled "Joannou Residence" signed and sealed by Margaret L. Fowler, Architect": is APPROVED; the Board noted that the proposed addition is a handicap accessible one story addition .

The foregoing resolution to approve the handicapped accessible addition to the existing single family residence was presented and moved by William Walther, seconded by Larry Bucciarelli; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Joseph Chabot, aye; and Wayne Garrison, 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: March 10, 2015

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: *Deborah Arbolino*
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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HABR MEMBERS
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TOWN ATTORNEY
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BUILDING INSPECTOR- M.M.

TOWN CLERK
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