

MINUTES
HISTORIC AREAS BOARD OF REVIEW
APRIL 10, 2012

MEMBERS PRESENT: Scott Wheatley
 Wayne Garrison
 Thano Schoppel
 Margaret Raso
 William Walther
 Thomas Quinn
 Larry Bucciarelli

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Clerk
 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 ITEM:

KOPAC LANE LOT #15 78.13 / 1 / 3.15; R-40 zone	APPROVED WITH MINOR CHANGES REVISED PLANS SHALL BE SUBMITTED	HABR#12-04
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OTHER BUSINESS:

HABR#11-12: Our Lady of Sacred Heart expansion of the rear of the existing gymnasium: Jane Slavin, Architect for the project, explained to the Board that the job went out for bids and the original plan called for a slight angle on the north east corner of the expansion because Father George thought this would save the existing sidewalk, however the custom made joists for the slight angle cost much more than the replacement of the existing sidewalk, which will most likely get damaged during construction. The change would be to square off that corner adding 2.8' to the proposed expansion; that this change will not change the parking; and that the vertical element has been added to the plan. Thano Schoppel made a motion to accept the changes (Hall Expansion plan with the latest revision date of 3/28/2012; partial plot plan revised 4/9/2012); which motion was seconded by Scott Wheatley 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 8:15 P.M.

DECISION

TO: Marc Comito (Kopac lot #15)
 P.O. Box 300
 West Nyack, New York 10994

HABR # 12-04
March 13, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 04: Application of Kopak Lane lot #15 for review of a new single-family residence. The premises are located on the south side of Kopac Lane, 250 feet west of 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: 78.13 / 1 / 3.15; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 10, 2012 at which time the Board made the following determination:

Marc Comito and Robert Hoene, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated 12/5/2011 with the latest revision date of 2/1/2012 (five pages) by Robert Hoene, Architect.
2. Plot plan Lot #15 dated 2/29/2012 by Jay Greenwell, PLS.
3. A color schematic picture of the proposed house.

Robert Hoene, Architect, stated that they have added architectural details to all sides of the house; that the siding is to be horizontal Hardie Plank with Hardie Panel board “n” batten style siding at the upper levels; that the ledgestone façade and chimney are enhancing the front elevation and chimney; that the rear roof line has two dormers to add interest and that the garage bump-out area could be moved over to increase the stone area and the roof can be raised at least one foot higher.

Marc Comito, Builder, stated that the house will look much like the rendering; that the trim shall be white or off-white; that the steps shall be bluestone to match the front porch; that there shall be Coach Lanterns on the sides of the front door and over the garage doors; that all of the windows shall have bonded grilles; that the air conditioner will be by the chimney and screened; that the front porch roof shall be standing seam metal roof with a copper appearance; that the siding shall be colored “Heathered Moss”; that the windows shall be white or Poplar White which is off-white; and that the shutters shall be board and batten black shutters.

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 house [Architectural plans dated 12/5/2011 with the latest revision date of 2/1/2012 (five pages) by Robert Hoene, Architect; Plot plan Lot #15 dated 2/29/2012 by Jay Greenwell, PLS.] are complimentary to the District.

1. The applicant shall submit revised architectural plans modifying the north east corner of the garage: the bump-out of the garage shall be moved one foot west to increase the area of the stone façade and raise the ridge of the roof at least one

- foot higher.
2. Exterior shall be HardiePlank horizontal siding and HardiePanel board and Batten style siding. Color shall be "Heathered Moss" with either white or off-white trim. Ledgestone façade and chimney (Chardonnay).
 3. Soffit and fascia shall be vinyl aluminum (white or off-white).
 4. The roof on the house shall be charcoal color GAF Timberline architectural style shingles.
 5. The front porch roof shall be standing seam metal roof with copper appearance.
 6. The entry door shall be Therma Tru brand multi-panel with side lites, stained mahogany style.
 7. The dinette area shall have a Pella white or off-white sliding door.
 8. The windows shall be Pella brand as per plan in white or off-white with simulated divided light included on all windows.
 9. The shutters shall be black Board and batten style.
 10. Aluminum seamless gutters and leaders in white or off-white.
 11. The garage doors are Cloplay Coachman style carriage style (white) with divided light windows.
 12. The driveway shall be macadam.
 13. The front porch shall be bluestone and the steps shall be bluestone with matching stone risers.
 14. Coach style lanterns on the sides of the front porch and over the garage doors.
 15. Front railings to be powder coated black aluminum.
 16. The air conditioner unit shall be placed behind the fireplace and be screened.

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.

DECISION: In view of the foregoing and the testimony before the Board, the application; [Architectural plans dated 12/5/2011 with the latest revision date of 2/1/2012 (five pages) by Robert Hoene, Architect; Plot plan Lot #15 dated 2/29/2012 by Jay Greenwell, PLS.] are APPROVED WITH SPECIFIC MODIFICATION AS STATED IN CONDITION #1.

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

