

MINUTES
HISTORIC AREAS BOARD OF REVIEW
APRIL 12, 2011

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

ABSENT: NONE

ALSO PRESENT: Cheryl Coopersmith, Chief 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> |
|---|--|---------------|
| KOHN/ADLER 78.18 / 2 / 15; R-40 zone | ALTERATION/ RENOVATION APPROVED | HABR#11-04 |
| COZZA 78.13 / 1/ 3.12; R-40 zone | POOL, CABANA AND AESTHETIC CHANGES TO HOUSE PREVIOUSLY APPROVED IN HABR#10-07 | HABR#11-05 |

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: April 12, 2011

HISTORIC AREAS BOARD OF REVIEW

DECISION

APPROVED AS PRESENTED WITH SPECIFIC CONDITIONS

TO: Eugene Kohn
27 HeyHoe Woods Road
Palisades, New York 10964

HABR # 11-04
April 12, 2011

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 11-04: Application of Kohn/Adler for the review of a renovation/alteration/addition to an existing single family residence located at 46 Highland Avenue, 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, April 12, 2011 at which time the Board made the following determination:

Jon Fellgraff appeared and testified for the applicant.

The applicant presented the following:

1. Architectural plans dated 3/1/11 with the latest revision date of 3/16/11 signed and sealed by Jon Fellgraff, N.Y. Licensed Architect. (6 pages).

Jon Fellgraff stated that the footprint of the original structure was to be retained and the house would be rebuilt over the foundation. Mr. Fellgraff stated that the roof shingles would be Owens Corning in Supreme "Chateau Green", the siding would be in Hardie Plank 5/16" #JH50-10 Alpine Frost", the windows would be in Anderson 2 over 2 "Farmhouse Look" the Fireplace chimney cladding would be Owens Corning Cultured Brick Veneer #CB4052 color "Antique Red Used Brick". The color scheme of the façade would be slightly greenish off white, dark green farmhouse shutters. Mr. Fellgraff stated that the all the doors would be wood doors including the garage doors. The front door would have a glass insert; and the porch railing and the entrance stairway would be constructed out of wood. The leaders, gutters, and drains would be White Fypon. There would be An antique look gooseneck light over every door, and flanking the garage doors, and one in the middle of the garage doors. The air conditioner unit will be placed on the west side of the house near the heavy stand of Bamboo plants. The landscaping of the site was discussed. Since the site is wet, Mr. Fellgraff stated that the applicant had not made any decisions regarding the type of landscaping to be done at this time.

PUBLIC COMMENT:

John Johnson, an abutting property owner, requested information regarding the height and the square footage of the house.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed renovation/alteration/ addition to the house (Plans: 6 pages, signed and sealed by Jon Fellgraff, Architect with the latest revision date of 03/16/2011) are complimentary to the District.
2. The roof shingles shall be Owens Corning “Supreme” Chateau Green.
3. The siding shall be Hardie Plank 5/16” #JH50-10 Alpine Frost.
4. The trim shall be White Fypon (non-textured).
5. The windows shall be Anderson 2 over 2 “Farmhouse Look” Model #5 as stipulated on plans; the wondows shall be real divided light windows.
6. The Chimney cladding shall be Owens Corning Cultured Brick Veneer #CB4052 color “Antique Red Used Brick”.
7. The shutters shall be painted Valspar LA 1116 Paris Green, (dark green).
8. Gutters and Leaders shall be White Aluminum.
9. The porch wood and railings shall be painted Benjamin Moore Designer White, semi-gloss.
10. The deck shall be composite decking in White.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans labeled “Proposed Alteration for the Kohn Residence 46 Highland Ave., Palisades, NY” with the latest revision date of 03/16/2011 signed and sealed by Jon Fellgraff, N.Y.L.A.) is APPROVED as submitted.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: Scott Wheatley, aye; William Walther, aye; Thomas Quinn, absent, Thano Schoppel, aye. Margaret Raso, aye; Larry Bucciarelli, 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: April 12, 2011

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED WITH SPECIFIC CONDITIONS

TO: Marc Comito (Cozza)
P.O.Box 300
West Nyack, New York 10994

HABR # 11-05
April 12, 2011

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 11-05: Application of Keith and Kelli Cozza for review of a proposed pool and cabana at a single family residence, currently under construction and for review of proposed minor aesthetic changes to the approved house (HABR#10-07). Premises are located at 9 Kopac Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-5(A), Historic Areas Board of Review.
Tax Numbers: 78.13 / 1 / 3.12; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2011 at which time the Board made the following determination:

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

The applicant presented the following:

2. Site plan dated 04/21/2010 with the latest revision date of 01/07/2011 signed and sealed by Jay Greenwell, PLS.
3. Architectural plans labeled “New pool cabana, lot #12 Kopac Lane” dated 11/30/2010 with the latest revision date of 01/13/2011 signed and sealed by Robert Hoene, Architect.
4. One page description of pool cabana exterior building materials specifications.
5. Two pages of proposed changes to the house with two pages of drawings.

The applicant went over the handout that described the Pool Cabana and the proposed aesthetic changes to the approved house. Mr. Comito stated that the applicant has received permission from the gas pipeline easement owner to work in the area of the easement.

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 cabana (Plans: Architectural plans labeled “New Pool Cabana Lot #12 Kopac Lane” dated 11/30/2010 with the latest revision date of 01/31/2011 signed and sealed by Robert Hoene, Architect) and changes to the exterior of the house (Elevation drawings by Robert Hoene, Architect with the latest revision date of June 25, 2010 and two (2) pages of the proposed changes) as proposed are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Plans: Architectural plans labeled “New Pool Cabana Lot #12 Kopac Lane” dated 11/30/2010 with the latest revision date of 01/31/2011 signed and sealed by Robert Hoene, Architect); and (Elevation drawings by Robert Hoene, Architect with the latest revision date of June 25, 2010 and two (2) pages of the proposed changes) are APPROVED with the following Specific Conditions:

Pool & Cabana

1. Exterior to be jumbo earth-tone grey/brown (example: Belden, Polar White, installed on edge) brick with natural grey/brown mortar on all sides as per plan. Soffit and fascia to be vinyl/ aluminum (off-white).
2. Roofing material to be charcoal color Tamko Lamarite slate composite shingles (Dusk Grey).
3. Exterior doors:
 - a. Entry- Pella Architect series double sliding door with side lights and bonded Integral Light Technology (“ILT”) grilles.
 - b. Right side door-Pella single French style door with Integral Light Technology (“ILT”) grilles, Vanilla Cream exterior trim.
 - c. Left side door-Pella single French style door with Integral Light Technology (“ILT”) grilles, Vanilla Cream exterior trim.
 - d. Rear storage door- hinged, solid multi-panel door, painted Vanilla Cream.
4. Windows to be Pella Architect Series. All sized and type per plan.
Color: Vanilla Cream exterior, white interior
Screen: included on all operating windows
Grilles: Integral Light Technology (“ILT”) on all windows, per plan.
Hardware: White.
5. Exterior coach style light fixtures located at all exterior door locations.

Changes to the House & Elevations

Elevation changes:

1. Replace large single window over front door with three (3) individual window units within the same shape and space as the originally approved façade.
2. Roofing materials to be Tamko Lamarite slate composite shingles (Dusk Grey). Valleys to be copper. Bay window roofing to be copper.
3. The transom window over the side entry door on the east side near the garage will be deleted; the entry door will be stained to match the garage doors.
4. The single window on the left side (guestroom) will be replaced with two (2) 2/3 windows as indicated on the drawings submitted with the application.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Larry Bucciarelli; and carried as follows: Scott Wheatley, aye; William Walther, aye; Thomas Quinn, absent; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and 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: April 12, 2011

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

