

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
April 13, 2010**

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

ABSENT: Thomas Quinn

ALSO PRESENT: Deborah Arbolino, Administrative Aide
 Denise Sullivan, Deputy Town Attorney

Larry Bucciarelli, Chair, 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>
<u>CONTINUED ITEM:</u>		
KARAFIOL 78.13 / 1 / 3.13; R-40 zone	APPROVED WITH CONDITIONS	HABR#10-04
<u>NEW ITEMS:</u>		
ZHAO/SUN 78.18 / 2 / 12; R-80 zone	APPROVED	HABR#10-05
KEEGAN AMENDMENT 78.18 / 1 /42; R-80	APPROVED	HABR#10-06

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 9:00 P.M.

DATED: April 13, 2010

HISTORIC AREAS BOARD OF REVIEW

Deborah Arbolino
Administrative Aid

DECISION

APPROVED AS PRESENTED with simulated divided lights applied to the outside of the windows

TO: Eric Osborn
7 Joyce Plaza
Stony Point, New York 10980

HABR #10-04
March 9, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-04: Application of Adam and Dayha Karafiol for review of a proposed new single-family residence to be located at lot 13 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 / 3.13; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on the following Tuesdays, March 9, 2010 and April 13, 2010 at which time the Board made the following determination:

Adam Karafiol, owner, Brian Gibson, Attorney, Angelo Menna, Builder, and Eric Knute Osborne, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated December 4, 2009 with the latest revision date of February 18, 2010 (5 pages) signed and sealed by Eric Knute Osborn, Architect.
2. Survey dated 2/16/10 signed and sealed by John R. Atzl, L.S.
3. Revised Architectural dated 3/26/10 (2 pages) signed and sealed by Eric Knute Osborne, Architect.

Eric Osborne, Architect, stated that the house is styled a little bit German; that it is a 3,800 sq. ft. house; that they are proposing standing seam roofs with curved arched front doors; that the garage doors and side door will match; that the drainage plan was based on this layout; that the Karafiol's requested the mix of materials for the façade to keep the cottage look that they like; that the roof was designed to show a diminishing roof line; that the dormers became more dominate; and that they would like a continuance to answer some of the Board's concerns.

Adam Karafiol, owner stated that the front door is the door that his wife loves; that they would really like to keep the door; that the proposed clapboard, shakes and some stone that is proposed for the front of the house could be changed to only two materials; that the windows with have divided lites that can be removed for cleaning; and that they will check the price difference for tru divided lites.

Angelo Menna, builder, stated that the difference in cost for tru divided lite windows and the windows that they are proposing is substantial; that he doesn't know if the sizes that they are proposing would be available in tru divided lites.

PUBLIC COMMENT:

Sylvia March, 224 Route 9W, Palisades, stated that this is an old fashioned cultured community; that the applicant will be grateful down the road for these suggestions because this Board helps keep the community a desirable place to live.

At the meeting of April 13, 2010 Adam Karafiol, owner, Brian Gibson, Attorney, Jane Siegler, Designer, Angelo Menna, Builder, and Eric Knute Osborne, Architect, appeared and testified.

Brian Gibson, Attorney, stated that they have eliminated the long boards on the front elevation; that lowering the roof met with resistance because of the change to the style of the house; that the alternative was to change the elevation of the property to permit a walkout basement which will give the impression of a long roof going down to the first floor similar to the 1920's style homes; and that Jane can better explain the design

elements.

Jane Seigler, Designer submitted a rendering of a similar house showing the proposed color scheme of the house; and stated that the stone and shingles selected for the house was picked to conform with a craftsman style house; that the garage placement creates an I shape which can take the bolder color scheme; that it is a simpler more classic style house that has an Adirondack feel to it.

Adam Karafiol stated that the Pella windows with exposed mullions would cost 10 to 15% more than the windows he has selected for the house; that he is on a budget; and if he has to he will have simulated divided mullions applied to the outside of the windows.

Eric Osborne stated that the applicant listened to the Board and the revised plan have cultured stone by Ledgestone in the color suede and hardiplank shingles on the front façade; that the other three sides of the house would have hardiplank shingles and hardiplank clapboard in iron grey; that all of the outside house lights that are not recessed lights would be bronze colored carriage lights; the side door on the east elevation has been reduced to 6'8" as requested at the last meeting;

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 for the amendment would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed in Architectural plans with the latest revision date of 3/26/10, signed and sealed by Eric Knute Osborne, R.A. are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans by Eric Knute Osborne with the latest revision date of 3/26/10) is **APPROVED** as submitted and presented with the following conditions:

1. The roof shingles shall be Architectural Timberline Color Barkward.
2. The house shall be sided in James Hardie Shingles & Clapboard (Iron Gray).
3. The windows shall be Pella designer brown transoms on main level.
4. All of the windows shall be simulated divided lites applied to the outside of the windows.
5. There shall be drystack ledgestone by cultured stone (color-Suede) on the front façade and the chimneys.
6. The front porch and walkway shall be bluestone.
7. The color of the façade shall be blends of brown.
8. There shall be copper accents on front and barrel arched dormers.

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

The Administrative Aid 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 13, 2010

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

Deborah Arbolino, Administrative Aide

DECISION

APPROVED AS PRESENTED

TO: Daniel Koplowitz (Zhoa/Sun)
572 Route 303
Blauvelt, New York 10913

HABR #10-05
April 13, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-05: Application of Mei Zhao and Dexter Sun for review of windows and three Juliet balconies at an existing single family residence to be located at 131 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: 78.18 / 2 / 12; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 13, 2010 at which time the Board made the following determination:

Daniel Koplowitz, Architect, Mei Zhao and Dexter Sun appeared and testified.

The applicant presented the following:

1. Architectural plans signed and sealed by Daniel Koplowitz , Architect, dated March 11, 2010 (6 pages).

Daniel Koplowitz, Architect, testified that the applicant's have decided to renovate the existing house instead of doing the changes to the garage that were last before the Board; that the windows are being replaced with the same Pella windows; that the red brick façade is remaining; that the alterations on the outside are some changes to windows and doors; that three black iron Juliet balconies are proposed at the rear and side elevations; that a metal fence is also proposed along the north and west lot lines along with an automatic gate at the entry to the property with lantern style lights on each post; that the driveway is being reconfigured; that the existing Cambridge pavers will be re-used and if additional pavers are needed they will match the existing.

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:

1. The application as presented for the windows and Juliet balconies would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans signed and sealed by Daniel Koplowitz dated March 11, 2010) is APPROVED as submitted and presented with the following conditions:

1. All replacement windows (Pella) shall match the existing windows. There shall be eight skylights , 2 manual and 6 fixed.

2. The existing red brick exterior is to remain.
3. The reconfigured driveway shall be constructed of the existing Cambridge pavers; if any additional pavers are needed they shall match the existing.
4. Three black iron Juliet balconies shall be constructed at the rear and side elevations of the house.
5. A metal fence is proposed along the north and west lot lines along with an automated gate at the entry to the property.

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

The Administrative Aid 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 13, 2010

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN
Deborah Arbolino, Administrative Aide

DECISION

AMENDMENT APPROVED AS PRESENTED

TO: Leo and Naomi Keegan
20 Woods Road
Palisades, New York 10964

HABR # 10-06
April 13, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-06: Application of Nadine Keegan for an amendment to HABR#09-14: review of a proposed cabana/ pool house at an existing single family residence located at 20 Woods Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 78.18 / 1 / 42; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 13, 2010 at which time the Board made the following determination:

Robert Hoene, Architect, appeared and testified.

The applicant presented the following:

1. Five pages of sketches of the proposed changes to the pool cabana signed and sealed by Robert Hoene, Architect.

Robert Hoene, Architect, stated that the proposal before the Board is to make some changes to the previously approved plan for the pool cabana; that the proposal is slightly larger with more covered outside area for dining and entertaining; that the structure will still match the house; that they have added a loft area with a spiral staircase and more windows at the rear that will afford a view into the woods; that a 6x6 addition at the rear will house the boiler and hot water heater because the Keegan's plan to use the space year round; that a knee wall was also added; that the materials are not changing; that there will be more stone work and columns; that there still is a two sided fireplace that will be constructed with rectangular ledge stone (southern walnut color); that the roof is a gable roof with Timberline GAF shingles in a dark brown called Heather; that there will be an

outside shower in the back that will be done in the same stone as the fireplace; that the gutters will match the color of the stucco which will be a fine sand finish in tan; that the pool house windows will be white Anderson windows and the doors are flat panel white doors and French doors with a transom window above.

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:

1. The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed amendment to the approved pool house/ cabana are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans labeled Pool Cabana Keegan Residence signed and sealed by Robert Hoene, Architect dated April 11, 2010.); is APPROVED as submitted and presented with the following conditions:

1. The pool house/cabana shall have a fine sand stucco finish in tan with gutters and leaders to match.
2. The windows shall be white Anderson windows.
3. There shall be columns in the front of the pool house/ cabana with French doors, transom window and a double sided fireplace constructed of cultured stone that is a rectangular ledge stone in walnut #2027.
4. There shall be two lights on the exterior of the pool house/cabana.
5. The roof shingles shall be Timberline Heather.

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

The Administrative Aid 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 13, 2010

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- R.O.

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

