

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
APRIL 21, 2009**

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

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Richard Pakola, Deputy Town Attorney

Thano Schoppel, 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>NEW ITEMS:</u>		
LOIACONO 77.11 / 3 / 53; R-15 zone	APPROVED AS PRESENTED	HABR#09-05
ZHAO & SUN 78.18 / 2 / 12; R-80 zone	APPROVED AS PRESENTED	HABR#09-06
BERGSON 78.18 / 1 / 5; R-80 zone	APPROVED AS PRESENTED WITH LANDSCAPING AND AIR CONDITION LOCATION ADDED TO SITE PLAN	HABR#09-07

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 21, 2009

HISTORIC AREAS BOARD OF REVIEW

Deborah Arbolino
Administrative Aid

DISTRIBUTION:

APPLICANT
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
ASSESSOR
HIGHWAY DEPARTMENT
SUPERVISOR
TOWN BOARD MEMBERS
BUILDING INSPECTOR (Individual Decisions)
DEPT. of ENVIRONMENTAL MGMT. and ENGINEERING

DECISION

APPROVED AS PRESENTED

TO: Susan Loiacono
62 Oak Tree Road
Tappan, New York 10983

HABR # 09-05
April 21, 2009

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-05: Application of Susan Loiacono for review of exterior changes to an single-family residence located at 62 Oak Tree Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 77.11 / 3 / 53; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 21, 2009 at which time the Board made the following determination:

Steven Bryant appeared and testified.

The applicant presented the following:

1. Drawing showing changes (2 pages).

Steven Bryant stated that the old cedar shingles are split and rotting; that he is proposing to replace them with Hardi-plank select cedarmill with 5/4 x 4 corner boards painted white; that the new Hardi-plank siding will be installed over tyvek with a 5" exposure to be painted the same blue as the existing blue; that the existing casement window will be removed and replaced with a new Marvin 7' x 3' angle bay window; that all of the windows will have a new 5/4 x 4 pine corner boards painted white; and that the shed and deck from the last application are complete.

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 window, siding and trim are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application for the new siding, window and trim is APPROVED as submitted and presented with the following conditions:

1. The siding shall be Hardi-plank siding over tyvek with a 5" exposure to be painted the same blue as the rest of the house.
2. The new 5/4 x 4 corner boards painted white shall be installed.
3. The windows shall have 5/4 x 4 pine corner boards painted white.
4. The old casement window shall be replaced with a new Marvin 7' x 3' angle bay window.

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

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 21, 2009

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT	TOWN CLERK
TOWN BOARD MEMBERS	HIGHWAY DEPARTMENT
HABR MEMBERS	TOWN HISTORIAN
SUPERVISOR	DEPT. OF ENVIRONMENTAL
TOWN ATTORNEY	ENGINEERING
DEPUTY TOWN ATTORNEY	HABR, PB, FILE
OBZPAE	PB, ZBA, ACABOR CHAIRMAN
BUILDING INSPECTOR- M.M.	

DECISION

APPROVED AS PRESENTED

TO: May Zhao & Dexter Sun
131 Washington Spring Road
Palisades, New York 10964

HABR # 09-06
April 21, 2009

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-06: Application of May Zhao and Dexter Sun for review of an addition to an existing single family residence 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 21, 2009 at which time the Board made the following determination:

May Zhao, Dexter Sun, Henry Ottley, Coal Ruby appeared and testified.

The applicant presented the following:

1. Architectural plans (2 pages) signed and sealed by Linda Menze, N.Y.L.A. dated 2/14/09.

Henry Ottley, contractor, stated that the proposal has two parts; that the first is for the southwest corner of the house; that the proposal is for an addition of a library/office, a home gym and bathroom; that the materials will match the existing materials of the

house; that there will be a wood frame with brick façade; that the soffit fascia trim will match the existing; that the roof tile is cementitious tile roof which can be matched; that the gutters will be aluminum gutters to match the existing; that the second part of the proposal is for the window wall in the living room on the south side of the house; that there is a strange door that would be replaced with new sliding glass doors and windows' that they will be Pella aluminum clad, Anderson or Lincoln in taupe with white trim; that the total addition is approximately 600 square feet.

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 addition are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans (2 pages) signed and sealed by Linda Menze, N.Y.L.A. dated 2/14/09) is APPROVED as submitted and presented with the following conditions:

1. The roof shall be concrete tile roof to match the existing.
2. The windows and doors shall be taupe Anderson, Lincoln or Pella.
3. The trim of the house shall be white.
4. The gutters shall be aluminum clad to match the existing.
5. The façade shall be brick to match the existing.

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

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 21, 2009

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

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HABR MEMBERS	TOWN HISTORIAN
SUPERVISOR	DEPT. OF ENVIRONMENTAL
TOWN ATTORNEY	ENGINEERING
DEPUTY TOWN ATTORNEY	HABR, PB, FILE
OBZPAE	PB, ZBA, ACABOR CHAIRMAN
BUILDING INSPECTOR- B.vW.	

DECISION

APPROVED AS PRESENTED

TO: Simon Bergson
68 Woods Road
Palisades, New York 10964

HABR #09-07
April 21, 2009

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-07: Application of Simon Bergson for review of a proposed new four car garage with caretakers loft at an existing single family residence located at 68 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 / 5; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 21, 2009 at which time the Board made the following determination:

Simon Bergson and Walter Aurell, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated 2/20/09 signed and sealed by Water C. Aurell, Architect (7 pages) with page 5 revised 3/17/09.

Walter Aurell, Architect, stated that the proposal is for a four car garage, loft space for guests and a two-lane bowling alley; that there is an existing guest house on a separate adjacent tax lot; that the structure will match the existing house; that the air conditioning units will be in the rear of the structure with screening and trees; that the roof will be Vermont slate with standing seam copper; that the roof vent will be slate to match the house; that the gutters and leaders will also be copper; that the siding will be cedar bevel siding ¾"; that the windows will be Marvin windows painted Navajo white; the cedar siding will be painted sandpiper; all paint is Benjamin Moore; that there will be two coach lanterns over the porch and four more lanterns by the garage doors; that the chimney will be stucco painted colored to match the siding.

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 garage/ loft are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans dated 2/20/09 signed and sealed by Water C. Aurell, Architect. (7 pages) with page 5 revised 3/17/09) is APPROVED as submitted and presented with the following conditions:

1. The roof shingles shall be Vermont slate with standing seam copper to match the existing house.
2. The Cedar bevel siding ¾" shall be used for the exterior and painted Benjamin Moore Sandpiper.

3. All windows shall be Marvin painted wood.
4. The walkways shall be bluestone paving.
5. The trim and windows will be painted Benjamin Moore Navajo White.
6. The Gutters and leaders shall be copper.
7. The chimney shall be stucco to match the exterior of the house.
8. The air conditioning units shall be installed as shown on the site plan.
9. The applicant shall plant at least seven 7' pinus alba on the long north side of the building.

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

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 21, 2009

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

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TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- B.vW.

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