

MINUTES
HISTORIC AREAS BOARD OF REVIEW
DECEMBER 14, 2010

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

ABSENT: Larry Bucciarelli

ALSO PRESENT: Deborah Arbolino, Administrative Aide

William Walther, Acting 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>
TAPPAN FREE LIBRARY 77.11 / 3 / 65 & 66; CS zone	APPROVED	HABR#10-16
MAZZIOTTI 78.18 / 1/ 22; R-22 zone	APPROVED	HABR#10-17

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: December 14, 2010

HISTORIC AREAS BOARD OF REVIEW

Deborah Arbolino
Administrative Aide

DECISION

APPROVED AS PRESENTED

TO: Jane Slavin (Tappan Free Library)
25 Greenbush Road
Orangeburg, New York 10962

HABR # 10-16
December 14, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-16: Application of Tappan Free Library for the review of the renovation of an existing structure and its connection to the existing main Library building and the merger of two separate tax lots. The Library is located at 93 Main Street and the proposed adjoining building is located at 2 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 / 65 & 66; CS zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 14, 2010 at which time the Board made the following determination:

Jane Slavin, Architect, Thano Schoppel, President, and David Howe, Attorney, appeared and testified.

The applicant presented the following:

1. Survey dated February 23, 2009 with the latest revision date of May 17, 2010 signed and sealed by Robert E. Sorace, L.S.
2. Architectural plans not dated (2 pages), signed and sealed by Jane Slavin, Architect.
3. One page rendering of the proposal by Jane Slavin, Architect.
4. Two page cover letter explaining the project by Jane Slavin, Architect.
5. Architectural building plans with notes by Jane Slavin, Architect.

Jane Slavin, Architect, testified that the proposal is to connect the existing barn and the Library with an interior circulation space; that the Library purchased the barn from Paul Melone; that the barn needs to be raised out of the flood plain; that it will be made structurally sound and meet all energy codes; that drainage will flow under the structure; that the entrance will be handicap accessible; that windows will be added to the rear of the barn for view of the stream and park; that the barn and new connection piece will be painted to match the existing Library; that the paint will be custom mixed to match the existing gray and the shutters would be dark navy blue to match the existing; that the existing wood siding would be used and replaced as necessary; that the existing door of the barn will be refurbished and reused; that the ingress/egress door would be fiberglass colonial raised panel with a small window; that the poured foundation of the barn would be colored in a gray tone; that the walkway would be concrete with low level lighting; that the second level above the entry would have shakes to make the existing; that the air conditioning units would be screened with a trellis; that the windows will be simulated divided lights with spacer bars on the interior and exterior; that the wood siding would be dropped down to meet the existing clapboard of the library in the rear (east) and dropped further down after the egress steps; that the clapboard will continue along the southeast elevation of the barn and the street (west) façade the clapboard will be dropped to cover the new slab.

PUBLIC COMMENT:

Carol La Valle, 73 Main Street, Tappan, spoke as the representative for the Historic Society and stated that the Society supports the application.

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 joining of the two existing buildings (Plans: 2 pages and 1 page rendering by Jane Slavin, Architect) are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans labeled Expansion and Renovation 1st floor and 2nd floor with the rendering signed and sealed by Jane Slavin, Architect); is APPROVED as submitted with the following conditions:

1. All new windows shall be simulated divided lights with space bars interior and exterior.
2. The handicap accessible walkway shall be concrete and low level lighting shall be

- installed along the pathway.
3. The existing barn shall be raised two feet and the existing wood siding shall be repaired as necessary.
 4. The ingress/egress door on the connection piece of the addition shall be a fiberglass colonial raised panel door with a small window.
 5. The existing door on the barn shall be refurbished and reused.
 6. The air conditioning units will have a trellis screening.
 7. The new poured foundation for the existing barn shall be painted a gray tone.
 8. The clapboard on the east elevation of the barn shall follow the siding line of the existing Library and at the egress/ingress stairs it shall drop further down to cover as much of the new poured foundation along the south east elevation as practicable.
 9. The street (west elevation) clapboard shall be dropped to cover as much of the new slab as practicable and match the elevation of the existing line.

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

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: December 14, 2010

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

DECISION

APPROVED AS PRESENTED

TO: Eric Osborne (Mazziotti)
P.O. Box 114
Rock Tavern, New York 12575

HABR # 10-17
December 14, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-17: Application of Thomas Mazziotti for review of the replacement of roofing with double lap cedar shakes and the addition of a dormer with a shed roof and fixed glass on an existing single family residence located at 66 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 / 1 / 14; R-22 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 14, 2010 at which time the Board made the following determination:

Eric Osborne, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated July 2010 with the latest revision date of September 18, 2010 (1 page), signed and sealed by Eric Knute Osborn, Architect.

Eric Osborn, architect, stated that the owner needs to replace his existing roof and would like to add a dormer with one window for light and a view of the river; that the window would be Anderson with grilles on the outside and the inside; that the roof would be

cedar split doubled, that the siding would 1x 8 cedar; and would be painted white to 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 would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed dormer, roof and window (Plans: Architectural plans dated July 2010 with the latest revision date of September 18, 2010 (1 page), signed and sealed by Eric Knute Osborn, Architect) are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans dated July 2010 with the latest revision date of September 18, 2010 (1 page), signed and sealed by Eric Knute Osborn, Architect) is APPROVED as submitted.

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

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: December 14, 2010

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

