

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
DECEMBER 11, 2007**

MEMBERS PRESENT: Margaret Raso
William Walther
Thano Schoppel
Scott Wheatley
Henry Shrady
Ralph Delorenzo

ABSENT: Ronald Krumm

ALSO PRESENT: Jennifer Feiertag, Clerk Typist
William Reddy, Deputy Town Attorney

Margaret Raso, 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:

PUBLISHED ITEMS:

| <u>APPLICANTS</u> | <u>DECISION</u> | <u>HABR</u> |
|---|--|-------------|
| <u>NEW ITEM:</u> | | |
| BRIDGES 80.06 / 1 / 11; R-40 zone | APPROVED | HABR#07-18 |
| BARTELS 78.17 / 2 / 33; R-40 zone | FOUNDATION AND DIMENSIONS APPROVED | HABR#07-19 |
| LOIACONO PORCH 77.11 / 3 / 53; R-15 zone | CONTINUED WITH CONDITIONS | HABR#07-21 |
| LOIACONO SHED 77.11 / 3 / 53; R-15 zone | CONTINUED WITH CONDITIONS | HABR#07-22 |

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: December 11, 2007

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 WITH CONDITIONS

TO: Jane Slavin (Bridges)
25 Grenbush Road
Orangeburg, New York 10962

HABR # 07-18
December 11, 2007

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 07-18: Application of Kurt and Kristen Bridges for review of an addition to an existing single-family residence located at 3 Prior Court, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.06 / 1 / 11; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 11, 2007 at which time the Board made the following determination:

Jane Slavin, Architect and Kristen Bridges appeared and testified.

The applicant presented the following:

1. Architectural plans with the last revision date of 8/23/07 signed and sealed by Jane Slavin, Registered Architect.
2. Plot plan based on survey by Anthony Celentano dated January 22, 2004 signed and sealed by Jane Slavin not dated.
3. Architectural plans submitted at the December 11, 2007 HABR meeting dated 12/11/07 signed and sealed by Jane Slavin, Architect.
4. Material list.
5. Picture of proposed garage doors Provencal BCVN-232.

Jane Slavin submitted new plans and stated that the main house will remain the same but the two car garage and breezeway will be connecting to the house with a small addition at the rear and a bonus room above the garage; that the wood siding would match the existing and be painted Benjamin Moore HC-31 Waterbury cream; that the exterior trim and moldings would be painted white; that the windows would be Anderson white clad casement to match existing; that the front doors and garage doors would be painted Benjamin Moore HC-73 Plymouth Brown; that the roofing would be replaced on the existing house and continued onto the proposed addition with Grand Manor by Certainteed Brownstone; that the standing seam metal roof would be Mansard Brown to match the shutters and gutters and leaders.

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 building are complimentary to the District.

Katarina Eisinger, Matthew Bartels and Wayne Garrison appeared and testified.

The applicant presented the following:

6. Architectural plans dated 9/17/07 with the latest revision date of 12/5/07 signed and sealed by Raymond Boos, Registered Architect.
7. Two pages of pictures of the existing structure.
8. A list of proposed materials.
9. Three pages of the proposed windows and doors.

At the November 13, 2007 meeting Matthew Bartels stated that the house was purchased for his parents to live in; that his father is 81 years old and his mom is 71 years old; that their house is behind this house on Post Road; that the rear yards meet and it will be beneficial to have his parents this close; that the only problem with the house is that the staircase is very narrow and all of the bedrooms are on the second floor; that they are proposing to add a first floor bedroom so that his parents do not need to use the stairs on a daily basis; that the garage/ workshop can be removed from the plans and if they decide to add a garage in the future they would move it away from the neighbors property; and that they would like a continuance to bring in all the details that the Board is requesting.

PUBLIC COMMENT:

Dorian Tunell and Seta Etmekjian, abutting property owners on the side of the proposed garage/workshop stated that they are concerned with the placement of the proposed structure because it is so close to their house; that they purchased their house six years ago and would like their space to be respected; that they have no objection to the addition to the house but they are opposed to the garage.

At the December 11, 2007 meeting Matthew Bartels stated that they have removed the garage from the plans; that they are planning to add one bedroom, enclose the porch making a mudroom and add a new back porch to the house; that they are keeping the same white aluminum siding; that the roof will match the existing roof material; that the exterior light will be a mission lamp to match the existing lamps on the house; that the porch will be cedar and the railings will be made to match the existing spindles and banister on the existing porch; that the porch trim will match the front porch; that the patio door will be Andersen 400 series hinged to swing outward and will have two wide and two high light patterns in each door to mirror the existing windows; that the air conditioning compressor will be placed adjacent to the existing unit on the right side of the house; that the leaders and gutters and will match existing; that the shutter color will match the existing shutters; and that they will come back to answer questions regarding the siding and the roof and appreciate being able to start the rest of the work with this partial approval.

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 (not including the siding or the roof line of the addition for which the applicant shall return in January) for the proposed building are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Plans dated 4/18/07 signed and sealed by Raymond Boos, Registered Architect) is PARTIALLY APPROVED as submitted and presented with the following conditions:

1. The applicant shall return with revised roof line and siding research.
2. The porch spindles and trim on the new back porch will match the spindles and trim on the front porch.
3. The patio door and window shall be Andersen 400 series; the windows will be woodright double hung with 2 wide and 1 high light patterns; the door will outswing and have 2 wide and 2 high light patterns on each door.
4. The gutters and leaders will match the existing .
5. The air conditioning unit will be placed adjacent to the existing unit on the right side of the house.
6. The exterior lighting will match the existing mission style lighting and motion sensing lighting.
7. The shutters will be painted to match the existing paint with either Olympic paint "silent night" (D55-5 or Valspar 4008-6c "Prussian Cadet or custom mixed with Olympic paint to match exactly.

Application is approved in terms of foundation and dimension of addition pending approval of siding and roof profile with the understanding that the applicant shall return for the January HABR meeting. Purpose to permit construction and what has been approved prior to old conditions.

The foregoing resolution was presented and moved by William Walther, seconded by Margaret Raso; and carried as follows; Henry Shrady, aye; Thano Schoppel, aye; Margaret Raso, aye; William Walther, aye; Scott Wheatley, aye; and Ralph DeLorenzo, aye. Ronald Krumm, aye. was absent. The Administrative Aid to the Board is hear by authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: December 11, 2007

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-J.P.

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

