

MINUTES
HISTORIC AREAS BOARD OF REVIEW
MARCH 13, 2012

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

ABSENT: Thomas Quinn
 Larry Bucciarelli

ALSO PRESENT: Deborah Arbolino, Administrative 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>
<u>NEW ITEM:</u>		
COZZA PATIO AND BBQ 78.13 / 1 / 3.12; R-40 zone	APPROVED	HABR#12-03

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 7:45 P.M.

DATED: March 13, 2012

DECISION

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

HABR # 12-03
March 13, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 03: Application of Keith and Kelli Cozza for review of a patio and barbeque grilling station at an existing single-family residence. The premises are located at 9 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 / 3.12; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 13, 2012 at which time the Board made the following determination:

Marc Comito appeared and testified.

The applicant presented the following:

1. Plans dated 2/16/2012 (9 pages labeled Li –L9) by BioLogic Earthscapes, landscape design & management and Robert Hoene, Architect, not signed or sealed.

Marc Comito stated that the applicant has revised the patio design and added a barbeque grilling station at the north side of the pool house; that the previously approved patio is going to be constructed of techno engineered block, Blu, chestnut brown; that the step treads will be natural limestone; that the applicants want to construct the rear patio and grilling station walls with the same brick that is on the house; that the decorative patio fence shall be a dark bronze color; that they would like some flexibility concerning the fence and would like the choice of installing either a three foot or four fence between the levels of the patio; that this fence does not need to meet code for the pool because they are going to meet code by installing locks and an alarm; that the BBQ would have a tan/brown granite counter top; that the refrigerator would be located in the pool house; that the playroom patio and treads and garage side-door porch and treads would be natural limestone; that he front porch and walkway from the driveway to the front porch would be natural limestone; that the driveway would be chestnut brown pavers with beige Belgium clock curbing and beige Belgium block entrance aprons; and that the pool coping would match the pool patio.

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 patio:[Plans (9 pages labeled L1 –L-9) by BioLogic Earthscapes, landscape design & management and Robert Hoene, Architect not signed or sealed]; are complimentary to the District.

1. REAR PATIO AND POOL PATIO TO BE TECO BLOC, BLU, CHESTNUT BROWN. STEP THREADS TO BE NATURAL LIMESTONE. DECORATIVE PATIO FENCE TO BE DARK BRONZE COLOR.
2. REAR PATIO AND BBQ GRILLING STATION WALLS TO BE FACED WITH SAME BRICK AS THE HOUSE.
3. PLAYROOM PATIO AND TREADS AND GARAGE SIDE DOOR PORCH AND TREADS TO NATURAL LIMESTONE.
4. POOL COPING TO MATCH POOL PATIO.

THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH HEREIN.

***** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORIC AREAS BOARD OF REVIEW.***

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.

DECISION: In view of the foregoing and the testimony before the Board, the application; [Plans (9 pages: labeled L1 –L9) BioLogic Earthscapes, landscape design & management and Robert Hoene, Architect, not signed or sealed] are APPROVED as submitted.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Margaret Raso; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Wayne Garrison, aye; and Scott Wheatley, aye. Thomas Quinn and Larry Bucciarelli were 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: March 13, 2012

