

MINUTES
HISTORIC AREAS BOARD OF REVIEW
MAY 8, 2012

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

ABSENT: Wayne Garrison
 Thomas Quinn

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 ITEMS:</u>		
AMERICAN LEGION SIGN AT TAPPAN FIREHOUSE 77.11 / 3 / 38.2; CS zone	CONTINUED	HABR#12-05
SHERIDAN 77.07 / 1 / 38.2; R-15 zone	APPROVED	HABR#12-06
SHANAHAN 78.13 / 1 / 3.4; R-40 zone	APPROVED	HABR# 12-07

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 8:45 P.M.

DECISION

TO: Jane Slavin (Sheridan) HABR # 12-06
 200 East Erie Street May 8, 2012
 Blauvelt, New York 10913

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 06: Application of William and Clare Sheridan for review of an addition to an existing single-family residence. The premises are located at 242 Kings Highway, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 77.07 / 1 / 38.2; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday,

May 8, 2012 at which time the Board made the following determination:

Jane Slavin, Architect, appeared and testified.

The applicant presented the following:

1. Plot plan signed and sealed by Jane Slavin, Architect, not dated.
2. Architectural plans dated 12/21/2011 signed and sealed by Jane Slavin, Architect (3 pages labeled A-1 to A-3).
3. Two pictures of the rear of the existing house.

Jane Slavin, Architect, stated that the proposal is for a rear addition over the existing dining room that was constructed in 2005; that the proposed addition will go directly over the dining area; that the kids are growing and the house does not have large closets and the proposed addition will provide two new closets and a small study; that the new materials will match the existing; that the windows shall be relocated and used; that the gable over the kitchen will be replicated and reversed; that the roof must be raised by four feet in order to connect the two gables areas without creating a valley; that the change will not be seen from the front of the house; that shutters will match the existing wood shutters; that they will be re-using the copper gutters and leaders; and that the majestic slate roofing materials will also be re-used.

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 addition [Plot plan signed and sealed by Jane Slavin, Architect, not dated; Architectural plans dated 12/21/2011 signed and sealed by Jane Slavin, Architect (3 pages)] are complimentary to the District.

1. The roof shingles shall match existing.
2. The siding shall match the existing wood.
3. The windows shall be Pella wood to match the existing.
4. The façade colors shall match the existing: white siding and stone.
5. The shutters shall match existing.

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; [Plot plan signed and sealed by Jane Slavin, Architect, not dated; Architectural plans dated 12/21/2011 signed and sealed by Jane Slavin, Architect (3 pages)] are APPROVED.

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

DECISION

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

HABR # 12-07
May 8, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 07: Application of Michael Shanahan for review of a new in-ground pool at an existing single-family residence. The premises are located at 8 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 / 3.4; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 8, 2012 at which time the Board made the following determination:

Caitlin Burck, Designer, appeared and testified.

The applicant presented the following:

1. Pool plan for 8 Kopac Lane dated 3/ 14/ 2012 & 3/18/2012 by Paul Gdanski, P.E.
2. A computer generated picture of the house and garage.
3. A picture of the proposed fence

Caitlin Burck, Designer, stated that the pool coping will be Techo Bloc bullnose cap in Sandlewood; that the pool plaster will be Hydrazzo polished marble pool finish in Pacific Blue; that the tile to be placed at the waterline will be Verona, VR682, in Tavora Tan, which will blend with the bullnose cap; that the pool equipment will be located at the northeast corner of the property and surrounded with shrubbery; that the spa exterior façade will be Semco, Cedar Ridge, machine cut to match the house; that the spa bullnose coping will be limestone; that the fence in the rear of the property will be black chainlink that will meet the decorative back aluminum fence with all of the required gates to code; that the landscaping will be in keeping with the landscape done in the front of the house; and that there already exists a thick green barrier between the properties.

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 pool [Pool plan for 8 Kopac Lane dated 3/ 14/ 2012 & 3/18/2012 by Paul Gdanski, P.E.] are complimentary to the District.

1. The pool coping shall be Techo Bloc bullnose cap, Sandlewood.
2. The pool plaster will be Hydrazzo polished marble ,Pacific Blue.
3. Pool waterline tile shall be Verona, VR682, Tavora tan.
4. The pool equipment shall be located at the northeast corner of the property, surrounded by shrubbery.
5. The spa exterior façade shall be Semco, Cedar Ridge, machine cut to match the house.
6. The spa bullnose coping shall be limestone.
7. The fence in the rear shall be black chainlink to meet with the decorative black aluminum fence at the front.

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; [Pool plan for 8 Kopac Lane dated 3/ 14/ 2012 & 3/18/2012 by Paul Gdanski, P.E.] are APPROVED.

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

