

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
SEPTEMBER 11, 2012**

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

ABSENT: Thano Schoppel

ALSO PRESENT: Deborah Arbolino, Administrative Aide  
Denise Sullivan, Deputy Town Attorney  
Ann Marie Ambrose, Official Stenographer  
Elizabeth Decourt Clerk Typist

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>
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NEW ITEMS:

BERGSON PORCH ROOF EXTENSION HABR#12-10 78.18 / 1 / 4; R-80 zone	APPROVED  AS PRESENTED	
NEARY PLAN 77.14 / 1 / 5.3; R-12 zone	WINDOW CHANGES AND REAR DECK APPROVED AS PRESENTED	HABR#12-11

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 8:00 P.M.

DECISION

TO: Richard LaPlaca (Bergson ) 42 Guterl Terrace Pearl River, New York 10965	HABR # 12-10 September 11, 2012
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FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 10: Application of Simon Bergson for review of a proposed porch roof extension at an existing single-family residence. The premises are located on the west side of Woods Road, 2,500 feet north of the intersection of 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 / 4; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 10, 2012 at which time the Board made the following determination:

Richard LaPlaca, contractor, appeared and testified.

The applicant presented the following:

1. Six page packet, including explanation, building plans and site plan.
2. Five pictures of existing building.

Richard LaPlaca explained the project to the Board, stating that the proposal is to extend the existing roof further out into the patio area; that the purpose is provide more shaded area for entertaining; that the plans include four new posts to hold the extended copper roof at a height of 7' high; that the underside of the roof would be tongue and groove cedar with recessed lighting; and that the patio steps down in this area.

**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 roof extension [Six pages hand drawn plans] are complimentary to the District.

1. There is an existing shed roof structure on the west side of the building which is approximately 14' by 34' and the roof shall be extended an additional 8'6" x 34'.
2. There will be 4 support posts on 1' round by 3' deep concrete footings at least 2500 psi with anchor bolts attached to wooden support bolts.
3. A laminated girder will be used and certified size specifications by an engineer from Easter Eng. Wood Products are included with the building plans.
4. The will be a wood frame roof with standing seam copper top layer.
5. The underside of the roof system (sloped ceiling) will be made of tongue and groove cedar with Douglas fir framing.
6. The trim will be beige to match either the cedar or pine.
7. The soffits and fascia shall be cedar painted beige to match the existing.
8. The gutters and leaders shall be copper to match the existing.
9. The lighting shall be white recessed high Lightolier lamps.

**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; [Six pages hand drawn] is APPROVED.

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

DECISION

**APPROVED AS PRESENTED**

TO: Ray Neary  
50 Village Gateway  
Nyack, New York 10960

HABR # 12-11  
September 11, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12-11: Application of Ray Neary for review of window renovations and addition of rear deck at an existing single-family residence. The premises are located at 51 Main Street, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4 (A), Historic Areas Board of Review. Tax Numbers: 77.14 / 1 / 5.3; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 11, 2012 at which time the Board made the following determination:

Ray Neary appeared and testified.

The applicant presented the following:

1. Architectural plans (1 page0 dated 03/26/2012 with the latest revision date of 08/21/2012 signed and sealed by Robert Hoene, Architect.

Ray Neary stated that he purchased the house from Kevin Ramsey and Kevin Heatley; that the house was partially built and sat vacant for two years; that the interior was not completely finished; that he is making some interior changes to the kitchen that require two windows facing west to be removed and the other smaller window that would be over the sink to moved to the corner, where the sink has been relocated; that there is an existing sliding glass door that opens to a four foot drop; that he is proposing to add a deck to the rear of the house; that siding to match the rest of the house will be added to the space where the windows are being removed and the deck would be constructed of brown or reddish brown Trex; that the steps off the deck would also be Trex; that the railings would be aluminum covered with white vinyl and he would like to install a carriage style light between the window and the sliding glass door.

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 [Architectural plans dated 3/26/2012 with the latest revision date of 08/21/2012 signed and sealed by Robert Hoene, R.A..] are complimentary to the District.

1. The two windows facing west shall be removed and filled in with vinyl siding to match the rest of the house.
2. The small kitchen window shall be moved to the corner over the relocated kitchen sink.
3. The deck in the rear of the house shall be constructed of Trex in brown or reddish brown, the stairs to the deck shall also be constructed of Trex.
4. The railings for the proposed deck shall be white vinyl covered aluminum.
5. A carriage light will be installed between the window and the sliding glass doors.

**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.**

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**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; [Architectural plans dated 03/26/2012 with the latest revision date of 08/21/2012 signed and sealed by Robert Hoene, R.A..] is APPROVED.

The foregoing resolution was presented and moved by Scott Wheatly seconded by Tom Quinn and carried as follows: William Walther, aye; Margaret Raso, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Thomas Quinn, aye; and Wayne Garrison, aye. Thano Schoppel 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: September 11, 2012





