

**MINUTES**  
**HISTORIC AREAS BOARD OF REVIEW**  
October 9, 2012

MEMBERS PRESENT: Wayne Garrison  
Thano Schoppel  
Thomas Quinn  
Scott Wheatley  
Margaret Raso  
Larry Bucciarelli

ABSENT: William Walther

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>
-------------------	-----------------	---------------

NEW ITEMS:

SCHMIDT POOL 80.07 / 1 / 8; R-40 zone	APPROVED	HABR#12-12
TAPPAN LIBRARY 77.11 / 3 / 65 & 66; CS zone	CHANGES APPROVED	HABR#12-13
SHANAHAN 78.13 / 1 / 3.4 R-40 zone	BATHROOM ADDITION AND GAZEBO APPROVED	HABR#12-14
KOPAC LANE LOT #15 78.13 / 1 / 3.15: r-40 zone	NEW HOUSE APPROVED AS MODIFIED	HABR#12-15

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: September 11, 2012

DECISION

**IN-GROUND POOL APPROVED AS PRESENTED**

TO: Walter Lee (Schmidt Pool) 105 Larchdale Avenue Upper Nyack, New York 10960	HABR # 12-12 October 9, 2012
--	---------------------------------

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 12: Application of Michael Schmidt for review of a proposed in-ground pool at an existing single-family residence. The premises are located at 18 Lawrence Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.07 / 1 / 8; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 9, 2012 at which time the Board made the following determination:

Michael Schmidt, owner, Jay Greenwell, Land Surveyor and Walter Lee, contractor, appeared and testified.

The applicant presented the following:

1. Site Development plan for pool/patio Schmidt, dated 8/14/2012 signed and sealed by Jay A. Greenwell, Land Surveyor.
2. Three pages submitted by Tersigni Palachek design collective, showing existing structure, setback line, "ipe" decking, existing stone wall, new 24' x 12' pool. New stone retaining walls, new privacy buffer, property line; a computer generated picture of the project, and a material sheet showing the "Ipe" decking, existing stone walls and new stone walls.

Jay Greenwell, Land Surveyor, stated that the construction of the house is under construction and the Schmidt's would like to install an infinity pool and keep the integrity of the existing wall; that in order to accomplish this the existing septic system is being relocated; that the chosen location for the pool relates well to the house; and that it is not a large pool.

Michael Tersigni, Architect, stated that the stairs down to the pool are less than 18" so that no railing would be required; that the pool references the existing wall and the new walls will be constructed of natural stone; that the pool was designed to look like it naturally settles into the earth.

**PUBLIC COMMENT:**

Joseph Tonetti, abutting property owner to the north, asked about the type of fencing that would be used for the pool; and asked the applicant to install an additional ten trees between his property and the applicants for a visual and sound barrier.

The historic Board explained that they are not viewing a fence and the applicant would have to return to the Board for approval of the fence and that they do not address landscaping issues.

**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 in-ground pool [Site Development plan for pool/patio Schmidt, dated 8/14/2012 signed and sealed by Jay A. Greenwell, Land Surveyor] are complimentary to the District.

1. The pool will have native stone retaining walls.
2. The pool coping shall be natural stone.

3. Infinity edge pool to the river.
4. The decking shall be "Ipe" decking.
5. The steps down to the pool shall be less than 18" and no railing will be required.
6. The applicant has not selected a fence and shall return to the Board with the fence for approval by the Historic Areas Board of Review.

**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; [Site Development plan for pool/patio Schmidt, dated 8/14/2012 signed and sealed by Jay A. Greenwell, Land Surveyor] is APPROVED.

The foregoing resolution was presented and moved by Thano Schoppel seconded Larry Bucciarelli; and carried as follows: Margaret Raso, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Thomas Quinn, aye; Wayne Garrison, aye; and Thano Schoppel, aye. William Walther 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: October 9, 2012

DECISION

**AMENDMENT APPROVED WITH CONDITIONS**

TO: Jane Slavin (Tappan Library)  
200 East Erie Street  
Blauvelt, New York 10913

HABR # 12-13  
October 9, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12-13: Application of Tappan Library for review of an amendment to HABR# 10-16 for additional exterior changes to the buildings. 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, October 9, 2012 at which time the Board made the following determination:

Jane Slavin, Architect, David Howe, Attorney, and Raleigh Tozer, President, appeared and testified.

The applicant presented the following:

1. Architectural plans labeled "Renovation/Addition Tappan Library dated 1/27/2012 with the latest revision date of 7/20. 2012 and offered for Board approval with the date 8/22/2012 signed and sealed by Jane Slavin, Architect.
2. HABR Decision # 10-16 dated December 14, 2010.

Jane Slavin, Architect, stated that the project has grown, that the Library Board would like to make some interior and exterior changes to make the flow of the Library work well and to improve maintenance and cost of operations; that a construction manager has been hired and has recommended cost effective ways for the Library to upgrade the existing Library; that they are proposing to remove the existing wood siding on the original portion of the Library because it is rapidly deteriorating and it would be cost effective to replace it; that they are proposing all new wood siding on the barn portion of the building also; that cement board shall be used on the lower portion of the building because of the flood plain; that they are proposing to replace the original windows in the older portion of the library with Anderson Wood Right windows; that these windows are very close in look to the original windows; that they will eliminate the storm windows that were installed and will eliminate maintenance; that the air conditioning equipment must be raised above the flood plain and will be screened with a trellis; that it will only be seen from Oak Tree Road; that the gables of the existing building have two small louvers for the existing units but they will be replaced with a 5'6" wide 2'9" high half round louver that will have the least amount of impact and allow the system to operate efficiently; that the main chimney that doesn't do anything and is not functioning will be removed to permit better flow within the building; that the trim on the building will be replaced with Azek; that the main entrance door will be changed to a new aluminum glass door painted white; that five 3 1/2" x 9" security cameras will be added to the building; that the walkway to the main entrance will be bluestone and the handicap ramp shall be stamped concrete to complement the bluestone; that the ramp will have the same white railing that was previously approved; that they would like to change the side door on the barn to a solid four panel door painted white; that the new front door for main entrance to the library would be changed to a glass and aluminum door painted white.

Raleigh Tozer, Library President, stated that they had a great advantage to have a historic Board member on the Library Board to help them with his knowledge through the process and assist in keeping the integrity of the building.

PUBLIC COMMENT:

No public comment.

Larry Bucciarelli suggested that the doors have colonial hardware; that Azek is a great material but it should be primed with azek primer to avoid problems in the future; that the four panel fiberglass door that is proposed for the barn should be flat and not show grain; that the cedar used should be solid cedar; and that the proposed bluestone walkway will not last long if salt is used on it in the winter; that calcium chloride products should be used or thermal bluestone should be installed.

#### **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 changes [Architectural plans labeled “Renovation/Addition Tappan Library dated 1/27/2012 with the latest revision date of 7/20. 2012 and offered for Board approval with the date 8/22/2012 signed and sealed by Jane Slavin, Architect] are complimentary to the District.

1. The existing wood siding and trim on the original section of the library will be removed and replaced with new wood siding to match the existing rear of the library and azek trim profiles to match existing and shall be painted to match existing.
2. New windows to replace existing at Main Street façade and the north and south façade of the original structure shall be Anderson Wood Right windows. All new windows will be simulated divided lights with space bars interior and exterior.
3. Existing wood shutters to be removed and replaced in kind.
4. Existing louvers to be removed and new HVAC louvers to be installed in existing gable ends of original library. (1/2 round 5’6” x 2’ 9” )
5. The walkway will be bluestone with low level lighting installed along the pathway.
6. New handicap accessible ramp to be stamped concrete with color and pattern to match the bluestone walkway.
7. The new Main Entrance ingress/egress door on the connection piece of the addition shall be a glass and aluminum door, painted Colonial White with colonial hardware.
8. The existing front door on the barn will be replaced with a fiberglass, four flat panel door, painted white with colonial hardware. ( No grain showing)
9. The air conditioning units on the south side of the barn are required to be on platforms to be raised above the 100 year flood plain. They will have trellis screening. (see sheet A-4 and A-10)
10. Existing wood siding to be removed and will be painted grey and hale blue and replaced for the entire barn structure with exposure to match the rear of the existing library.
11. Existing wood shakes in the gable of the barn structure to be removed and replaced in kind.
12. Coach lanterns will be added near the 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.**

***\*\* 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; [Architectural plans labeled "Renovation/Addition Tappan Library dated 1/27/2012 with the latest revision date of 7/20. 2012 and offered for Board approval with the date 8/22/2012 signed and sealed by Jane Slavin, Architect] is APPROVED.

The foregoing resolution was presented and moved by Larry Bucciarelli seconded Tom Quinn and carried as follows: Margaret Raso, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Thomas Quinn, aye; and Wayne Garrison, aye. Thano Schoppel recused himself. William Walther 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: October 9, 2012

**DECISION**

**GARAGE EXTENSION AND GAZEBO APPROVED AS PRESENTED**

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

HABR # 12-14  
October 9, 2012

**FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN**

HABR# 12-14: Application of Michael Shanahan for review of an addition to the rear of the existing garage and a gazebo at an exiting 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, October 9, 2012 at which time the Board made the following determination:

Robert Hoene, Architect, and Marc Comito, Contractor, appeared and testified.

The applicant presented the following:

1. Revised Site Development plan for pool shed and gazebo dated 01/10/2012 with the latest revision date of 05/29/2012 signed and sealed by Jay Greenwell, P.L.S.
2. Architectural plans Labeled "Roof Plan, Floor Plan & Elevations New Gazebo at 8 Kopac Lane, Palisades, New York" dated 04/17/2012 with the latest revision date of 05/22/2012.

Robert Hoene, Architect, stated that the applicant is proposing to add an outdoor shower and bathroom/ dressing room to the rear of the existing free standing garage and a gazebo by the pool; that the proposed bathroom would have shed roof, skylights, siding to match the garage and coach style lights; that the octagonal gazebo will be 8 ½ feet in height with down lighting in the ceiling; that the gazebo would have a counter and grilling area; and the floor of the gazebo would be the existing 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 addition [Revised Site Development plan for pool shed and gazebo dated 01/10/2012 with the latest revision date of 05/29/2012 signed and sealed by Jay Greenwell, P.L.S. & Architectural plans Labeled "Roof Plan, Floor Plan & Elevations New Gazebo at 8 Kopac Lane, Palisades, New York" dated 04/17/2012 with the latest revision date of 05/22/2012] are complimentary to the District.

1. The roofing material for the Gazebo shall be Charcoal color Tamko Heritage 30 Architectural style shingles (Rustic Black).
2. The columns, soffit and fascia of the Gazebo shall be white.
3. The counter and BBQ façade of the Gazebo shall be Semco, Cedar Ridge, machine cut natural thin stone veneer.
4. The counter tops in the Gazebo shall be granite.
5. The posts of the gazebo shall be PVC wrapped 6' x6" wrapped posts.
6. The exterior of the bathroom addition shall be beige stucco with white trim on all sides to match the house and garage. 36" stone veneer on all sides to be Semco, Cedar Ridge, machine cut with a limestone cap to match house and garage. The soffit and fascia will be white vinyl/aluminum.
7. The roofing material on the extension shall be Tamko Heritage 30 architectural style shingles (Rustic Black) and the exterior hinged door will be Therma Tru brand, painted white or fiberglass stained (Walnut) consistent with the side entry door of the house.
8. The windows shall be Pella brand, white exterior with exterior bonded grilles on all windows as per plan.
9. The coach style light (at the door location) shall be consistent with the existing house.

**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; [Revised Site Development plan for pool shed and gazebo dated 01/10/2012 with the latest revision date of 05/29/2012 signed and sealed by Jay Greenwell, P.L.S. and Architectural plans Labeled "Roof Plan, Floor Plan & Elevations New Gazebo at 8 Kopac Lane, Palisades, New York" dated 04/17/2012 with the latest revision date of 05/22/2012 ] are APPROVED.

The foregoing resolution was presented and moved by Scott Wheatley seconded Larry Bucciarelli; and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Thomas Quinn, aye; and Wayne Garrison, aye. William Walther 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: October 9, 2012

DECISION

TO: Marc Comito (Lot #15 Kopac Lane)  
P.O. Box 300  
West Nyack, New York 10994

HABR # 12-15  
October 9, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN



HABR# 12-15: Application of Marc Comito for review of a new single-family residence. The premises will be located at 15 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 / 3.15; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 9, 2012 at which time the Board made the following determination:

Marc Comito, Contractor, and Robert Hoene, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated 05/21/2012 with the latest revision dates of 08/21/2012 & 09/19/2012 signed and sealed by Robert Hoene, Architect (5 pages).
2. Plot plan for MWD Star- Lot 15 signed by Jay Greenwell, L.S. dated 09/09/2012.
3. Two computer generated pictures, one of the original proposed house, and one of the proposed brick.
4. A rendering of the proposed house front elevation,
5. Masterpiece doors and shutters French door design ideas Unit F-8 circles as choice of the front door.

Robert Hoene, Architect, stated that the original design for the house the owner saw in a magazine and that design was proposed for the permit and referred to the Historic Areas Board of Review; that a computer generated picture of the proposed house was generated for the applicant and some changes were made; that the new plans are before the Board tonight; that the shed dormers have been removed and redesigned and two windows in the front of the house are symmetrical now; that the roof design has two front gables; that the upper portion of the front of the house would be hardiplank and the first level would be brick with a stone base; that the windows in the garage have been shortened and sit above the knee wall; that the sides and rear of the house would be hardiplank; that they can add a three foot border of stone around the entire house; and that they will extend the brick two feet around the corner on each side of the house.

Marc Comito, contractor, stated that the front doors will be from the masterpiece collection Unit F8 weathered bronze; that the hardi plank would be painted Khaki Brown; that the two doors off of the family room would hinged in swing doors with coach lights on either side; that a brown multi panel solid door would be installed on the left elevation by the garage doors; that coach style lights in copper or weathered bronze, would be installed either over the garage doors or between them in copper or weathered bronze; that the walkway shall be bluestone and the driveway will have a Belgium block curb and macadam.

**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 05/21/2012 with the latest revision date of 09/19/2012 signed and sealed by Robert Hoene, Architect (5 pages) and Plot plan for MWD Star- Lot 15 signed by Jay Greenwell, L.S. dated 09/09/2012] are complimentary to the District.

1. The exterior front façade shall be brown/earthtone brick (Stone Field Tudor) on the first floor and hardieplank on the second floor and the remaining sides will be

- JAMES Hardie HardiePlank horizontal siding, Khaki brown with brown trim.
2. There shall be three feet of cultured stone (ledge Stone Chardonnay) at the base of the foundation on all four sides of the house.
  3. The brick on the front elevation of the house shall round the corners on the sides of the house for two feet.
  4. The soffit and fascia will be brown vinyl/aluminum.
  5. The roof shall be Tamko Heritage architectural shingles in Virginia Slate color.
  6. The entry door shall be Masterpiece doors, Unit F8 Classic French Door Collection.
  7. The patio doors shall be Pella hinged French doors, brown exterior trim.
  8. The widows shall be Pella brand, sizes as per plan, brown exterior with (bonded grilles)simulated divided light grilles on all windows.
  9. The shutters shall be brown raised panel shutters.
  10. Brown aluminum seamless gutters and leaders.
  11. The garage doors will be Clopay Coachman carriage style (brown) with divided light windows.
  12. The driveway will be macadam with a Belguim block curb.
  13. The front porch shall be bluestone with bluestone treads and matching brick risers.
  14. Coach style lanterns shall be on the sides of the front door, rear doors and either over or in between the garage doors.
  15. The front railings (if necessary) shall be powder coated aluminum (oil-rubbed bronze).
  16. The chimney shall be country ledgestone Chardonnay.

**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; [Architectural plans dated 05/21/2012 with the latest revision date of 09/19/2012 signed and sealed by Robert Hoene, Architect (5 pages) and Plot plan for MWD Star- Lot 15 signed by Jay Greenwell, L.S. dated 09/09/2012 ] is APPROVED as MODIFIED.

The foregoing resolution was presented and moved by Larry Bucciarelli seconded Margaret Raso; and carried as follows: Scott Wheatley, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Thomas Quinn, aye; Wayne Garrison, aye; and Thano Schoppel, aye. William Walther 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: October 9, 2012







