

Hauser

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 200 KINGS HIGHWAY Section/Block/Lot: 77.07/1/35

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
ASPHALT	OYSTER GRAY	ASPHALT	GAF HDZ ARCH. SHINGLE
METAL Roof:	ZINC	STANDING SEAM	DREXEL METALS
Siding:	ARTIC WHITE	FIBER CEMENT	JAMES HARDIE
Decorative Siding:	N/A		
Soffits & Fascia:	WHITE	VINYL	JAMES HARDIE
Gutters & Leaders:	FREEDOM GRAY	METAL	BERGER COMPANY
Windows:	WHITE CLAD	VINYL	ANDERSON COMPANY
Trim:	WHITE	METAL	BERGER COMPANY
Shutters:	N/A		
Front Door:	WALNUT	WOOD	ANDERSON
Back Door:	WALNUT	WOOD	ANDERSON
Garage Door(s):	WHITE	STEEL	CLOPAY
Other Door(s):	WHITE	CLAD VINYL	ANDERSON
Lighting:	BLACK	METAL	BARN LIGHT ELECTRIC COMPANY
Lighting:	BLACK/ROST	ALUMINUM	TROY LIGHTING (DRIVEWAY)
Stone or Rock being used on Structure:	GRAY, MEDIUM	FIELDSTONE	NATURAL
Stone or Rock being used on walkway(s):	N/A		
Other:	NATURAL	WOOD FENCE	3 POST SPLIT RAIL FENCE ALONG KINGS HIGHWAY AND DRIVEWAY

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: MAY 4, 2022

2022 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED

INSPECTOR: _____

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: HAUSER RESIDENCE

Street Address: 200 KINGS HIGHWAY
TAPPAN, NY 10983

Tax Map Designation:
Section: 77.07 Block: 1 Lot(s): 35.1
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of KINGS HIGHWAY, approximately 135 feet NORTH of the intersection of OLD MILL LANE, in the Town of Orangetown in the hamlet/village of TAPPAN.

Acreage of Parcel <u>3.01</u>	Zoning District <u>R-15</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>SOAC</u>	Fire District <u>TAPPAN</u>
Water District <u>SUEZ</u>	Sewer District <u>ORANGETOWN</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
RESTORE THE EXISTING RESIDENTIAL DWELLING WITH NEW ADDITIONS AND ABOVE GROUND POOL. INSTALL NEW UTILITIES, SITE DRAINAGE, LEVELING, GRADING AND LANDSCAPING.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: MAY 4, 2022 Applicant's Signature: John Hauser

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ___ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage 4345
- 2) Total square footage 8799
- 3) Number of dwelling units 1

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. SPARKILL CREEK

Are there wetlands on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

CONSULTATION TO HABR ON OCTOBER 12TH 2021
PLANNING BOARD PRELIMINARY APPROVAL ON APRIL 27,
2022.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)
 County of Rockland) SS.:
 Town/Village of ORANGETOWN)

I, JOSEPH HAUSER being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the PLANNING (board) in the town/village of ORANGETOWN affecting property located at 260 KINGS HIGHWAY, Rockland County, New York.

That the following are all of the owners of property _____ (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT	NAME	ADDRESS
<i>Need envelopes/stamped</i>		
<u>77.07</u>	<u>1</u>	<u>34 CALOMINO 2 OLD MILL LANE, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>33 REGAN 6 OLD MILL LANE, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>32 MCRORY 10 OLD MILL LANE, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>31 MURTHA 16 OLD MILL LANE, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>30 YASSKY 20 OLD MILL LANE, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>29 BRAUNFELD 24 OLD MILL LANE, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>FCA US 108 Rt. 303, TAPPAN</u>
<u>77.07</u>	<u>1</u>	<u>36 STOUGHTON 202 KINGS HIGHWAY, TAPPAN</u>
<i>Add envelopes for the following</i>		
<u>77.07</u>	<u>1</u>	<u>22 Di Piazza 1 Old Mill Lane, Tappan</u>
		<u>23 Estavez 5 Old Mill Lane</u>
		<u>24 Paciaffi 9 Old Mill</u>
		<u>25 M'Coey 13 Old Mill</u>
		<u>26 Petrus 19 Old Mill</u>
		<u>27 Longano 23 Old Mill</u>
		<u>35.2</u>
		<u>21 Lucevic 197 Kings Hwy</u>
		<u>20 Levine 209 Kings Hwy</u>
		<u>16 Bozzetto 41 Delo Dr.</u>
<u>77.11</u>	<u>1</u>	<u>15 - Joseph 51 Delo Dr.</u>
		<u>14 - Napoli 179 Kings Hwy</u>
		<u>15 - Galvin 173 Kings Hwy</u>
		<u>16 - Sabatini 161 Kings Hwy</u>



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

Referral to the Planning Board

Date: August 20, 2021 Section: 77.07 Block: 1 Lot: 35

Applicant: Joseph Hauser

Address: 200 Kings Highway, Tappan, NY

RE: Application Made at: same

§ 21-7

Land clearing operations.

A.

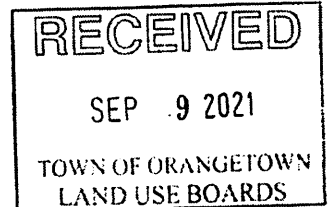
No parcel of land in the Town of Orangetown capable of development, with the exception of parcels containing an existing one- or two-family residence situated on a lot no greater than twice the minimum lot area permitted in the zoning district in which it is located and not located within the Critical Environmental Area, in accordance with the provisions of the Zoning Code[2] of the Town of Orangetown shall be cleared, graded, filled, excavated, stripped of topsoil, land cover or otherwise disturbed from its natural state until a plan is submitted to and the Planning Board renders its final decision of approval. The plan shall show the area proposed to be disturbed, with existing and proposed final contours; lot clearing and grading limit lines; the location of all existing major trees and proposed trees in the development area as shown by the lot clearing and grading limit lines in accordance with § 21-25 of this chapter; the location of all streams and watercourses; proposed final development of the property; and such other information as may be necessary for the Board to properly consider the application. In addition to any other requirements, the Planning Board will require compliance with all the provisions of Section 4.32(C) of the Zoning Code. The Planning Board may request the advice and assistance of all other departments and agencies of Town government that will or may become involved in the parcel of land by reason of the proposed clearing operation

Comments: Addition to existing dwelling, new driveway and new pool.

Dear Joe Hauser:

Please be advised that the Building Permit Application, which you submitted on August 16, 2021, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,



Jane Slavin

8/30/21

Signature of Director
 NOTE: PLEASE KEEP FOR YOUR RECORDS
 8-12-20-CCC

Date
 CC: Liz Decort
 Cheryl Coopersmith

Hauser consultation:

Joe Hauser and Roberto Palmerino, Architect appeared.

Items submitted:

1. Plot plan dated August 5, 2021 signed and sealed by Steven Michael Sparaco, PE. (2 pages)
2. Architectural plans dated 07/08/2021 by ROAM Architecture signed and sealed by Roberto Palmerino, Architect (6 pages)
3. Detail material sheet.

The Board informed the applicant that the Law clearly states that the part of the structure that was built prior to 1918 must be remediated and saved using the original materials that were used at the time of that construction, for example if the house was originally built with cedar siding, cedar siding must be used on that portion of the house; that hardi plank cannot be considered for that portion of the house; that the original structure had tru divided lite windows and tru divided lite windows must be used; that the law is clear about this. That the Board understood the relocation of the entry and was not opposed to it; that the samples shown to the Board were acceptable; there was no objection stated against the proposed ground location of solar panels.

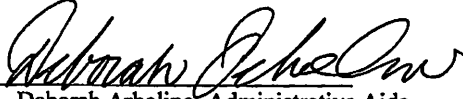
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 P.M.

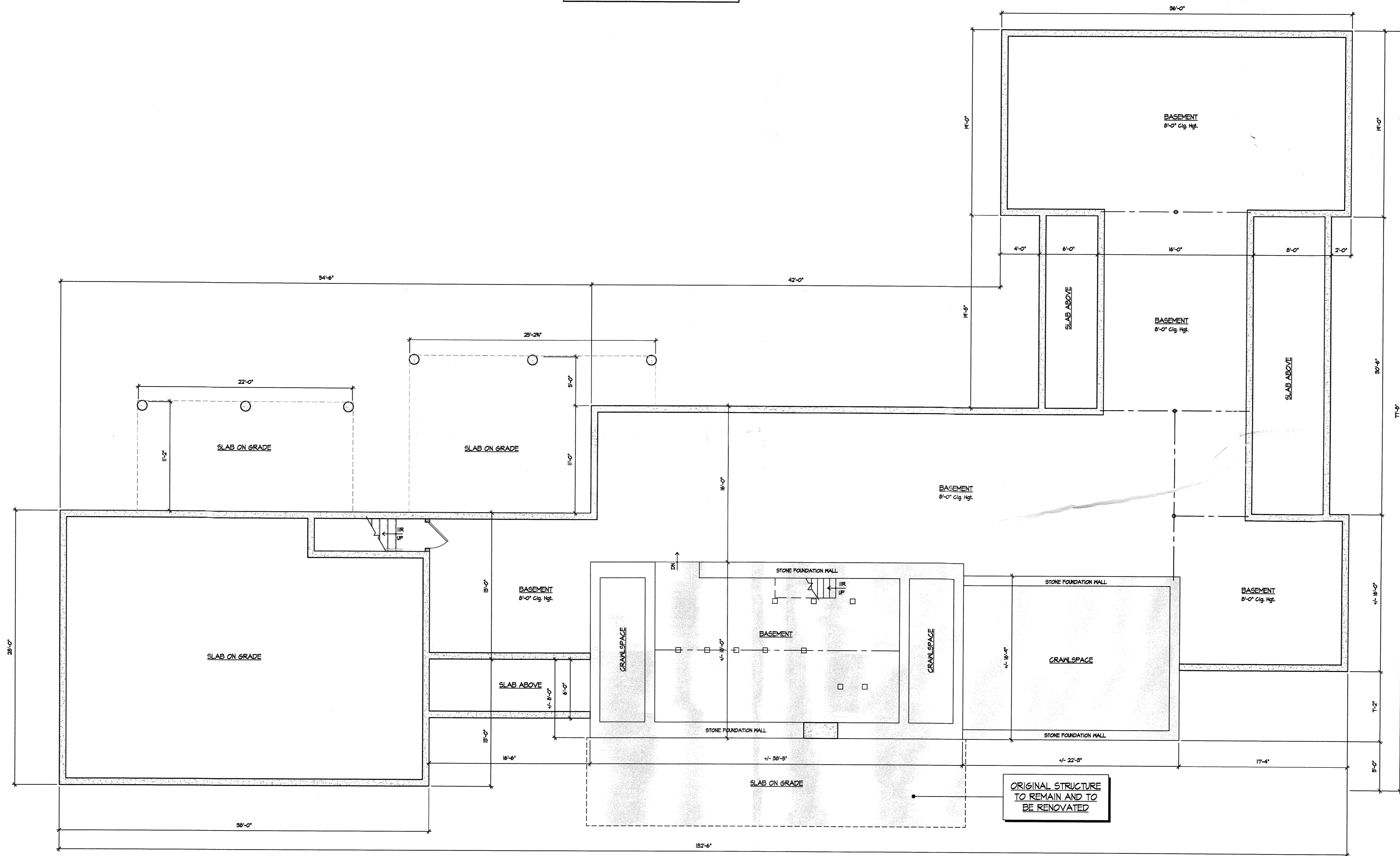
DATED: October 12, 2021

HISTORICAL AREAS BOARD OF REVIEW

BY:


Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2021 OCT 14 P 2: 04
TOWN CLERK'S OFFICE



WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING CEILING ABOVE
	NEW CEILING ABOVE
	NEW STUD WALL
	NEW FOUNDATION WALL
	NEW LOW WALL

1 PROPOSED FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

SCANNED
DATE: 5/9/2022

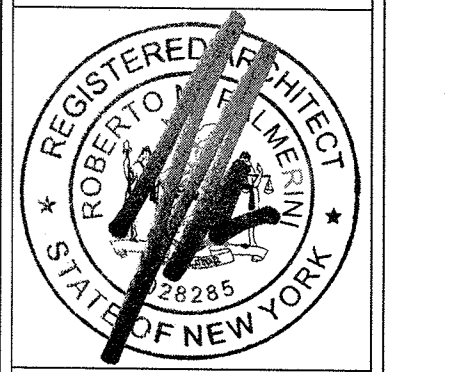
NOTE: Written dimensions on this drawing shall have precedence. DO NOT alter dimensions or conditions of this drawing. Contractor shall verify and be responsible for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any and all conditions shown on this drawing.

RECORD OF ISSUES

ISSUE	DATE	DESCRIPTION

House Renovation And Additions For:
HAUSER RESIDENCE
200 KINGS HIGHWAY
TAPPAN, NEW YORK 10983

**FOUNDATION PLAN
DESIGN SCHEME #9**

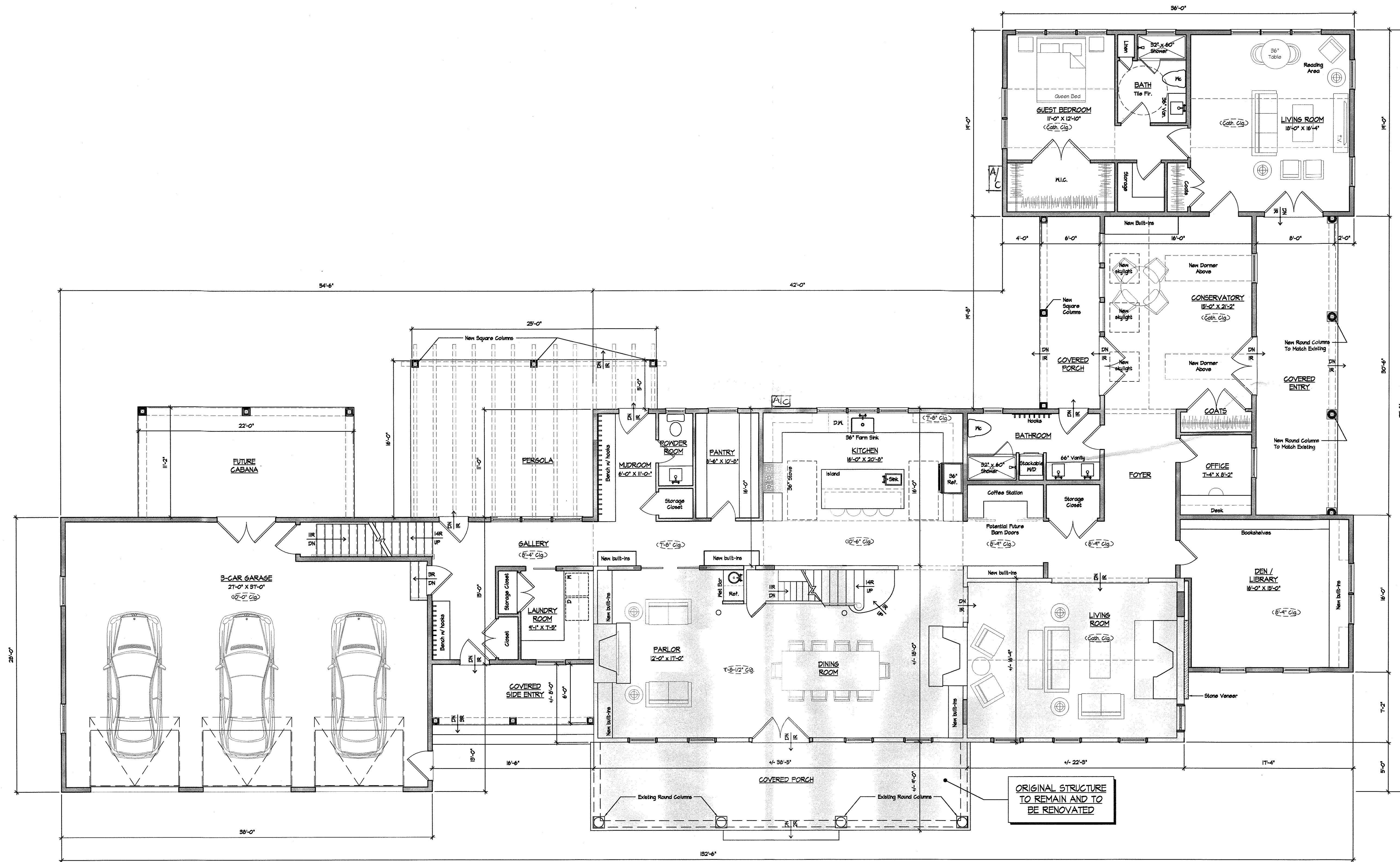


DATE: 02-02-2022
DRAWN BY: RP
SCALE: AS NOTED
JOB NO.: 2021.06

SK-9.0

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CEILING ABOVE
- NEW CEILING ABOVE
- NEW STUD WALL
- NEW FOUNDATION WALL
- NEW LOW WALL



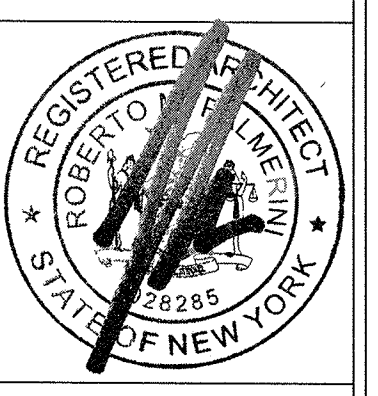
1 PROPOSED FIRST FLOOR
SCALE: 3/16" = 1'-0"

NOTE: Written dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. All dimensions shall be verified and be responsible for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any variations from the dimensions and conditions shown on this drawing.

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House Renovation And Additions For:
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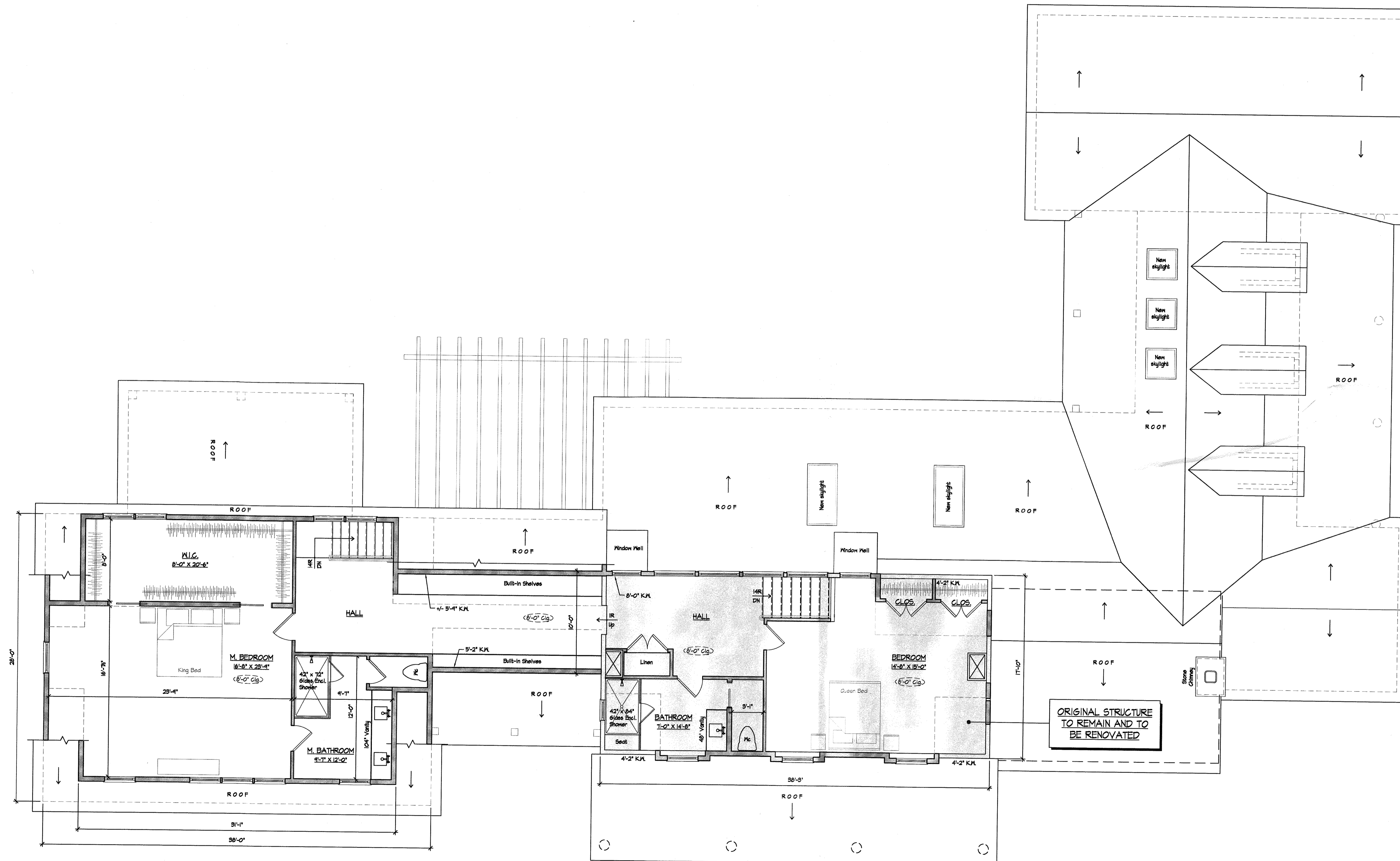
**FIRST FLOOR PLAN
DESIGN SCHEME #9**



DATE: 02-02-2022
DRAWN BY: RP
SCALE: AS NOTED
JOB NO.: 2021.06

SK-9.1

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CEILING ABOVE
	NEW CEILING ABOVE
	NEW STUD WALL
	NEW FOUNDATION WALL
	NEW LOW WALL



1 PROPOSED SECOND FLOOR
SCALE: 3/16" = 1'-0"

NOTE: Within dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any variations from the dimensions and conditions shown on this drawing.

RECORD OF ISSUES	
ISSUE	DESCRIPTION

House Renovation And Additions For:
HAUSER RESIDENCE
200 KINGS HIGHWAY
TAPPAN, NEW YORK 10983

**SECOND FLOOR PLAN
DESIGN SCHEME #9**

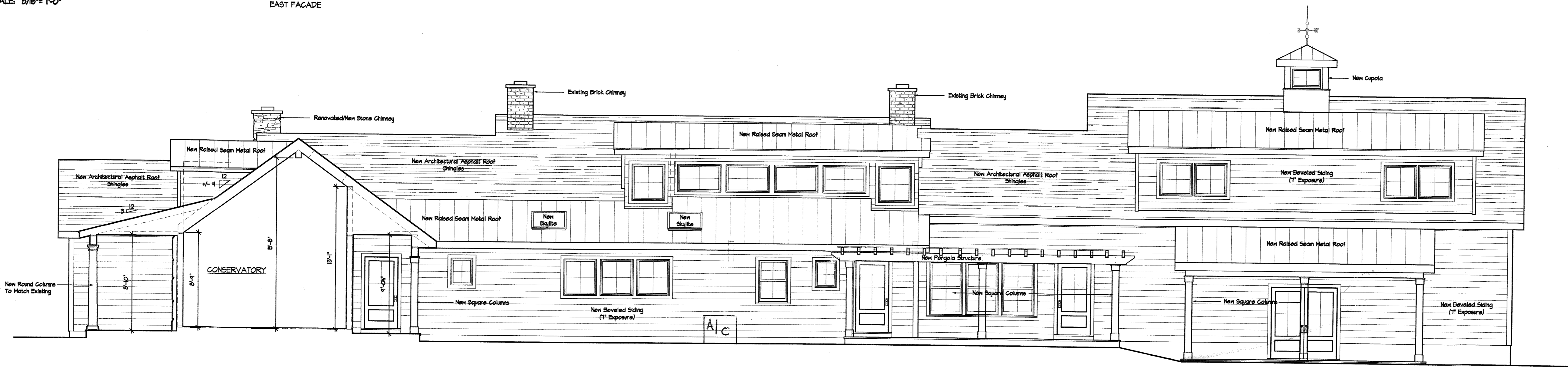


DATE: 02-02-2022
DRAWN BY: RP
SCALE: AS NOTED
JOB NO.: 2021.06

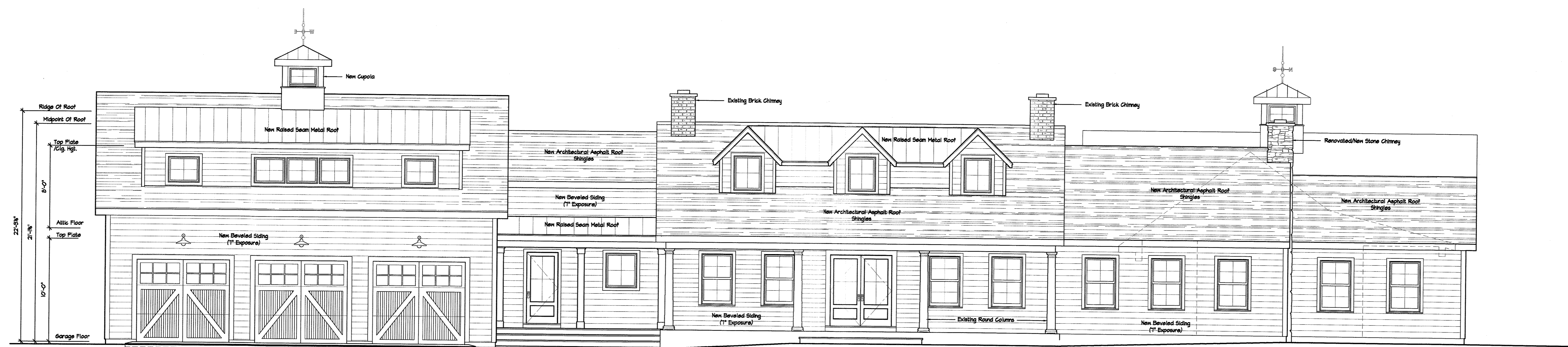
SK-9.2



1 EXTERIOR ELEVATION - FRONT
SCALE: 3/16" = 1'-0"
EAST FACADE



2 EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 3/16" = 1'-0"
NORTH FACADE



3 EXTERIOR ELEVATION - LEFT SIDE
SCALE: 3/16" = 1'-0"
SOUTH FACADE

NOTE: Written dimensions on this drawing shall have precedence. DO NOT rely on dimensions directly off of the drawing. The contractor shall verify and be responsible for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any conditions shown on this drawing.

ISSUE	DATE	DESCRIPTION

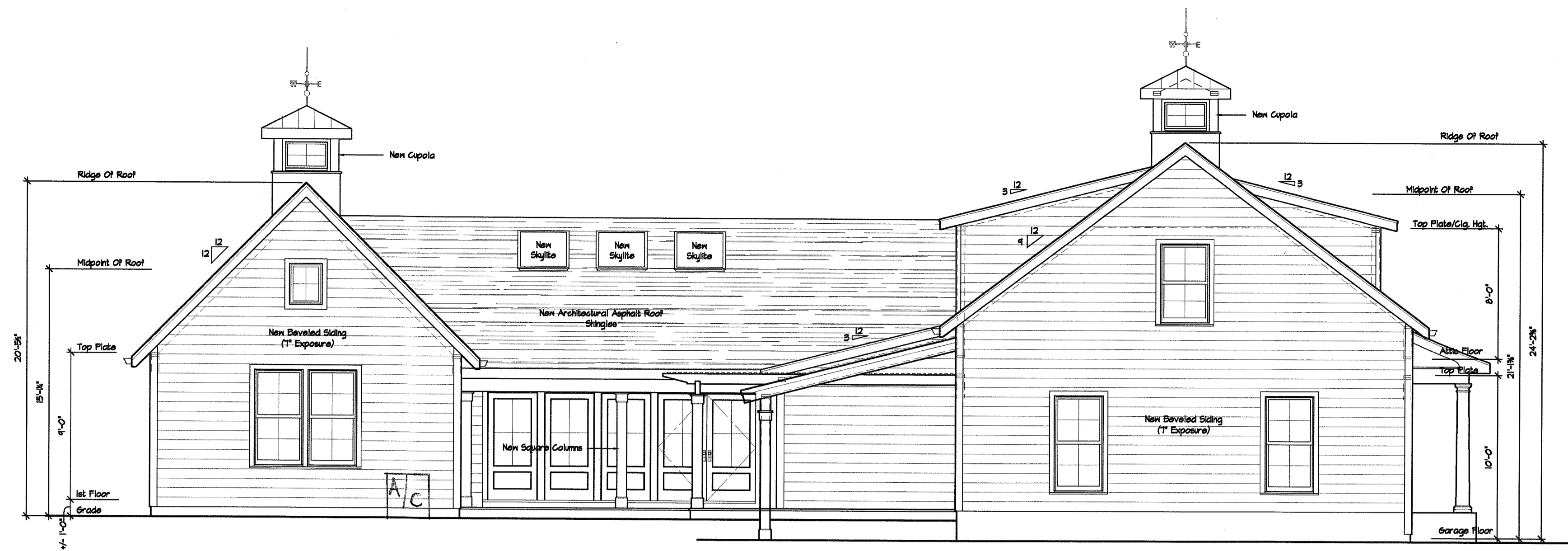
House Renovation And Additions For:
HAUSER RESIDENCE
200 KINGS HIGHWAY
TAPPAN, NEW YORK 10983

EXTERIOR ELEVATIONS
DESIGN SCHEME #9

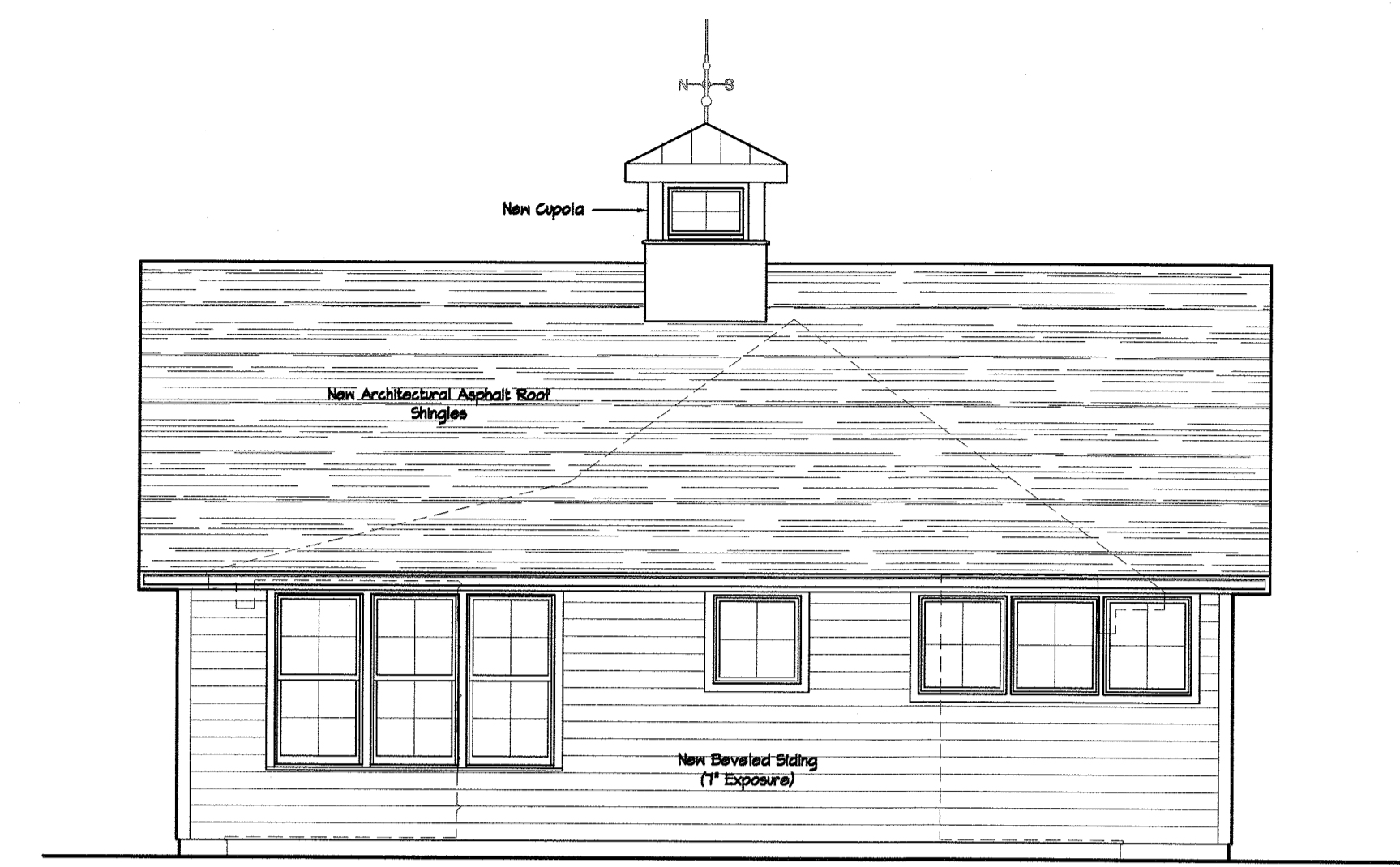


DATE: 02-02-2022
DRAWN BY: RP
SCALE: AS NOTED
JOB NO.: 2021.06

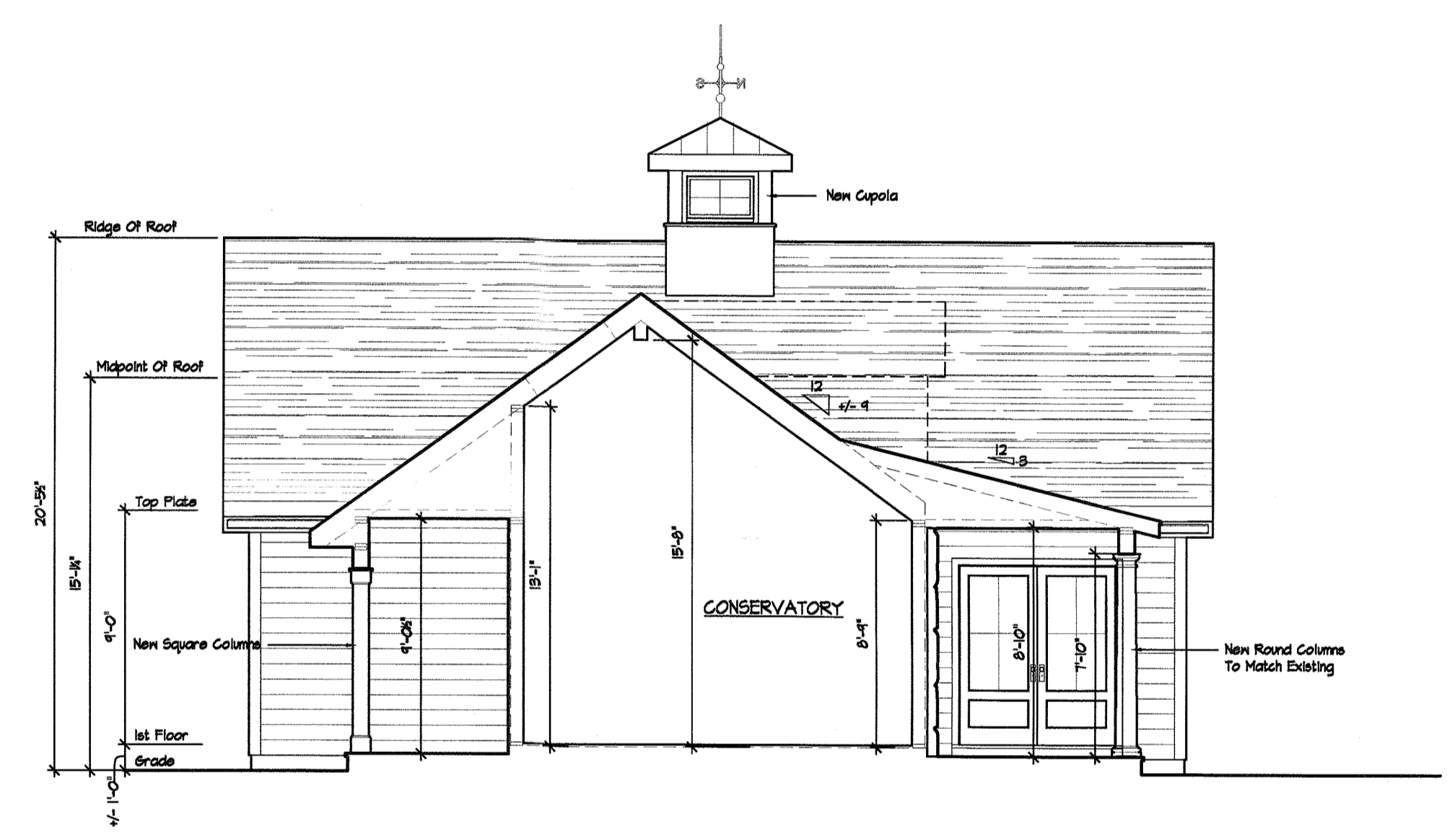
SK-9.3



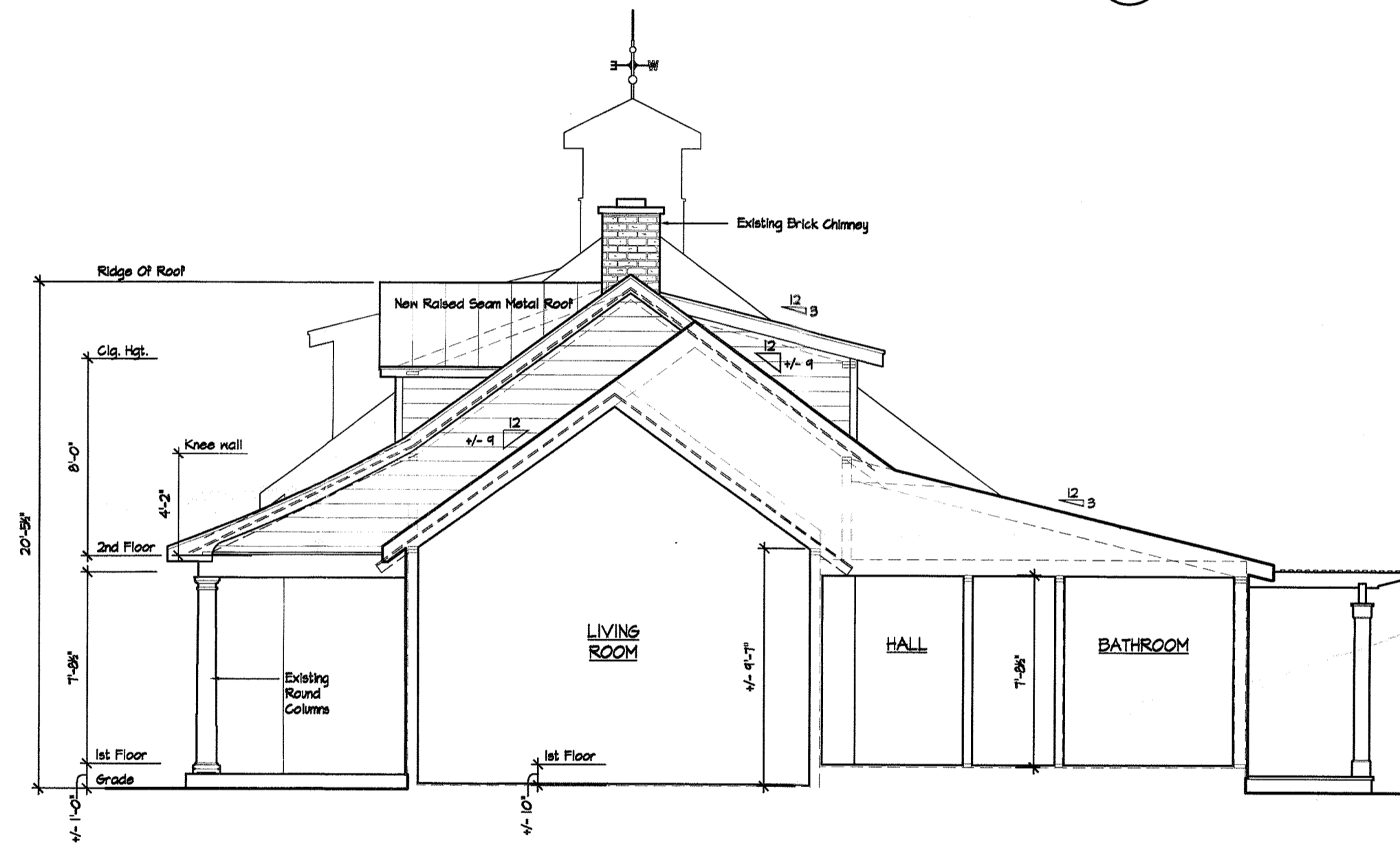
1 EXTERIOR ELEVATION - REAR SIDE
SCALE: 3/16" = 1'-0"
WEST FACADE



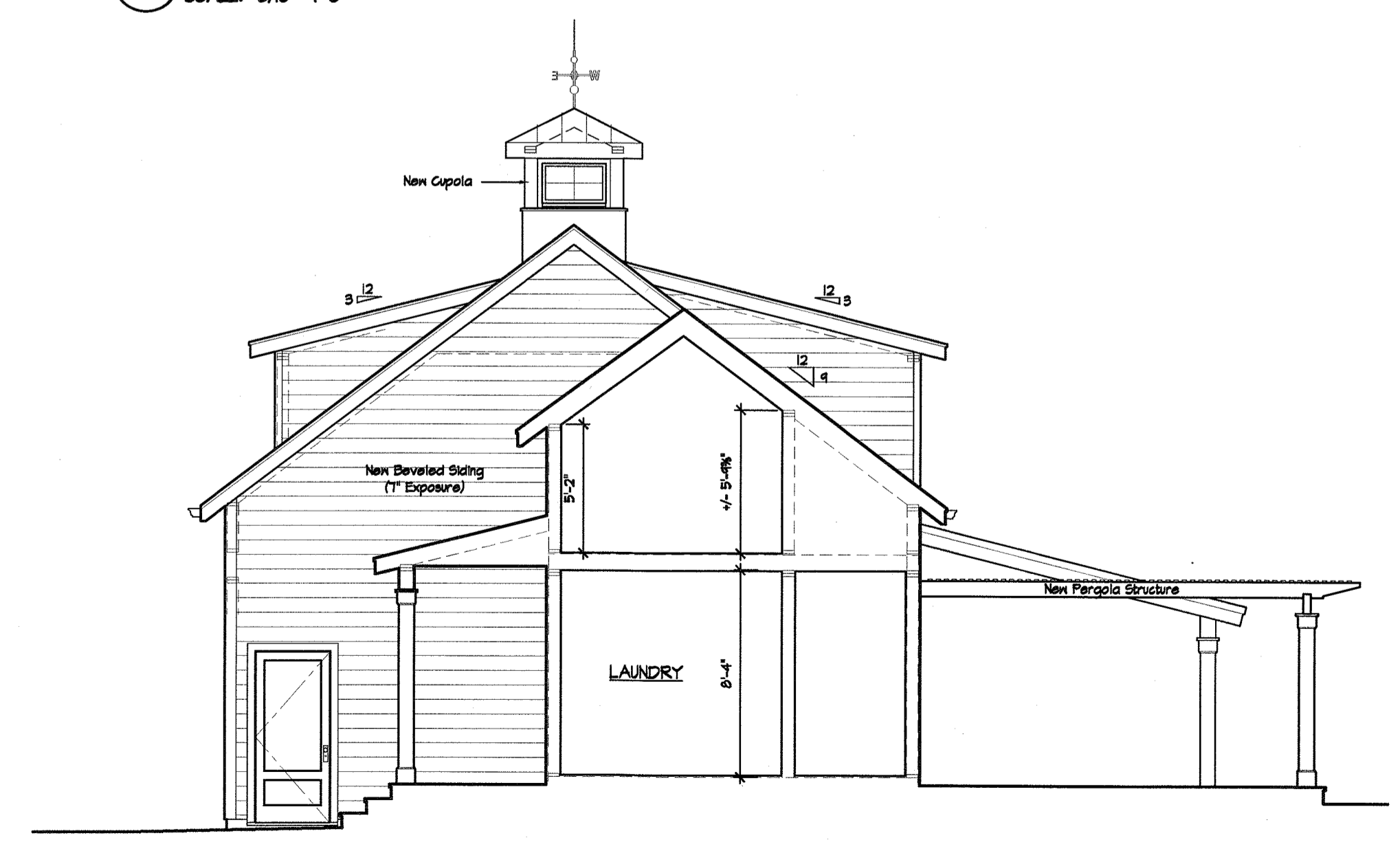
2 EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 3/16" = 1'-0"
NORTH FACADE



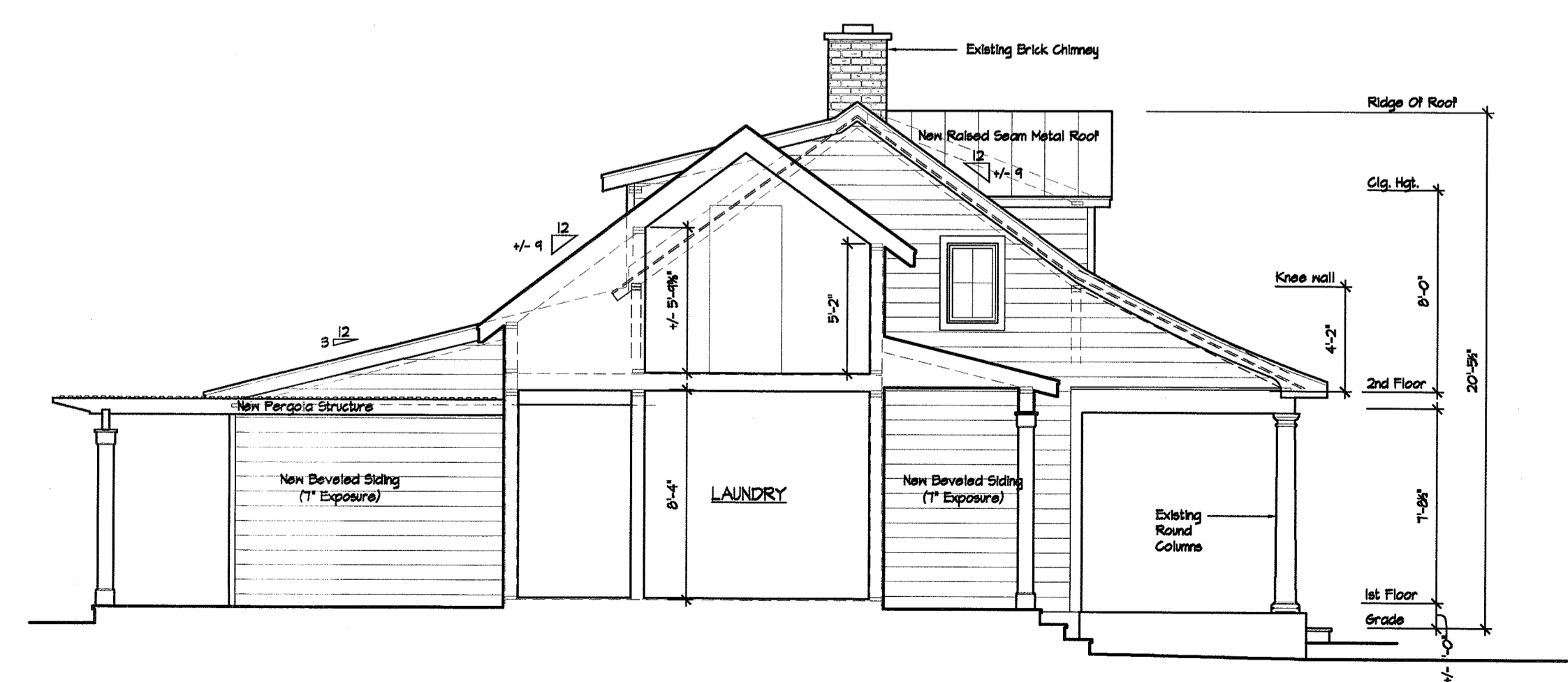
3 EXTERIOR ELEVATION / BUILDING SECTION
SCALE: 3/16" = 1'-0"



4 EXTERIOR ELEVATION / BUILDING SECTION
SCALE: 3/16" = 1'-0"



5 EXTERIOR ELEVATION / BUILDING SECTION
SCALE: 3/16" = 1'-0"



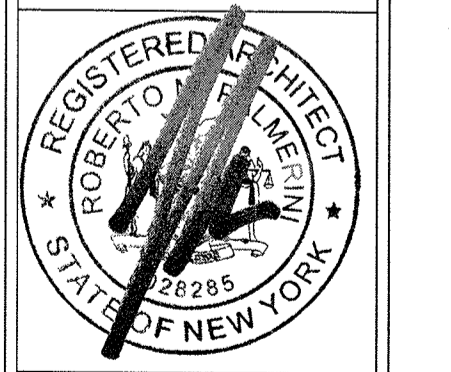
6 EXTERIOR ELEVATION / BUILDING SECTION
SCALE: 3/16" = 1'-0"

NOTE: Written dimensions on this drawing shall have precedence. DO NOT rely on the visual appearance of the drawing. Contractors shall verify and be responsible for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any and all conditions shown on this drawing.

RECORD OF ISSUES	DATE	DESCRIPTION
ISSUE		

House Renovation And Additions For:
HAUSER RESIDENCE
200 KINGS HIGHWAY
TAPPAN, NEW YORK 10983

EXTERIOR ELEVATIONS
DESIGN SCHEME #9



DATE: 02-02-2022
DRAWN BY: RP
SCALE: AS NOTED
JOB NO.: 2021.06

SK-9.4



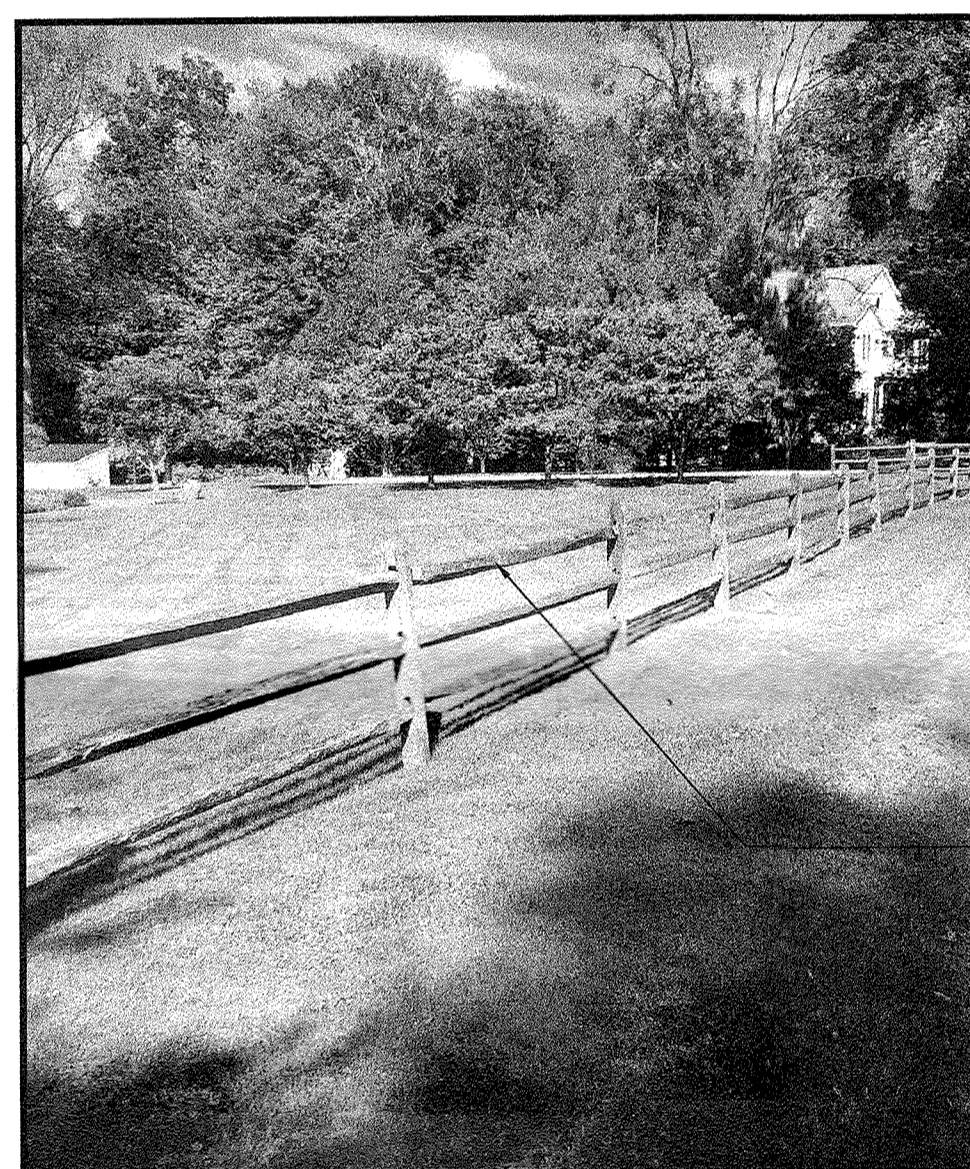
EXIST. FRONT/LEFT ELEVATION
SCALE: N.T.S. SOUTHEAST FACADE



EXIST. FRONT ELEVATION
SCALE: N.T.S. EAST FACADE



EXIST. RIGHT SIDE ELEVATION
SCALE: N.T.S. NORTH FACADE



PROPOSED FENCE @ STREET
SCALE: N.T.S. ALONG KINGS HIGHWAY

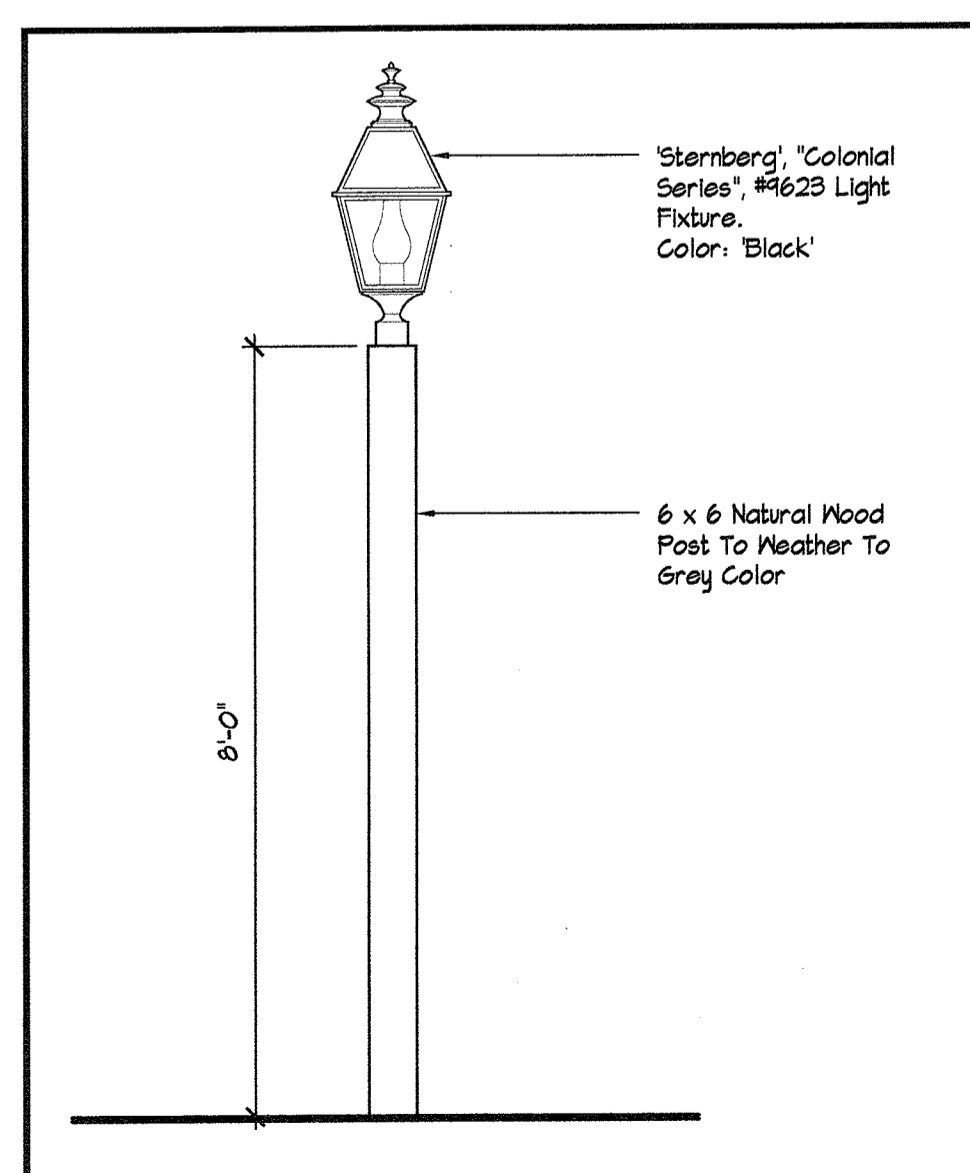
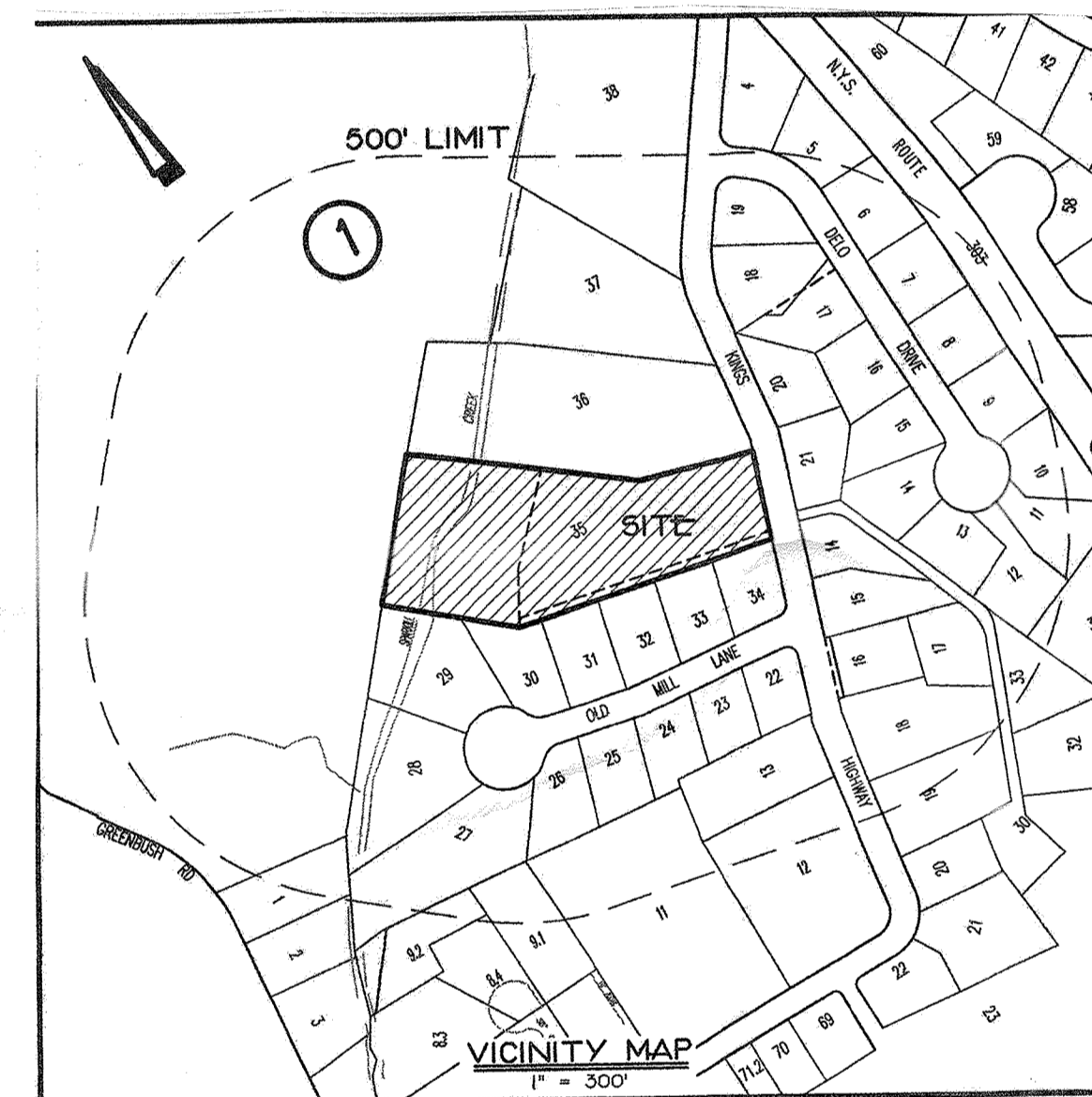
4 FEET HIGH, COLOR:
NATURAL WOOD TO
WEATHER GREY

STANDING METAL ROOF,
COLOR: FOREST GREEN

T-111 WOOD SIDING,
COLOR: REDWOOD STAIN



PROPOSED UTILITY / STORAGE SHED
SCALE: N.T.S. SIZE: 12 FEET X 20 FEET

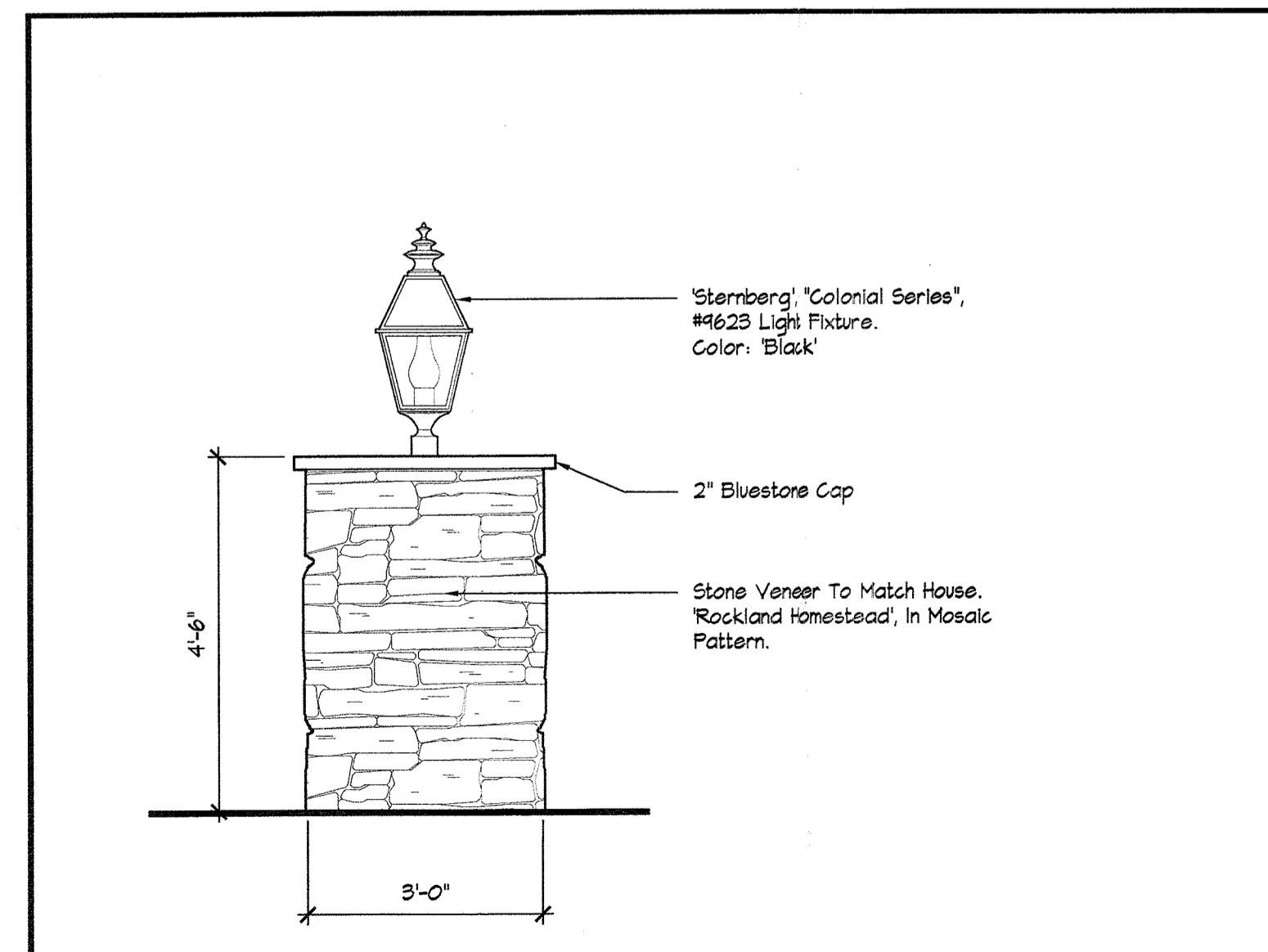


PROPOSED DRIVEWAY LIGHT POSTS
SCALE: N.T.S. ALONG DRIVEWAY

'Sternberg', 'Colonial Series', #9623 Light Fixture, Color: 'Black'

6 x 6 Natural Wood Post To Weather To Grey Color

8'-0"



PROPOSED STONE PIER + LIGHT
SCALE: N.T.S. AT DRIVEWAY ENTRY

'Sternberg', 'Colonial Series', #9623 Light Fixture, Color: 'Black'

2" Bluestone Cap

Stone Veneer To Match House, 'Rockland Homestead', in Mosaic Pattern.

4'-6"

3'-0"

PIER LIGHT: 'STERNBERG LIGHTING', 'COLONIAL SERIES' #9623, COLOR: BLACK



INSPIRATION IMAGES
SCALE: N.T.S. AT DRIVEWAY ENTRY

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House Renovation And Additions For
HAUSER RESIDENCE
200 KINGS HIGHWAY
TAPPAN, NEW YORK 10983

EXISTING CONDITIONS +
PROPOSED ACCESSORY
BLDG. + HARDSCAPE ITEMS

DATE: 11-11-2021
DRAWN BY: RP
SCALE: As Noted
JOB NO.: 2021.06

HARB-1

ROAM
ARCHITECTURE
181 OLD TAPPAN RD. TAPPAN, NY 10983
T. 845.267.8479 www.roamarch.com