

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
December 13, 2022**

MEMBERS PRESENT: Margaret Raso, Chair
Thano Schoppel
Scott Wheatley
Allen Ryf
Loren Plotkin
William Walther

ABSENT: Larry Bucciarelli

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Brittany Cordero, Deputy Town Attorney
Anne Marie Ambrose, Official Court Stenographer

Margaret Raso, Chairperson, called the meeting to order at 7:00 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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POSTPONED ITEM:

HAUSER 200 Kings Highway Tappan, NY 77.07 / 1 / 35; R-15 zoning district	APPROVED AS PRESENTED	HABR#22-15
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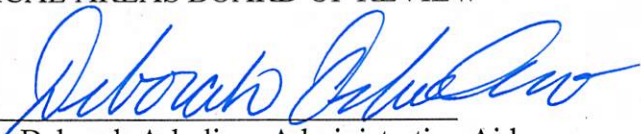
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

William Walther made a motion to re-appoint Margaret Raso Chairperson for the year 2023; which motion was seconded by Thano Schoppel and carried unanimously.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:20 P.M.

DATED: December 13, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN CLERK'S OFFICE

2022 DEC 14 A 10:09

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Joseph Hauser
200 Kings Highway
Tappan, New York 10983

HABR#22-15
December 13, 2022
HABR-000290-2022

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-15: Application of Joseph Hauser for review of an in-ground pool and cabana at a proposed single-family residence. The premises are located at 200 Kings Highway, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 77.07 /1/35; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 13, 2022 at which time the Board made the following determination:

Joseph Hauser and Jordan Bari, Westrock Pools, appeared.

The following documents were presented:

1. Plans labeled "Hauser Site Plan & Tree Remediation Plan Sheet 1" dated August 5, 2021, revised 9/6/ 2022 signed and sealed by Steven Michael Sparaco, P.E. and Profiles sheet 2 of 5 for 200 Kings Highway dated August 5, 2021 last revised 9/6/2022 signed and sealed by Steven Michael Sparaco, P.E. (2 pages total)
2. Roam Architecture Plans SK-9.0, SK-9.1, SK-9.2, SK-9.3 signed and sealed by Roberto Palmerini, Architect.
3. A computer-generated picture of the proposed cabana and pool.

Joseph Hauser apologized to the Board for not making it on time to the November meeting, explaining that he worked late and then went to vote; that he would like to install a pool with two interior low voltage LED lights similar to the rendering; that the cabana was really poorly labeled, it is really a covered pavilion at the rear of the house; that they are not planning on any additional lighting, if necessary they may add pathway low lights.

Margaret Raso asked if the applicant intended to add additional lighting.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2022 DEC 14 A 10: 09
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed cabana and built in pool and patio:

1. The patio shall be bluestone.
2. The cabana shall be 22' x 11'2" attached to the house zinc roof standing seam by Drexel Metals.
3. The pool shall be an in-ground vinyl pool with a blue liner by WestRock Pools.
4. The pool shall have two interior low voltage LED lights.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED 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 HISTORICAL 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 HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2022 DEC 14 A 10:09
TOWN CLERK'S OFFICE

Hauser

HABR# 22-15

Permit #HABR-000290-2022

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DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled "Hauser Site Plan & Tree Remediation Plan Sheet 1" dated August 5, 2021, revised 9/6/ 2022 signed and sealed by Steven Michael Sparaco, P.E. and Profiles sheet 2 of 5 for 200 Kings Highway dated August 5, 2021 last revised 9/6/2022 signed and sealed by Steven Michael Sparaco, P.E. (2 pages total);Roam Architecture Plans SK-9.0, SK-9.1, SK-9.2, SK-9.3 signed and sealed by Roberto Palmerini, Architect; a computer generated picture of the proposed cabana and pool is APPROVED AS SUBMITTED.

The foregoing resolution to approve the proposed cabana, pool and patio HABR#22-15, as submitted; was presented and moved by Allan Ryf, seconded by Thano Schoppel and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryff, aye; and Loren Plotkin, aye. Larry Bucciarelli, 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: December 13, 2022

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: _____


Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- M.M

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE
2022 DEC 14 A 10:09
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