

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
April 4, 2017**

MEMBERS PRESENT: William Walther
Larry Bucciarelli
Scott Wheatley
Wayne Garrison

ABSENT: Margaret Raso
Thano Schoppel
Carol Schelin

ALSO PRESENT: Deborah Arbolino, Administrative Aide
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>		
MACHADO ADDITION 33 Van Wardt Place, Tappan, NY 77.15 / 1 / 67; R-15 zoning district	APPROVED AS PRESENTED	HABR#17-03

OTHER BUSINESS:

HABR#16-14: Trudeau Residence at 55 Woods Road: A work trailer will be on-site during the construction of the house and the applicant is showing the Board the location and look of the proposed trailer. 78.18 / 1 / 9; R-80 zone
William Bosley appeared and explained the need for the trailer and that it would be located approximately 30' off the driveway and will be insulated by existing greenery; and that the work trailer will not be needed by the time the leaves fall from the trees. The four Board members present acknowledged the 18' trailer, its proposed location and that it would be removed before winter.

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.

DATED: April 4, 2017

HISTORIC AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
BUILDING INSPECTOR (Individual Decisions)
TOWN BOARD MEMBERS SUPERVISOR

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DECISION

APPROVED AS PRESENTED

TO: Dennis and Amy Machado
33 Van Wardt Place
Tappan, New York 10983

HABR # 17-03
April 4, 2017
Permit # 45909

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-03: Application of Dennis and Amy Machado for review of an addition to an existing single-family residence located at 33 Van Wardt Place, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 77.15 / 1 / 67; R-15 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 4, 2017 at which time the Board made the following determination:

Dennis Machado and Jane Slavin, Architect, appeared.

The following documents were presented:

1. Survey for 33 Van Wardt Place Machado dated January 29, 2017 signed and sealed by Paul Gdanski, P.E., P.L. L.C..
2. Architectural plans dated March 10, 2016 with the latest revision date of September 28, 2016 signed and sealed by Jane Slavin, Registered Architect.

Jane Slavin, Architect, stated that the Machado's are expanding their family and would like to add a family room, master bedroom suite and a covered portico because the front steps get icy; that they are matching all the existing materials on the house; that they are adding double hung windows the same height as the existing windows; that they would like the option to re-use the bricks that are being removed from the south side of the house on the bottom of the front portion of the front of the one-story addition is technically feasible; that the Machados' own the extra lot that is landlocked next to their lot; that they do need a side yard variance and floor area ratio variance.

PUBLIC COMMENT:

No public comment.

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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 : (Survey for 33 Van Wardt Place Machado dated January 29, 2017 signed and sealed by Paul Gdanski, P.E.,P.L. L.C. ;Architectural plans dated March 10, 2016 with the latest revision date of September 28, 2016 signed and sealed by Jane Slavin, Registered Architect)

1. The roof shall be grey asphalt to match the existing roof.
2. The siding shall be white vinyl by certainteed.
3. There soffits and fascia shall white aluminum to match the existing.
4. The gutters and leaders shall be white aluminum to match the existing.
5. The windows shall be white clad Anderson to match the existing.
6. The applicant has the option to re-use the brick that is being removed from the south side of the existing house on the bottom portion of the front of the new one-story addition if technically feasible.

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.

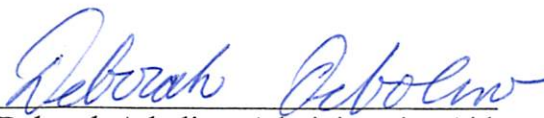
DECISION: In view of the foregoing and the testimony before the Board, the application for the addition (Survey for 33 Van Wardt Place Machado dated January 29, 2017 signed and sealed by Paul Gdanski, P.E.,P.L. L.C. ;Architectural plans dated March 10, 2016 with the latest revision date of September 28, 2016 signed and sealed by Jane Slavin, Registered Architect) is APPROVED.

The foregoing resolution to approve the spa was presented and moved by Larry Bucciarelli, seconded by Wayne Garrison; and carried as follows: William Walther, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; and Wayne Garrison, aye. Thano Schoppel, Margaret Raso and Carol Schelin 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.

Dated: April 4, 2017

HISTORIC 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