

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
January 10, 2017**

MEMBERS PRESENT: William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Scott Wheatley
Joseph Chabot

ABSENT: Wayne Garrison

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>		
EISENBERG SPA 11 Kopac Lane, Palisades, NY 78.13 / 1 / 3.11; R-40 zoning district	APPROVED AS PRESENTED	HABR#17-01

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 8:15 P.M.

DATED: January 10, 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

TOWN CLERKS OFFICE
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TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Glen and Julia Eisenberg
11 Kopac Lane
Palisades, N.Y. 10964

HABR # 17-01
January 10, 2017
Permit #45853

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-01: Application of Glen and Julia Eisenberg for review of a new spa at the end of their in-ground pool at an existing single-family residence located at 11 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 / 3.11; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 10, 2017 at which time the Board made the following determination:

Glen Eisenberg and Karen Arent, Landscape Architect, appeared.

The following documents were presented:

1. Site plan dated November 29, 2016 based on an as-built survey by Jay Greenwell PLS dated July 29, 2016, signed and sealed by Karen A. Arent, Landscape Architect.
2. Four 8" x 10" pictures of the rear of the house and the existing structures.

Glen Eisenberg stated that they had originally planned to have a spa at the front of the pool but when they were doing the pool it was too expensive to add the spa; that they thought they had left enough room to install the spa at a distance of eight feet from the house but they found out that they have less than the eight feet; that they will appear before the zoning board for a variance; that the spa will have an electric cove rlike the pool cover; that the spa will match the existing pool with the same coping and the same materials; and that his landscape architect should be here soon.

Karen Arent, Landscape Architect, stated that the spa will be built of the same materials as the pool; that there will be underwater lights like the pool; that there will be three feet of thermal bluestone around the spa to match the pool and the coping in the spa will be the same as the pool.

PUBLIC COMMENT:

Manizha Sayar, 15 Kopac Lane, stated that she would like to speak in support of the application and that she has no objections.

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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 spa will match the existing pool: (Site plan dated November 29, 2016 based on an as-built survey by Jay Greenwell PLS dated July 29, 2016, signed and sealed by Karen A. Arent, Landscape Architect)

1. The coping on the spa shall match the coping on the existing pool.
2. The stone around the spa shall be three feet wide and thermal bluestone that matches the pool surround.
3. There shall be underwater lights in the spa that match the lights in the pool.
4. The spa shall have an electric cover that matches the electric cover for the pool.

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) 795-5444.

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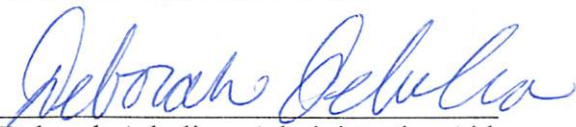
DECISION: In view of the foregoing and the testimony before the Board, the application for the spa is APPROVED.

The foregoing resolution to approve the spa was presented and moved by Thano Schoppell, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye; Thano Schoppell, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, aye. Wayne Garrison 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: January 10, 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

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