

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
February 13, 2018**

MEMBERS PRESENT: William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Scott Wheatley
Carol Schelin

ABSENT: Wayne Garrison

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Denise Sullivan, Deputy Town Attorney
Jennifer Johnson, 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>
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NEW ITEM:

NORTON 75 Washington Spring Road Palisades, NY 78.18 / 1 / 15; R-22 zoning district	APPROVED AS PRESENTED	HABR#18-03
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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: February 13, 2018

HISTORIC AREAS BOARD OF REVIEW

BY: _____

Deborah Arbolino
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

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

TOWN OF ORANGETOWN
2018 FEB 15 P 1:11
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: William Bosley (Norton)
12 Sugarhill Road
Nyack, N.Y. 10960

HABR # 18-03
February 13, 2018
Permit # 47188

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-03: Application of Graham Norton for renovation/ addition to an existing single-family residence located at 75 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 78.18 / 1 / 15; R-22 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 13, 2018 at which time the Board made the following determination:

William Bosley appeared.

The following documents were presented:

1. Architectural plans dated December 20, 2017 and last revision date of January 29, 2018 signed and sealed by Barry Terach, Architect. (3pages)

Bill Bosley, contractor, stated that the proposal is for several improvements to the existing house; that they are proposing to add dormers to the east gable roof so that they can have proper bathrooms and a closet in that area; that they are adding ducts to the east side of the house and the existing east porch needs to be structurally upgraded; that it was not built well and needs proper bracing; that the repair or re-build will be done on the existing foot print; that they are also replacing the cedar roof with a new cedar roof and new copper gutters will replace the existing gutters; that the new windows will be Marvin windows and the building will be whitewash paint; and the existing windows will be restored and new weather stripping will be added; that the front porch roof is tin and leaks and will be replaced with a new tin or cedar to match the house; that the cedar will hold up because they are installing proper ventilation and interlay shingles; that the air condition unit is a 2 ton unit and will be located on the east elevation center of the house north of the screened in porch; and the existing generator will remain in the back of the house.

PUBLIC COMMENT:

Mrs. Gerard stated that the house is known as the Joshua Martin House and it was built early 19th century, she thinks but is not sure.

Gale Shradly, 63 Washington Spring Road, stated that she is a neighbor and has a couple of questions, first about the air conditioning ducts; second about the windows across the second floor and if they will remain the same and if the existing windows are being restored.

Mary Ellen Ledwith, 3 Haring Avenue, Sparkill, asked more questions about the air handler and the air conditioning unit.

TOWN CLERK'S OFFICE
2018 FEB 15 P 1:11
TOWN OF ORANGETOWN

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 dormers, roof shingles, windows and existing screened in porch: (Architectural plans dated December 20, 2017 and last revision date of January 29, 2018 signed and sealed by Barry Terach, Architect) (3pages):

1. The roof shingles on the dormers shall by grey wood shake shingles to match to the existing roof.
2. The siding shall be white clapboard.
3. The soffits and fascia shall be white wood.
4. The trim shall be white wood.
5. The gutters and leaders shall be bronze copper.
6. The tin roof over the front porch leaks and will be repaired and replaced with either a new tin roof or cedar shakes to match the existing roof.
7. The proposed new windows shall be Marvin windows.
8. The air conditioner condenser shall be located on the north side of the screened in porch as marked on the plan.

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 HISTORICAL AREA BOARD OF REVIEW AT (845) 359-8410

TOWN CLERK'S OFFICE
2018 FEB 15 P 1:11

TOWN OF ORANGE TOWN

DECISION: In view of the foregoing and the testimony before the Board, the application for the renovation/addition (Architectural plans dated December 20, 2017 and last revision date of January 29, 2018 signed and sealed by Barry Terach, Architect): is APPROVED.

The foregoing resolution to approve the renovation/addition was presented and moved by Thano Schoppell, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppell, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Carol Schelin, 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: February 13, 2018

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- D.M.

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

TOWN OF ORANGETOWN
2018 FEB 15 P 1:11
TOWN CLERK'S OFFICE