

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
January 9, 2018**

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

ABSENT: None

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>CONTINUED ITEM:</u>		
PALISADES PRESBYTERIAN CHURCH HANDICAP RAMP 117 Washington Spring Road, Palisades, NY 78.18 / 2 / 9; R-22 zoning district	POSTPONED	HABR#17-15

NEW ITEMS:

ANDRIANOS AMENDMENT 46 Closter Road Palisades, NY 80.05 / 1 / 20; R-40 zoning district	APPROVED AS PRESENTED	HABR#18-01
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MATSUDA 98 Greenbush Road Tappan, NY 77.10 / 2 / 10; R-15 zone	APPROVED AS PRESENTED	HABR#18-02
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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 8:30 P.M.

DATED: January 9, 2018

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 CLERK'S OFFICE

2018 JAN 17 P 2:15

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Christopher Andrianos
46 Closter Road
Palisades, N.Y. 10964

HABR # 18-01
January 9, 2018
Permit # 44662

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-01: Application of Christopher Andrianos for modifications to HABR# 17-07 dated June 13, 2017 for renovation/ addition to an existing single-family residence located at 46 Closter Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 80.05 / 1 / 20; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 9, 2018 at which time the Board made the following determination:

Christopher Andrianos and Kier Levesque, Architect, appeared.

The following documents were presented:

1. Architectural plans dated August 24, 2015 with the latest revision date of November 17, 2017 signed and sealed by Kier B. Levesque, Architect.
2. HABR Decision #17-07 dated June 13, 2017.

Kier Levesque, Architect, stated that they are making three changes to the plans; that the first change is to move the porch railing and steps into a different configuration as bubbled on the plan on A-2; that the second change is to change the window on the south elevation to accommodate the interior changes in the kitchen and third, they added the skylights to brighten the interior spaces; and that they are not planning to make any more changes.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2018 JAN 17 P 2:15
TOWN CLERK'S OFFICE

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 changes: (Architectural plans dated August 24, 2015 with the latest revision date of November 17, 2017 signed and sealed by Kier B. Levesque, Architect)

1. The windows shall be white fibrex by Anderson – located on the southwest elevation. (ACW 2030-3).
2. The two skylights shall be dark bronze aluminum by Velux (VS104) deck mounted.
3. The stairs and railings on the deck will be reconfigured but the materials are not changing.

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.


DECISION: In view of the foregoing and the testimony before the Board, the application for the amendment to HABR# 17-07 : (Architectural plans dated August 24, 2015 with the latest revision date of November 17, 2017 signed and sealed by Kier B. Levesque, Architect) is APPROVED.

The foregoing resolution to approve the amendment to HABR#17-07 was presented and moved by Thano Schoppell, seconded by William Walther; and carried as follows: Larry Bucciarelli, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppell, aye; Margaret Raso, aye; Carol Schelin, aye; and Wayne Garrison, aye.

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 9, 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-G.M.

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

TOWN OF ORANGETOWN
2018 JAN 17 P 2:15
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Elizabeth Matsuda
98 Greenbush Road
Tappan, N.Y. 10983

HABR # 18-02
January 9, 2018
Permit # 46741 & 46742

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-02: Application of Elizabeth Matsuda for review of replacement windows and one exterior door at an existing single-family residence located at 98 Greenbush Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4 (A), Historic Areas Board of Review.

Tax Numbers: 77.10 / 2 / 10; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 9, 2018 at which time the Board made the following determination:

Elizabeth and Glen Matsuda appeared.

The following documents were presented:

1. Survey dated October 17, 1984 by Dillin & Sorace Associates.
2. Hand drawing of the proposed house with numbers for doors and windows.
3. Renewal by Andersen pictures of windows (2 pages).

Elizabeth Matsuda stated that they have replaced windows in the house and a double French door in the rear of the house; that they hired a contractor to take care of the job and they thought he did everything properly but they recently got a letter from the building department that they had an open permit; and that is when they found out that the contractor did not do everything properly; that the windows and door are already installed and they are here to correct the problem and get a smack for not doing things properly; and that the next time they will handle it themselves and appear before the Board before any work is done.

Glen Matsuda stated that the windows were replacement windows and were replaced in kind of what was there; that there were no structural alterations and the inflatable pool has been removed from the property.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2018 JAN 17 P 2:15
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 windows: (Survey dated October 17, 1984 by Dillin & Sorace Associates; Hand drawing of the proposed house with numbers for doors and windows; Renewal by Andersen pictures of windows).

1. The replacement windows shall be white wood, aluminum, glass Andersen for the main house and Earthwise for the attached porch.
2. The inflatable pool has been removed from the property.

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.

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- 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

TOWN CLERK'S OFFICE
2018 JAN 17 P 2:15

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREA BOARD OF REVIEW AT (845) 359-8410.


DECISION: In view of the foregoing and the testimony before the Board, the application for the replacement windows (Survey dated October 17, 1984 by Dillin & Sorace Associates; Hand drawing of the proposed house with numbers for doors and windows; Renewal by Andersen pictures of windows) is APPROVED.

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

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 9, 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
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DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN OF ORANGETOWN
2018 JAN 17 P 2:15
TOWN CLERK'S OFFICE