

DECISION

**CABANA, POOL RENOVATION, SPA, GENERATOR, AC UNITS, AND FENCING
APPROVED AS PRESENTED**

TO: Margaret Fowler (111 Washington Spring Road)
500 N. Broadway
Upper Nyack, New York 10960

HABR #20-02
February 11, 2020
Permit #49505

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-02: Application of 111 Washington Spring Road LLC for review of the renovation of a pool and addition of a spa, outdoor shower, renovation of existing pool house, replacing fence and adding a new fence and installation of a generator and air conditioners at a single-family residence. The premises are located at 111 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4(A), Historical Areas Board of Review.
Tax Map Designation: 78.18 / 2 / 10; R-22 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 11, 2020 at which time the Board made the following determination:

Margaret Fowler, Architect, and Richard Garrison appeared.

The following documents were presented:

1. Site Plan "111 Washington Spring Road" dated 12/12/2018 signed and sealed by Thomas Skrable, P.E..
2. Architectural plan elevations "111 Washington Spring LLC Pool Cabana" dated September 24, 2019 signed and sealed by Margaret Fowler, Architect, LLC.
3. A color picture of the existing pool.

Margaret Fowler, Architect, testified that she has been before the Board on this property for the house renovation and they are continuing the project to renovate the pool, add a spa, renovate the pool house add an outdoor shower, generator, ac units, repair the patio and add a fence; that the fence will be a picket fence in the front of the house attached to the house and on the side the fence will be a stockade fence and the existing wire fence will remain in the rear; that the fence will be painted Verde green, which is almost black and match the existing shutters on the house; that the pool will not have any interior lights and they may possibly add a few landscape lights by the pool; that the generator will be inside the fence on the west side of the house and have Holly around it.

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 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 wall and fence

1. The pool shall be restored and a spa added to it.
2. The pool house will be renovated to match the existing house, with medium gray asphalt shingle roof, white clapboard siding, white wood fascia and white windows and trim.
3. The front door of the cabana shall be a wood door painted Jamestown Blue (HC-14B).
4. The patio shall be bluestone and brick to match existing.
5. The generator shall be inside the fence on the west side of the house and surrounded by Holly bushes.
6. There shall be a picket fence in the front of the house and it shall attach to a stockade fence on the sides of the house and attach to the existing wire fence in the rear of the house. All wood fencing will be painted Verde Green which is almost black and matches the shutters on the existing house.
7. The pool will not have any interior lights, however there may be a few low landscape light installed by the pool.

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

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- 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.

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), the application for the existing pool, cabana, and patio repair/ renovation, addition of the spa, outdoor shower, AC condenser, generator, and fences are APPROVED.

The foregoing resolution to approve the dormers existing pool, cabana, and patio repair/ renovation, addition of the spa, outdoor shower, AC condenser, generator, and fences for 111 Washington Spring Road, for property located at 111 Washington Spring Road, Palisades, HABR#20-02, as submitted with the following condition: Prior approval of the Historical Areas Board of Review is required prior to any change or modification of the requirements and/or conditions set forth in this Decision, was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, 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: February 11, 2020

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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