

The Planning Board of the Village of Montebello held a meeting on Tuesday, April 13, 2010 at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York. Chairman Rubin called the meeting to order at 7:16 p.m. and led everyone in the Pledge of Allegiance.

PRESENT

Al Rubin, Chairman
Jane Burke, Member
Michael Iatropoulos, Member
Anthony Caridi, Member
Tom Campbell, Member
Thomas Ternquist, Member

OTHERS

Ira Emanuel, Assistant Village Attorney
Robert Geneslaw, Village Planner
Martin Spence, Village Engineer
Gloria Scalisi, Planning & Zoning Clerk

Member Iatropoulos made a motion to approve the minutes of December 8, 2009, seconded by Member Campbell. Upon vote, the motion carried unanimously.

Chairman Rubin opened the Architectural Review Board session, temporarily adjourning the Planning Board meeting.

**Rio Vista of Montebello
Architectural Review**

Application of Rio Vista of Montebello, 212 Orange Avenue, Suffern, New York for Architectural Review of Site Plan entitled Rio Vista Montebello, Inc., consisting of 17.467 +/- acres located on the northerly side of Montebello Road approximately 50 feet north of Hemion Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.18, Block 3, Lots 1-20 in a LO-C (EP) Zone.

Owners Larry Turco, Tom LiPuma and their assistant Lauren Brown were in attendance. Members of the Historical Preservation Commission were also in attendance, Chairman Dodie Bracken, Hannelore Renud and Kathryn Cupak.

Chairman Rubin discussed many of the changes to the Rio Vista Site Plan in terms of Architectural Review. The Chairman also discussed the proposed changes that the applicant would like to the garage doors. The Applicant would like to change the width of the garage doors on the four unit building from nine feet to sixteen feet. Chairman Rubin stated that the Historical Preservation Commission (HPC) has had numerous meetings to discuss the Architectural changes that were made and proposed. The Applicant, working closely with the HPC, submitted modified plans to the HPC and the Architectural Review Board. Chairman Rubin discussed the Certificate of Appropriateness (Copy Attached) along with Resolution 10-005 (Copy Attached) from the HPC in which many details were incorporated into the document. The HPC approved plans were submitted April 8, 2010. There was no changes post April 8, 2010.

Mrs. Hannelore Renud, a member of the HPC, briefly discussed the Certificate of Appropriateness and Resolution 10-005.

Mr. Ira Emanuel, Assistant Village Attorney, explained that the document is very large due to the fact that it contains detailed background information.

Chairman Rubin asked the Applicants if they were in agreement with the conditions of the Certificate of Appropriateness and Resolution #10-005. The Applicant replied that they are in agreement.

Mr. Emanuel explained the resolution that was signed by the HPC is purposely a lengthy document in order to provide, within the resolution, the entire historical context on what the HPC has done.

Member Tom Campbell questioned the Applicant on the appearance of the back of the 4 unit buildings, whether or not they will have stucco. The Applicant replied that the back of the 4 unit buildings will have stucco.

Mr. Emanuel discussed field changes, architectural field changes are not allowed. If the Applicant would like architectural changes, they would need to come back before the Architectural Review Board.

Member Caridi asked if the Building Department will get new updated plans incorporating all of the changes. Chairman Rubin and Mr. Emanuel replied that the Applicant will provide updated plans to the Building Department.

Chairman Rubin read a letter from the Village Building Inspector, Lawrence Picarello, dated April 10, 2010 (copy attached) into the record. Member Caridi would like the letter from the Building Inspector incorporated into the resolution. Mr. Emanuel replied that he will incorporate the Building Inspector's letter into the Resolution.

No one else wished to comment. Chairman Rubin made a motion to close the Public Hearing, seconded by Member Campbell. Upon vote, the motion carried unanimously.

Mr. Ira Emanuel, Assistant Village Attorney, read the Resolution into the record:

RESOLUTION ARB NO. #1 OF 2010

**Granting Approval to
Revised Architectural Plans
For Rio Vista of Montebello**

WHEREAS, Rio Vista of Montebello, Inc., received final subdivision approval and architectural approval from this Board (sitting as the Planning Board and the Architectural Review Board, respectively), and a certificate of appropriateness from the Historic Preservation Commission ("HPC") for its project known as Rio Vista, comprising a parcel designated on the Tax Map of the Town of Ramapo as Section 48.18, Block 3, Lots 1-20; and

WHEREAS, the applicant has asked for modification to the approved architectural elevations from both this Board and from the HPC; and

WHEREAS, in support of its application for modification, the applicant has submitted the following plans, drawings, and specifications sheets, hereinafter collectively referred to as “Revised Plans”:

1. Elevation Drawings for Building Units 11-12, Rio Vista Montebello, prepared by Fred Klenk, AIA, dated 22 Feb 08, last revised 30 March 2010, consisting of two sheets labeled 1 of 16 and 2 of 16 (hereinafter the “Two-Unit Plans”);

2. Elevation Drawings for Building Units 13-16, Rio Vista Montebello, prepared by Fred Klenk, AIA, dated 22 Sept 2009, last revised 30 March 2010, consisting of three sheets labeled 1 of 18, 2 of 18 and 3 of 18 (hereinafter the “Four-Unit Plans”);

3. Front door specifications for Thermatru brand Fiberglass Entry Door Systems: Classic-Craft Rustic Model CCR8040R (hereinafter “Front Door Spec”);

4. Rear door specifications for Thermatru brand Fiberglass Entry Door Systems: Fiber-Classic Oak Model 2100 and FC62, with handwritten notation “*grate detail to be installed” (hereinafter “Rear Door Spec”);

5. 9 foot wide garage door specifications for Clopay brand Coachman garage door Model Design12 with SQ23 windows and Spade Strap Hinge, with handwritten notation “*Door to be painted Mahogany” (hereinafter “9ft Garage Door Spec”);

6. 16 foot wide garage door specifications for Clopay brand Coachman garage door Model Design12 with SQ23-Double windows and Spade Strap Hinge, (hereinafter 16ft Garage Door Spec”);

7. Column and base illustration of Crown Column brand Builder Tuscan model Capital and Base (hereinafter “Column Illustration”); and

WHEREAS, the Two-Unit Plans and Four-Unit Plans incorporate the Front Door Spec, Rear Door Spec, 9ft Garage Spec, 16ft Garage Spec, and Column Illustration by reference where used on the respective plans; and

WHEREAS, the HPC, at a meeting held on April 8, 2010, and pursuant to previously conducted public hearings, has amended the Certificate of Appropriateness for this project, and has approved the Revised Plans, as modified by the amended Certificate of Appropriateness, all as set forth in HPC resolution No. 10-005 (hereafter, the “HPC Approved Plans”); and

WHEREAS, this Board has reviewed the Revised Plans, the amended Certificate of Appropriateness, and HPC resolution No. 10-005.

NOW, THEREFORE, BE IT RESOLVED, that this Board hereby approves the HPC Approved Plans and authorizes construction pursuant thereto, with the direction to the applicant that all two unit buildings shall be built in accordance with the Two-Unit Plans and all four unit buildings shall be built in accordance with the Four-Unit Plans, as same are modified by the HPC Approved Plans, subject to the following conditions:

1. The Plans shall be modified to include the foregoing, and, as so modified, filed with the Building Department.

2. There shall be no deviations from the HPC Approved Plans, even for field changes, without the consent of this Board, except to the extent that the HPC Approved Plans allow for field changes.

3. Applicant shall comply with Building Inspector's letter dated April 10, 2010.

MOTION: Tom Campbell, Member

MOTION: Anthony Caridi, Member

Upon vote, the Resolution carried unanimously.

The Planning Board meeting was reconvened at 7:55 p.m.

**Weinberger Subdivision
Second 90 Day Final Filing Extension**

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, New York, 11229 for approval of a first 90 day final filing extension for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13, Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone. The Applicant received Final Approval for 46 proposed building lots, plus one lot for open space on July 14, 2009 and a first 90 day extension on December 8, 2009.

At the request of the Applicant, Member Iatropoulos made a motion to approve a second 90 day final filing extension that will expire on July 9, 2010, seconded by Member Campbell. Upon vote, the motion carried unanimously.

**Wehman-Bambace –
First 90 Day Final Filing Extension**

Application of Gina Wehman, 3 Lake Road, Montebello, New York 10901 and Christine Macnaughton, 1 Lake Road, Montebello, New York 10901, for approval of a first 90 day final filing extension of a Lot Line Change Subdivision. The subject property is located on the East side of Orchard Street at the intersection with the North side of Lake Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.17, Block 1, Lots 25 & 26 in a R25 Zone. The Applicants received Final Approval on September 8, 2009.

At the request of the Applicant, Member Iatropoulos made a motion to approve a first 90 day final filing extension that will expire on June 6, 2010, seconded by Member Campbell. Upon vote, the motion carried unanimously.

Congregation Shaarey Israel First 90 Day Final Filing Extension

Application of Congregation Shaarey Israel, 18 Montebello Road, Montebello, New York 10901 for approval of a first 90 day final filing extension of Lot Line Change. The subject property is located on the West side of Montebello Road 1000 feet North of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lot 1 and Section 48.19, Block 1, Lots 48 & 49 in a RR-50 Zone. The Applicant received Final Approval on September 8, 2009.

At the request of the Applicant, Member Iatropoulos made a motion to approve a first 90 day final filing extension that will expire on June 6, 2010, seconded by Member Campbell. Upon vote, the motion carried unanimously.

Review and Adoption of New Application Forms to the Planning Board

Mr. Emanuel briefly discussed the proposed changes to the application form. Mr. Emanuel stated that the new application form needs to be adopted by the Planning Board and the Zoning Board of Appeals and then sent to the Village Board for approval.

Member Iatropoulos made a motion to recommend that the Village Board adopt the New Application Forms to the Planning Board, seconded by Member Caridi. Upon vote, the motion carried unanimously.

New Business

Brief discussion on the Historical Preservation Commission's Standard Operating Procedures.

Member Iatropoulos made a motion to adjourn the meeting, seconded by Member Caridi. Upon vote, the motion carried unanimously. The meeting adjourned at 8:25 p.m.

The members of the Planning Board went into a workshop session which ended at 9:13 p.m.

Appendix

RIO VISTA OF MONTEBELLO, LLC CERTIFICATE OF APPROPRIATENESS

IIa. WORK DESCRIPTION-GARAGE DOORS SIZE

The Application for a Certificate of Appropriateness for the 16' garage doors

1. That 16' garage doors are approved for the 2-unit and 4-unit buildings, with the understanding that the 2-unit buildings may remain with 9' garage doors at the option of the applicant, it being expressly understood that both 2-unit buildings will be identical in appearance.
2. That it is recommended that the Planning Board/ARB consider and determine whether the landscape plan should be modified to better shield the wider garage doors.
3. That the garage doors will be identical to the model and type appearing in the brochures expressly included in the record, be stained to a mahogany wood-like appearance, and that the final choice of hardware shall be made in the field; and

As more particularly described in the Historic Preservation Resolution adopted April 8, 2010, as attached hereto

RIO VISTA OF MONTEBELLO, LLC CERTIFICATE OF APPROPRIATENESS

IIa. WORK DESCRIPTION-VARIANCES

The Application for a Certificate of Appropriateness shall issue with respect to the following changes and variances, as more particularly set forth in the revised plans and associated design details and catalogues and documents included in the record, and subject to the following conditions:

1. That the two main entrances of the 2-Unit Buildings and the two main entrances at either end of the 4-Unit Buildings are approved with covered entries having a decorative rail system and appearing supported by structural columns with a round fiberglass decorative column enclosure. The decorative rail system shall consist of Colonial style posts, rails, and balusters. (see Fiberglass Column and Base Plan)
2. That the main entrance doors of the 2-Unit Buildings and the 4-Unit Buildings are approved as

arch top entrance doors without transom units above.

3. That the building windows of the 2-Unit Buildings and the 4-Unit Buildings are approved as double hung window units without transom units above, except for the windows above the four centered unit windows in the 4-unit buildings. All windows to have manufacturer's standard removable interior grilles.
4. That the bay window roofs of the 4-Unit Buildings are approved as fiberglass shingle roofs.
5. That the stone facing at the base of the 4-Unit Buildings is approved to terminate at a continuous stone ledge set at the sills of the windows.
6. That the elimination of the transom window units above the bay window roofs of the 4-Unit Buildings is approved.
7. That the increase in vertical size of the transom window units above the four center window units in the center bay of the 4-Unit Buildings is approved.
8. That the Colonial style cedar posts, rails, and balusters of the deck railing system of the 2-Unit Buildings and the 4-Unit Buildings are approved. **Note:** Spacing of all railing components to comply with the requirements of the Building Code of NY State. Spacing of balusters to be 4" maximum from centerline of baluster to centerline of baluster.
9. That the 12" stucco frieze detail running continuously along all four building elevations of the 2-Unit Buildings and the 4-Unit Buildings is approved.
10. That the 12" stucco window head and keystone trim detail and stucco window casing detail on the windows of the front elevations of the 2-Unit Buildings and the 4-Unit Buildings is approved.
11. That the 12" stucco window head and keystone trim detail on the windows of _____ the side and rear elevations of the 2-Unit Buildings and the 4-Unit Buildings is _____ approved.

As more particularly described in the Historic Preservation Resolution adopted April 8, 2010, as attached hereto.

Resolution: 10-005

Village of Montebello

Title: Certificates of Appropriateness -RIO VISTA OF MONTEBELLO, LLC

WHEREAS, Ryan Mansion Vistas at Montebello, a/k/a/ Rio Vista Montebello, LLC, pursuant to Resolution No. 10-002 of the Historic Preservation Commission ("HPC"), adopted January 27, 2010 was instructed to apply for a Certificate of Appropriateness from the Historic Preservation Commission ("HPC"), pertaining to increasing the width of the garage doors from 9' to 16' for the townhouses located on the north side of Montebello Road, opposite the intersection of Hemion Road, appearing on the Tax map of the Town of Ramapo, before subdivision, as 48.18-2-1.11; and

WHEREAS, an initial application for the aforescribed purpose dated January 26, 2010, was received on or about February 18, 2010, causing the HPC at its meeting on February 24th, 2010, to resolve to hold a Public Hearing on said application on March 24th, pursuant to §195-60(k)(6) of the Village Code, but subject to said applicant also applying for a Certificate of Appropriateness for all variances between the 2-unit structure as built, and the 4-unit structure as was currently under construction, as compared with the elevation drawings and design elements and details as existing and presented to the HPC when it initially granted a Certificate of Appropriateness on July 25, 2007, and as previously submitted to the Planning Board acting as the Architectural Review Board ("ARB") on or about May 8, 2007, for the project which is located in an Historic Overlay District, said condition with respect to the aforesaid variances requiring submitting all necessary and associated additional documentation as requested by the HPC, no later than March 8, 2010; and

WHEREAS, as the aforesaid materials were not received timely as aforescribed, notice was sent to the applicant that the hearing was cancelled, which caused the applicant to report and claim that the initial notice of the requirements and cut-off date was misdirected and not received, which caused the HPC, by the Village Clerk and Village Attorney, to extend the cut-off date until March 11, 2010, which the applicant appeared to have sufficiently complied with to warrant proceeding with the hearing on March 24, 2010; and

WHEREAS, given the complexity of the matter and the many documents involved, the HPC held a workshop on the matter on March 23, 2010; and

WHEREAS, at the opening of the Public Hearing on March 24, 2010, the Village Attorney questioned the Deputy Village Clerk who read the following legal notice into the record which she reported was posted on March 11, 2010 and published on March 14, 2010 in the Rockland County Gannett Journal News, and sent by the applicant per the submitted mailing lists and registered mailing

receipts to the adjacent and abutting property owners on March 14, 2010, which the Village Attorney confirmed represented adequate legal notice to proceed with the hearing:

"PLEASE TAKE NOTICE, that a Public Hearing will be held by the Historic Preservation Commission of the Village of Montebello on Wednesday March 24, 2010, at 7:00 p.m. local time, or as soon thereafter as the matter can be heard at the Village Hall, One Montebello Road, Montebello, New York 10901, to consider, pursuant to §195-60(K) (6.) of the Village Code whether a Certificate of Appropriateness should be issued upon the application of Rio Vista LLC., with respect to the project known as Rio Vista of Montebello, LLC, located at 75 Montebello Road, Montebello, NY 10901, to improve garage interior accessibility by widening the garage doors, which all are rear facing, from 9' to 16', utilizing the materials as previously approved, thus maintaining the overall look of the buildings, and also as to whether such a Certificate should be issued with respect to variance of the construction from plans submitted to the HPC and Planning Board acting as an ARB (Architectural Review Board), when said project was approved by said Boards.

All members of the public and all interested parties are invited to attend and participate. The proposed Applications will be available for inspection and review at the Village Office during normal business hours, Monday through Friday, 9:00 a.m. to 4:00 p.m."

; and

WHEREAS, testimony was taken and documents submitted into the record after a long opening statement by the Village Attorney summarizing the record and circumstances to date, and including all relevant prior documents in the record, which testimony included testimony by and for the applicant, the Village experts involved and the public, and the Board voted informally to grant the Certificates of Appropriateness, subject to continuation of the hearing on March 26, 2010, to facilitate the preparation and submission of additional documents, including the submission of elevation drawings to scale to reflect the as-built to date of the 4-unit building, and possible variations of the window scheme thereof as requested by the HPC, including elimination of the small windows over the bay windows, and enlargement of the transom windows over the 4 double hung windows in the middle section of the building; and

WHEREAS, at said continued public hearing on March 26, 2010, additional testimony was taken and documents submitted, and such was further continued until April 8, 2010 to enable the preparation and review on the record of greater design detail in order to facilitate a final determination by the HPC and also to make certain that all design elements and material were completely understood; and

WHEREAS, as a consequence of the above, the following persons testified and were heard throughout the process:

March 24, 2010:

Michael Iatropoulos, member Planning Board and ARB, 6 Bruce Court, Montebello
Neeley McCormick, former member of the HPC, 439 Haverstraw Road, Montebello
Craig Long, Village Historian
Bill Pfaff, Village Historical Architect
Larry Picarello, Village building Inspector

March 26, 2010:

Al Rubin, Chairman, Planning Board/ARB, 16 Kings Gate Road, Montebello
Thomas Campbell, member Planning Board, 21 River Road, Montebello
Bill Pfaff, HPC Architect
Craig Long, Village Historian

April 8, 2010:

Craig Long, Village Historian

;and

WHEREAS, various representatives of the applicant appeared and testified at the above hearings, including:

1. Larry Turco, Principal
2. Tom LiPuma, Member of the LLC,
3. Lauren Brown, Project Manager

; and

WHEREAS, in addition to the entire record prior to the Application, the following documents were considered and included in the record:

- Application for Certificate of Appropriateness received 2/16/10 including Sheet 5 of 18 entitled "Basement Plan" dated September 23, 2009, last revised October 14, 2009 by Fred Klenk A.I.A. Franklin Lakes, New Jersey.
- Correspondence from William Pfaff, HPC Architect, to Al Rubin, Planning Board Chairperson, dated February 12, 2010, received February 16, 2010.
- Amended Application for Certificate of Appropriateness received March 11, 2010, including a narrative dated March 10, 2010, pictures of carriage house dated 1972, two undated correspondences to the HPC, received March 11, 2010, letter from HPC dated May 7, 2007, received March 11, 2010, Plan entitled Rio Vista of Montebello, Montebello NY, Sheet 1 of 18 entitled "Front Elevation" dated September 22, 2009, last revised March 10, 2010, Sheet 2 of 18 entitled "Rear Elevation" dated September 22, 2009, last revised March 10, 2010, by Fred Klenk A.I.A. Franklin Lakes, New Jersey.

- Affidavit of Publication and Posting of the Public Hearing dated March 15, 2010, and an Affidavit of Mailing and mailing receipts.
- Sample Literature Coachman Collection Booklet of the garage door, model CG12/CD12, SQ23 window, Spade Strap Hinge and Spade Step Plate, received March 24, 2010
- Narrative dated March 26, 2010, received March 26, 2010, with attached photo copy of the Coachman Door Design and Hardware and a photo copy of the Transom Window model 244FX2816, Revised plan entitled Rio Vista Montebello, Montebello, NY, Sheet 1 of 18 entitled "Front Elevation" dated September 22, 2009, last revised March 25, 2010, received March 26, 2010, by Fred Klenk A.I.A. Franklin Lakes, New Jersey
- Narrative dated March 31, 2010, Photos copies of material received March 31, 2010 including: Fiberglass Front Entry Door System: Classic Craft Rustic 4 panel Round Top Door model CCR8040R; Fiberglass Rear Entry Door Systems Fiber Classic Oak, 2 Panel 1/2 Lite; Clopay Coachman 9' Garage Door (to be stained mahogany), model Design 12, window model SQ23 with Spade Strap Hinge and Plate; Clopay Coachman 16' Garage Door (to be stained mahogany), model Design 12, window model SQ23 with Spade Strap Hinge and Plate, Fiberglass Column and Base, Plans entitled Rio Vista Montebello, Montebello, NY, Sheet 1 of 18 entitled Front Elevation (4-unit bldg) dated September 22, 2010, last revised March 30, 2010, received March 31, 2010; Sheet 2 of 18 entitled Rear Elevation (4-unit bldg), dated September 22, 2010, last revised March 30, 2010, received March 31, 2010; Sheet 3 of 18 entitled left side and right side, dated December 14, 2006, last revised March 30, 2010, received March 31, 2010, Sheet 1 of 16 Front and Rear elevations (2-unit bldg) dated February 22, 2008, last revised March 30, 2010, Sheet 2 of 16 Left and Right Side Elevations (2-unit bldg) dated December 14, 2006, last revised March 30, 2010; Plans by Fred Klenk A.I.A. Franklin Lakes, New Jersey, all as received March 31, 2010; Plan entitled Rio Vista Montebello, LLC, entitled Additional Tree Planting Plan, drawing 1, dated October 2, 2009 by Atzl, Scatasa & Zigler, P.C. New City, NY, received March 31, 2010; and

WHEREAS, the Commission closed the public hearing on April 8, 2010 at 7:32 pm when no one else wished to speak, and the Commission then deliberated in public; and.

WHEREAS, the Village Attorney questioned Chairperson Bracken, who confirmed that despite her absences, she has reviewed the records and tapes and was fully informed.

THEREFORE, BE IT RESOLVED, that the Application for a Certificate of Appropriateness for the 16' garage doors be and hereby is granted, subject to all understandings and documents in the record describing same in detail, and the following understandings and conditions:

1. That 16' garage doors are approved for the 2-unit and 4-unit buildings, with the understanding that the 2-unit buildings may remain with 9' garage doors at the option of the applicant, it being expressly understood that both 2-unit buildings will be identical in appearance.

2. That it is recommended that the Planning Board/ARB consider and determine whether the landscape plan should be modified to better shield the wider garage doors.

3. That the garage doors will be identical to the model and type appearing in the brochures expressly included in the record, be stained to a mahogany wood-like appearance, and that the final choice of hardware shall be made in the field; and

BE IT FURTHER RESOLVED that the Application for a Certificate of Appropriateness shall issue with respect to the following changes and variances, as more particularly set forth in the revised plans and associated design details and catalogues and documents included in the record, and subject to the following conditions:

11. That the two main entrances of the 2-Unit Buildings and the two main entrances at either end of the 4-Unit Buildings are approved with covered entries having a decorative rail system and appearing supported by structural columns with a round fiberglass decorative column enclosure. The decorative rail system shall consist of Colonial style posts, rails, and balusters. (see Fiberglass Column and Base Plan)
12. That the main entrance doors of the 2-Unit Buildings and the 4-Unit Buildings are approved as arch top entrance doors without transom units above.
13. That the building windows of the 2-Unit Buildings and the 4-Unit Buildings are approved as double hung window units without transom units above, except for the windows above the four centered unit windows in the 4-unit buildings. All windows to have manufacturer's standard removable interior grilles.
14. That the bay window roofs of the 4-Unit Buildings are approved as fiberglass shingle roofs.
15. That the stone facing at the base of the 4-Unit Buildings is approved to terminate at a continuous stone ledge set at the sills of the windows.
16. That the elimination of the transom window units above the bay window roofs of the 4-Unit Buildings is approved.
17. That the increase in vertical size of the transom window units above the four center window units in the center bay of the 4-Unit Buildings is approved.
18. That the Colonial style cedar posts, rails, and balusters of the deck railing system of the 2-Unit Buildings and the 4-Unit Buildings are approved. **Note:** Spacing of all railing components to comply with the requirements of the Building Code of NY State, but if feasible from a construction perspective, the spacing of balusters shall be 4" maximum from centerline of baluster to centerline of baluster, or the maximum permitted 4" from inner edge to inner edge.
19. That the 12" stucco frieze detail running continuously along all four building elevations of the 2-Unit Buildings and the 4-Unit Buildings is approved.

20. That the 12” stucco window head and keystone trim detail and stucco window casing detail on the windows of the front elevations of the 2-Unit Buildings and the 4-Unit Buildings is approved.

11. That the 12” stucco window head and keystone trim detail on the windows of _____ the side and rear elevations of the 2-Unit Buildings and the 4-Unit Buildings is _____ approved _____ ;and _____

BE IT FURTHER RESOLVED, that the design elements and details and finalized specifications and materials incorporated in the approvals herein to the HPC's satisfaction, are found to meet the design constraints for Appropriateness set forth in § 195-60(L) of the Village Code, it being expressly found as follows:

1. That the revisions represented by the Certificates are appropriate to the historic zone regarding designs, colors, arrangement, textures and materials.

2. That the revisions do not alter the previously approved scale of the buildings.

3. That the revisions are visually compatible with the Mansion and the zone, and do not harm the interplay between the new structures and the Mansion.

4. That the revised new construction is consistent with the architectural styles and historic value of the historic zone, and that according to the Village Historian and Village Historical Architect, the elimination of connected _____ transom windows (except for those remaining above the center section of _____ the 4-unit buildings) actually is a better representation of the architectural _____ style and period of the Mansion, and the garage doors and surrounding _____ details reflect the design of the no longer standing carriage house as based _____ upon the review of early photographs; and _____

BE IT FURTHER RESOLVED and understood, that the Certificates of Appropriateness establish in conjunction with prior approvals, the overall design philosophy and approach to be utilized, and establish design and details and materials to a high degree of specificity, subject only to the final review and determination of the Planning Board, and Planning Board acting as the ARB.

Motion: Member Renud

Second: Chairperson Bracken

Roll call vote: Member Cupak	Aye	Member Ward	Absent
Member Renud	Aye	Member Levin	Absent
Member Williams	Aye		
Chairperson Bracken	Aye		

The resolution carried.

Dated: April 8, 2010

