

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE RD.
NEW CITY, N.Y. 10956

ARCHITECTURAL REVIEW BOARD

REGULAR MEETING
TUESDAY, DECEMBER 19, 2017
7:30 P.M. – VILLAGE HALL

PRESENT

ARLEEN JANIS, ACTING CHAIRMAN
MOSHE ZAMIR
FRANCIE BRINN
ANGELA ESPOSITO

ABSENT

HOWARD BAUM, CHAIRMAN

ALSO PRESENT

CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

ARB APPLICATION 2017-8 – SAUL TAUB,

19 Pleasant Ridge Rd.
New Hempstead, N.Y.

The Applicant is requesting approval of the design of an addition to his single-family dwelling. The property is located on the north side of Pleasant Ridge Road, 900 feet east from the intersection of Ash Lawn Ave. in the Village of New Hempstead, designated on the Town of Ramapo Tax maps as Section 41.20, Block 1, Lot 49 in a 1R-25 zone.

Present

Mr. Taub
Stanley Mayerfield, Architect

Mr. Mayerfield made the presentation. He presented a photo. The home is a “classic” Colonial with an extremely steep driveway. They plan to take down the garage and, in its place, build a new garage to the right and further back. This will gain distance and bring the garage closer to code. They are also proposing a 15’ wide first and second floor extension in its place. A new 23’ wide garage with a second story is being proposed on the far right of the house. Also, a new one-story addition is being proposed at the rear of the house. The total additional building coverage being proposed is about 1200 sq. ft. The existing siding, roofing shingles and windows will be removed from the existing structure and will be replaced with the same architectural elements that are being proposed for the new addition. The windows will be replaced with Anderson windows. There will be a new roof; Rusted Black, Tamko roofing. Siding will be gray vinyl; white trim around the windows, standard wide garage door.

Acting Chairman Janis offered the following motion, which was seconded by Moshe Zamir:

Resolution # ARB 2017-15

Resolved, that the Architectural Review Board hereby accepts the application of Saul Taub, 19 Pleasant Ridge Road, New Hempstead, N.Y. as presented. Acting Chairman Janis called for a vote. The vote was 4-0. The resolution was adopted.

ARB Application 2017-9 – Dave & Sheva Oliver & Tzipora Reitman

7 Ash Lawn Ave.
New Hempstead, N.Y. 10977

The applicants are requesting approval of the design of an addition to their single-family dwelling. The property is located on the west side of Ash Lawn Avenue, 370.13 feet from the intersection of Grandview Avenue: Designated on the Town of Ramapo tax map as Section 41.20, Block 1, Lot 66 in a 1R-25 zone.

Present:

Elliot Sisman, Sammy Construction
Sheva Oliver
Stanley Mayerfeld, Architect

The house is an existing hi-ranch. They are proposing an addition to the left side of the house.

They are adding approximately 4 feet to the width of the house. All new siding (blue gray); the make is Royal Crest. The roof will be changed. The windows changed to Anderson windows. The front is also being brought out; including the entrance. The roof is aged wood; black/brown – Tamko. No variances will be needed. It will fit right into the neighborhood.

Acting Chairman Janis offered the following motion, which was seconded by Mrs. Esposito:

Resolution # ARB 2017-16

Resolved, that the application of Oliver & Reitman, 7 Ash Lawn Avenue is hereby accepted as presented. Acting Chairman Janis called for a vote. The vote was 4-0. The resolution was adopted.

Approval of Minutes of July 18, 2017 and August 15, 2017

Mrs. Brinn offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-17

Resolved, that the minutes of the Architectural Review Board from July 18, 2017 are hereby approved. Acting Chairman Janis called for a vote. The vote was 3-0. The resolution was adopted.

Mrs. Brinn offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-18

Resolved, that the minutes of the Architectural Review Board from August 15, 2017 are hereby approved. Acting Chairman Janis called for a vote. The vote was 3-0. The resolution was adopted.

Acting Chairman Janis offered the following motion, which was seconded by Moshe Zamir:

Resolution # ARB 2017-19

Resolved, that the meeting held by the Architectural Review Board on December 19, 2017 is Hereby adjourned. Acting Chairman Janis called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary