

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
May 10, 2016**

MEMBERS PRESENT: Scott Wheatley
Wayne Garrison
William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Joseph Chabot

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>
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NEW ITEM:

CHRISS PERGOLA	ACCESSORY STRUCTURE	HABR#16-05
49 Woods Road, Palisades	APPROVED	
78.18 / 1 / 10; R-80 zoning district		

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 8:00 P.M.

DATED: May 10, 2016

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 OF ORANGETOWN
2016 MAY 24 PM 1 11
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

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

HABR # 16-05
May 10, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-05: Application of Neil Chriss for review of a proposed pergola / arbor at a single-family residence located at 49 Woods 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 / 10; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 10, 2016 at which time the Board made the following determination:

William Bosley, contractor, appeared.

The following documents were presented:

1. Site plan signed and sealed by Daniel Sherman, Landscape Architect dated December 9, 2015.
2. A letter dated March 29, 2016 from Dan Sherman.
3. Five computer generated pictures of the rear yard.
4. Three pages of hand drawn details of the arbor.

William Bosley testified that he has an active building permit for the pool and the terraces on the property; that he went into the building department to amend the permit and add an arbor and requested to go before the Historic areas board of review for the review of the arbor; that the building inspector told him that he needed a variance for the arbor; that he appeared before the Zoning Board and they agreed with him that he did not need a variance and told him to go forward to have the Historic Areas Board review the arbor/pergola; that the pergola is being built out of IPE which is similar to mahagoney; that they have not decided if they are planting the pergola with wisteria or bamboo; that the pergola will have for corner lights cast bullet lighting that will shine down and there will be down lighting on the steps and around the pool; that the lights are on a control system; and that trees will be planted between the pergola and the neighbors' house.

PUBLIC COMMENT:

Jerome Lieberman, 43 Woods Road, stated that he wants to make sure that the lighting is not shining up onto their property.

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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 pergola/arbor: cast bullet lighting (down lighting), alcove natural block and bluestone flooring and grey Ipe wood.

1. The pergola/arbor shall be built of grey ipe wood.
2. The lighting shall be cast bullet down lighting in the four corners of the pergola.
3. The stone shall be alcove natural block and bluestone.

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 HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.

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TOWN OF CHATHAM

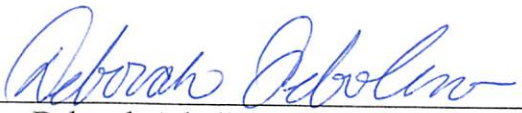
DECISION: In view of the foregoing and the testimony before the Board, the application; for the pergola/arbor is APPROVED.

The foregoing resolution to approve the pergola/ arbor was presented and moved by Thano Schoppel, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, 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: May 10, 2016

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

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