

MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
November 8, 2016

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

ABSENT: Joseph Chabot

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>NEW ITEMS:</u>	<u>DECISION</u>	<u>HABR #</u>
BARAK POOL 42 Woods Road, Palisades, NY 78.18 / 1 / 38; R-80 zoning district	APPROVED AS PRESENTED	HABR#16-15
THE CUNNINGHAM HOUSE 118 Main Street, Tappan, NY 77.11 / 3 / 2; CS zoning district	APPROVED AS PRESENTED	HABR#16-16

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 8:45 P.M.

DATED: November 8, 2016

HISTORIC AREAS BOARD OF REVIEW

BY: Deborah Arbolino  
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
BUILDING INSPECTOR (Individual Decisions)  
TOWN BOARD MEMBERS SUPERVISOR

TOWN OF ORANGETOWN  
2016 NOV 16 AM 11 01  
TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: William Bosley (Barak Pool)  
12 Sugarhill Road  
Palisades, N.Y. 10960

HABR # 16-15  
November 8, 2016  
Permit #45862

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-15: Application of Tuvia Barak for review of a new in-ground pool at an existing single-family residence located at 42 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 / 38; R-80 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 8, 2016 at which time the Board made the following determination:

William Bosley, Contractor, appeared.

The following documents were presented:

1. Survey dated May 14, 2015 with the latest revision date of September 23, 2016, signed and sealed by Anthony R. Celentano, L.S..
2. Plans labeled "Pool Structural Details Barak #46 Woods Road, Palisades" dated September 21, 2016, signed by Thomas W. Scrabble, P.E.
3. Pool interior color sheet by Hydrazzo Classico.

William Bosley stated that the pool is low key 18' by 42' with a bluestone coping and grass surrounding it; that the property is gated and fenced and they are adding an automatic pool cover so an additional fence is not required; that the color of the pool interior will be "French grey" which will look like a Mediterranean blue when it is filled with water; that the pool will have three interior lights only; and the pool equipment will be ten feet from the property line within a cedar shadow-box fenced in area.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE  
2016 NOV 16 PM 11 01  
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 pool:

1. The pool shall be 18' by 38' with a bluestone coping and surrounded by grass.
2. The pool shall have three interior lights and no other lighting is proposed for around the pool.
3. The interior of the pool shall be French grey which will look blue when water is added.
4. The mechanicals for the pool shall be ten feet from the property line and enclosed by a cedar fence.

**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.**

TOWN CLERKS OFFICE

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TOWN OF ORANGETOWN

Barak Pool  
HABR# 16-15  
Page 3 of 3

Permit # 45862

DECISION: In view of the foregoing and the testimony before the Board, the application for the pool is APPROVED.

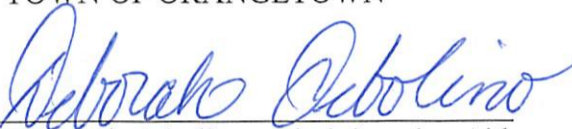
The foregoing resolution to approve the pool was presented and moved by Thano Schoppel, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye; Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Joseph Chabot was absent.

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: November 8, 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- M.M.

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

TOWN OF ORANGETOWN  
2016 NOV 16 PM 11 01  
TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Greg Verrilli, Esq. (Cunningham House)  
100 Dutch Hill Road Suite 390  
Orangeburg, New York 10962

HABR # 16-16  
November 8, 2016  
Permit # 44237

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-16: Application of The Cunningham House for review of the parking lot and fence. The premises are located at 118 Main Street, in the Town of Orangetown, Hamlet of Tappan, New York, Chapter 12, Section 12-4 (A), Historic Areas Board of Review. Tax Numbers: 77.11 / 3 / 2; CS zoning district. This house is known as the "Dr. Morris Bartow House" on the national Register of Historic Places.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 8, 2016 at which time the Board made the following determination:

Steve Janson, Owner and Gregg Verrilli, Attorney appeared.

The following documents were presented:

1. Survey for Janson dated March 5, 2016 with the latest revision date of 9/17/2016 signed and sealed by Anthony R. Celentano, P. L.S..
2. Project Narrative with Exhibit A (Current Deed); Exhibit B (Pictures of Parking Lot). Exhibit C (Historic Board Approval of Parking lot), Exhibit D (Prior Deeds), Exhibit E (Pictures of Fence, ), Exhibit F (Yaboo Invoice & Website Information)
3. A memorandum dated December 9, 2015 from John Giardiello, P.E., Director, Office of Building, Zoning and Planning Administration and Enforcement, Town of Orangetown.

Greg Verrilli, Attorney, Stated that they have working with the Town to straighten out the problems with the site since March 2014; that they had problems coordinating with the building department and there was some miscommunication on both sides; that they did get a denial from the building department and they did appear before the Planning board and were told that they needed a lot more work done to meet the drainage requirements and all of that took a long time; that they had to do perk tests and finally in July 2016 they received a preliminary approval after adding two additional drywells to the exiting one for drainage; and since that approval they have appeared before the zoning board and your board before returning to planning for final approval.

Steve Janson stated he was under the impression that he didn't need approval for the fence; that he needed to appear before the Historic Board if he made any changes to the building; and that he misunderstood what the Board told him when Thano Schoppel invited him to attend a meeting; that the fence is cedar and it is four feet high; that the tip foot is lattice and they have planted arborvitae by it; and that the ground floor is retail space and the other three floors are used for his media business.

Margaret Raso, Chair, made a motion that the Board to vote separately on the gravel driveway and the fence; which motion was seconded by Larry Bucciarelli and carried unanimously.

**PUBLIC COMMENT**

No public comment

**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 parking area and fence are approved:

1. The parking lot shall be gravel.
2. The four foot fence shall remain western red cedar consisting of three foot high lateral slats, topped with a one foot decorative lattice.
3. The Board informed the applicant that the signs for the businesses must be reviewed by the Historic Board.

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TOWN CLERKS OFFICE  
2016 NOV 16 PM 11 01  
TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony before the Board, the application for the gravel parking area and the four foot fence shall remain western red cedar consisting of three foot high lateral slats, topped with a one foot decorative lattice is APPROVED.

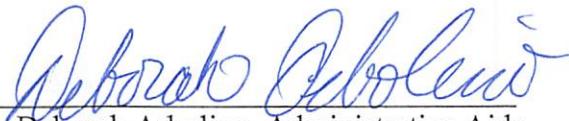
The foregoing resolution to approve the gravel parking area was presented and moved by Thano Schoppel, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Joseph Chabot was absent.

The foregoing resolution to approve the cedar fence was presented and moved by William Walther, seconded by Scott Wheatley; and the following was discussed: (1) the existing fence shall screen lights from the card when parking in the lot, in lieu of plants that may fail to grow; (2) that plants would need to be watered and maintained; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Joseph Chabot was absent.

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: November 8, 2016

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
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