

**MINUTES**  
**HISTORIC AREAS BOARD OF REVIEW**  
**JANUARY 14, 2014**

**MEMBERS PRESENT:** Scott Wheatley  
Wayne Garrison  
Thano Schoppel  
Margaret Raso  
William Walther  
Thomas Quinn

**ABSENT:** Larry Bucciarelli

**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> |
|--|-----------------|---------------|
| <u>POSTPONED ITEMS:</u>                            |                 |               |
| KARAFIOL<br>78.13 / 1 / 3.13; R-40 zoning district | APPROVED        | HABR#13-22    |
| <u>NEW ITEM:</u>                                   |                 |               |
| KOLITCH<br>78.18 / 1 / 18; R-40 zoning district    | APPROVED        | HABR#14-01    |

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 8:30 P.M.

DATED: January 14, 2014

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 CLERKS OFFICE  
2014 JAN 28 AM 11 11  
TOWN OF ORANGETOWN

DECISION  
**POOL AND FENCE APPROVED AS PRESENTED**

TO: Adam and Dayna Karafiol  
7 Kopac Lane  
Palisades, New York 10964

HABR # 13-22  
January 14, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 22: Application of Adam and Dayna Karafiol for review of an in-ground pool, fence, shaded patio and grilling station at an existing single-family residence. The premises are located at 7 Kopac Lane in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.  
Tax Numbers: 78.13 / 1 / 3.13; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 14, 2014 at which time the Board made the following determination:

Adam Karafiol, Derek Bagan, B & B Pool, and Joshua Hampton, Landscape Perceptions, appeared.

The following documents were presented:

1. Survey dated January 15, 2010 with the latest revision date of 12/17/2010 with the proposed pool drawn on it.
2. A landscape plan by Landscape Perceptions dated 10.30. 2013 signed and sealed by Joshua Hampton.
3. A photo copy of the proposed fence.

Adam Karafiol stated that they built the house three years ago; that they have a two-year old son and another on the way; that they would like to install an in-ground pool in the backyard; that they are not proposing the shaded patio or grilling station presently; that the property has an existing fence all the way around it because they have two dogs; that they are proposing an additional fence for the pool and patio area; that the fence will be a four foot black aluminum fence with self locking gates; that the pool will have interior lighting; that the filter system will be in the southwest corner of the property and will be landscaped; that there will be additional landscape lighting but no other additional lights; and that the trees in the conservation easement will remain.

Derek Bagan, B & B Pools stated that the pool will be a 20' x 40' rectangular pool with Cambridge pavers Toffee Onyx White for the surrounding patio.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2014 JUN 28 AM 11 11

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 and fence are complimentary to the District.

1. The pool shall be a 20' x 40' rectangular pool.
2. The patio and surround shall be Cambridge pavers Toffee Onyx White.
3. The pool fence shall be four foot high black aluminum with self locking gates.

**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:**

TOWN CLERKS OFFICE  
2014 JAN 28 AM 11 11  
TOWN OF ORANGETOWN

- 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.**

**DECISION:** In view of the foregoing and the testimony before the Board, the application; Pool, Patio and Fence are APPROVED.

The foregoing resolution was presented and moved by William Walther seconded by Thano Schoppell and carried as follows: Margaret Raso, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppell, aye; and Thomas Quinn, aye. Larry Bucciarelli 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: January 14, 2014

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- B.vw.

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

TOWN CLERKS OFFICE

2014 JAN 28 PM 11 11

TOWN OF ORANGETOWN

DECISION  
IN-GROUND POOL AND FENCE APPROVED AS PRESENTED

TO: Jeff and Jennifer Kolitch  
59 Washington Spring Road  
Palisades, New York 10964

HABR # 14-01  
January 14, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 14-01: Application of Jeff Kolitch for review of an in-ground pool, fence, and patio at an existing single-family residence. The premises are located at 59 Washington Spring 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 / 18; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 14, 2014 at which time the Board made the following determination:

Jennifer Kolitch and Mike Insignares, Cool Pool, appeared.

The following documents were presented:

1. Topographic Survey dated May 18, 2000 by A.R. Sparaco, Jr., P.L.S., P.P. with the proposed pool hand drawn on it.
2. Pool Structural Details "Kolitch" dated 11/12/2013 by Thomas W. Skrable, P.E.
3. A computer generated picture of the proposed pool by Artistic Conception.

Jennifer Kolitch stated that they would like to install a rectangular pool in the backyard; and that they have four children

Mike Insignares, Cool Pool, stated that the pool would be rectangular gunite pool with a hydrazzo polished marble pool finish; that the coping for the pool and the patio would be bluestone; that the filter would be housed in the landscaped section of the yard; and that the fence would be Jerith Aluminum fence with self-latching gates to meet the code.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE  
2014 JAN 28 AM 11 11  
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, patio and fence are complimentary to the District.

1. The pool shall be rectangular gunite pool with a hydrazzo polished marble finish.
2. The coping of the pool and the patio shall be bluestone.
3. The pool filter shall be on the north side of the pool within the landscaped area.
4. The fence shall be a Jerith Aluminum fence with self-locking gates.

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**DECISION:** In view of the foregoing and the testimony before the Board, the application; Pool, Patio and fence is APPROVED.

The foregoing resolution was presented and moved by William Walther seconded by Thano Schoppel; and carried as follows: Margaret Raso, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Thomas Quinn, aye. Larry Bucciarelli 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: January 14, 2014

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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