

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
APRIL 12, 2016**

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

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>DECISION</u>	<u>HABR #</u>
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NEW ITEM:

BARRETO 28 Closter Road, Palisades 78.18 / 2 / 24; R-40 zoning district	ACCESSORY STRUCTURE APPROVED	HABR#16-02
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GOLEMAN 80 Ludlow Lane, Palisades 80.06 / 1 / 20; R-80 zoning district	ACCESSORY STRUCTURE APPROVED	HABR#16-03
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CHUNG 250 Route 9W, Palisades 78.14 / 1 / 3; R-40 ZONING DISTRICT	NEW HOUSE APPROVED	HABR#16-04
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Other Business:

HABR has requested that the Clerk notify the Director of OBZPAE that it is their opinion, pursuant to the Town Code, that the HABR only needs to review paint colors if a house is older than the December 1918 date set forth in the Code Section 12-4 and if the applicant is changing the color of the building, They thereby request that the Building Department follow the Town Code in referring paint color changes.

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: April 12, 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 CLERKS OFFICE
2016 APR 26 AM 10 31
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Nilsa Barreto
28 Closter Road
Palisades, N.Y. 10964

HABR # 16-02
April 12, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-02: Application of Nilsa Barreto for review of an existing playhouse at a single-family residence located at 28 Closter 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 / 2 / 24; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2016 at which time the Board made the following determination:

Nilsa Barreto appeared.

The following documents were presented:

1. Site plan with the playhouse drawn on it.
2. Architectural plans signed and sealed by Bart Rodi, P.E., dated 9/25/2015.
3. One small picture of the existing playhouse.

Nilsa Barreto stated that the playhouse has existed for many years; that she is currently using it for storage; that she had a fire in her house and the code enforcement officer told her that the playhouse was built illegally; that there had been an existing 14'x 16' shed where the playhouse is and when her girls were younger she removed the old shed and replaced it with the playhouse; that she did not know that she needed a permit to replace the shed but she has already received a variance for it.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2016 APR 26 AM 10 31
TOWN CLERKS OFFICE

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 existing playhouse are:

1. The roof is dark grey shingles.
2. The siding is beige vinyl on the sides and the front is cedar.
3. The gutters and leaders are white.
4. The window trim is white.
5. The front door is brown.

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 OF GUILDFORD
2015 APR 26 AM 10 31
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony before the Board, the application for the existing playhouse is APPROVED as presented.

The foregoing resolution to approve the existing playhouse was presented and moved by Thano Schoppell, seconded by William Walther; 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: April 12, 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

TOWN CLERKS OFFICE
2016 APR 26 AM 10 31
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Daniel and Tara Goleman
80 Ludlow Lane
Palisades, N.Y. 10964

HABR # 16-03
April 12, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-03: Application of Daniel and Tara Goleman for review of a detached accessory building at a single-family residence located at 80 Ludlow Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 80.06 / 1 / 20; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2016 at which time the Board made the following determination:

Michael Esmay, Architect, appeared.

The following documents were presented:

1. Copy of site plan based on a survey by Joseph T. Caruso, P.E., P.L.S., dated 12/21/1986 signed and sealed by Robert Michael Esmay, Architect, dated 2/29/2016 (1 page).
2. Architectural plans labeled "Accessory Structure for the Goleman Residence" dated 02/29/2016 signed and sealed by Robert Michael Esmay, Registered Architect (1 page).

Michael Esmay stated that his clients would like to remove the existing two-car garage and build an accessory structure to house their two horses; that they have appeared before the Zoning Board and were granted the necessary variances; that the only condition imposed was that the structure be built as shown on the proposed site plan; that the siding would be natural cedar siding, the roof would be gray; the windows would be custom windows; that the door to the second floor would open and hay will be stored there; that the door would be natural color cedar custom sliding door; and that the fence would be a split rail fence and the scale of the building is 25' x 25'.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2016 APR 26 AM 10 31

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 accessory structure (Copy of site plan based on a survey by Joseph T. Caruso, P.E., P.L.S., dated 12/21/1986 signed and sealed by Robert Michael Esmay, Architect, dated 2/29/2016; Architectural plans labeled "Accessory Structure for the Goleman Residence" dated 02/29/2016 signed and sealed by Robert Michael Esmay, Registered Architect) :

1. The roof shall be gray asphalt shingles.
2. The siding shall be natural cedar.
3. The soffits and fascia shall be natural cedar.
4. The gutters and leaders shall be 6: half round copper.
5. The windows shall be custom windows with natural cedar trim.
6. The door shall be a custom natural cedar sliding door.
7. Everything on the accessory building shall match/complement the existing house.

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.

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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:

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- 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

TOWN OF GRANGETOWN
2016 APR 26 AM 10 31
TOWN CLERK'S OFFICE

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREA BOARD OF REVIEW AT (845) 359-841

DECISION: In view of the foregoing and the testimony before the Board, the application; for the accessory structure: (Copy of site plan based on a survey by Joseph T. Caruso, P.E., P.L.S., dated 12/21/1986 signed and sealed by Robert Michael Esmay, Architect, dated 2/29/2016; Architectural plans labeled "Accessory Structure for the Goleman Residence" dated 02/29/2016 signed and sealed by Robert Michael Esmay, Registered Architect) is APPROVED.

The foregoing resolution to approve the accessory structure was presented and moved by William Walther, 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. 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: April 12, 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

TOWN CLERKS OFFICE
2016 APR 26 AM 10 31
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Robert Hoene (Chung)
379 Piermont Avenue
Piermont, N.Y. 10968

HABR # 16-04
April 12, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-04: Application of Erica Chung for review of a new single-family residence located at 250 Route 9W, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.14 / 1 / 3; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2016 at which time the Board made the following determination:

Jay Greenwell, Land Surveyor, and Robert Hoene, Architect, appeared.

The following documents were presented:

1. Site plan dated March 14, 2016 signed and sealed by Jay A. Greenwell, Land Surveyor.
2. Architectural plans signed and sealed by Robert Hoene, Architect, dated 3/5/2013 with the latest revision dated of 1/6/2015.

Robert Hoene, Architect, stated that the stairs on the plan off of the kitchen lead up to an attic space of approximately 1,000 sq. ft.; that they would like to demolish the existing building; that that at first they thought they could save part of it and integrate the new with the old, but that just wasn't working; that they are placing the garage on the other side of the house; that the house will be 3,600 sq. ft. but when you add the other roofed over structures such as the porches and garages the total square footage is closer to 4,200 sq. ft.; that they are proposing off white (Navajo) hard stucco with a smooth finish for the exterior of the house; that they would like a to be able to decide the roof material when they are further along and have a choice of real slate, simulated slate or Timberline GAF in a slate color because they are not sure what the client has decided; that the porch and patio will be bluestone; that the doors will be carriage style; in white; that the porch will have recessed lighting in the ceiling and carriage style lamps by the doors; that they would prefer to not have railings if they can meet the code but if they need them they will wood as shown on the side; and that the extra living space that could be cut out of the attic is an additional 1,000 square feet; that the length and depth of the house is smaller than the houses on Kopac Lane; and it is approximately 85' x 50' east to west.

Jay Greenwell, Land Surveyor, stated that their client listened to everything that the Board and neighbors had to say and has returned to build on the front lot and leave the back lot alone; that they are planning to remove all of the existing sheds and the cement pads; that they are using the same driveway and adding new macadam where the plan is shaded for parking; that there is no disturbance to the pipe line property; that they are in compliance with the R-40 zoning; that the air conditioning pads will be located at the northwest corner of the house and the generator will be located at the northeast corner.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2016 APR 26 AM 10 31
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 addition/renovation to the house: (Site plan dated March 14, 2016 signed and sealed by Jay A. Greenwell, Land Surveyor; Architectural plans signed and sealed by Robert Hoene, Architect, dated 3/5/2013 with the latest revision dated of 1/6/2015)

1. The roof shall be a choice between real slate, simulated slate or architectural GAF Timberline shingles in the color Slate.
2. The siding shall be off white hard stucco in smooth finish (Navajo).
3. The soffits and fascia shall be white vinyl aluminum.
4. The gutters and leaders shall be white aluminum.
5. The windows shall be white Pella windows with either simulated grills or grills on the interior.
6. The front door shall be off-white wooden door.
7. The garage doors shall be off-white Clopay Aluminum carriage style doors.
8. The outdoor lighting shall be bronze.
9. The air conditioning pad shall be located at the northwest corner of the house and the generator shall be located at the northeast corner of the house.
10. The patio and porch shall be bluestone.
11. The lighting on the porch shall be recessed lighting and carriage lights shall be installed by the doors.

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- 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

TOWN OF CHARLESTOWN
2016 APR 26 AM 10 32
TOWN CLERK'S OFFICE

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREA BOARD OF REVIEW AT (845) 359-8410


DECISION: In view of the foregoing and the testimony before the Board, the application; for the addition/ renovation: : (Site plan dated March 14, 2016 signed and sealed by Jay A. Greenwell, Land Surveyor; Architectural plans signed and sealed by Robert Hoene, Architect, dated 3/5/2013 with the latest revision dated of 1/6/2015) is APPROVED.

The foregoing resolution to approve the application 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: April 12, 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- R.A.O.

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

TOWN CLERKS OFFICE
2016 APR 26 AM 10 32
TOWN OF ORANGETOWN