

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
DECEMBER 8, 2015**

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

ABSENT: Joseph Chabot

ALSO PRESENT: Elizabeth Decort, Senior Clerk Typist
Denise Sullivan, Deputy Town Attorney
Jennifer Johnson, 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>NEW ITEMS:</u>		
CHRISS FENCE & GATE 49 Woods Road, Palisades 78.18 / 1 / 10; R-40 zoning district	APPROVED	HABR#15-21
LEHMAN GENERATOR 43 Woods Road, Palisades 78.18 / 1 / 11; R-40 zoning district	APPROVED	HABR#15-22
NUELL 15 Closter Road, Palisades 78.18 / 1 / 58; R-40 zone	APPROVED	HABR#15-23
YONDERHILL 1 Closter Road, Palisades 78.18 / 1 52; R-40 zone	APPROVED	HABR#15-24

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: December 8, 2015

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
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TOWN CLERKS OFFICE

DECISION
FRONT YARD FENCE HEIGHT APPROVED AS PRESENTED

TO: William Bosley (Chriss fence)
12 Sugarhill Road
Nyack, New York 10960

HABR # 15-21
December 8, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 15-21: Application of Neil Chriss to install a steel fence and gate at an existing 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-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 8, 2015 at which time the Board made the following determination:

William Bosley appeared.

The following documents were presented:

1. Site plan dated October 16, 2015 by Daniel Sherman, Landscape Architect.

William Bosley testified that they have received zoning board approval for the six-foot fence; that they are replacing an existing six-foot fence that did not have a variance, with an iron fence that is powder coated bronze to last longer; that the entrance will have two stone pillars and an automatic gate with a call button; that the pillars were inspired from Tallman Park; that the pillar will have a prairie style lamp with down lighting that will run on timers; that there will be two more lights, one on the garage and one on the side entrance; and that the new fence is much more transparent than the existing cedar fence.

PUBLIC COMMENT:

Joan Lehman, 43 Woods Road, asked if this is the same type of fence that Miki Hyun installed; and asked by the wood fence was being removed and if anyone else in the area has a gate and fence like this.

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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 proposed : Entrance Gate & two (2) Pillars with stone cap piers and iron fence with a bronze colored powder coating.

1. There shall be two (2) six and half (6'6") foot pillars at the driveway entrance.
2. The stone on the six and a half (6'6") foot pillars shall be grey/brown Alcove natural rock with a stone pier cap to match the stone walls.
3. On top of the Pillars, there shall be two (2) prairie style lanterns with shields for downlighting, which shall be on a timer.
4. There will be an iron bronzed coated powder gate with pickets between the two (2) pillars.
5. The fence shall be two (2") inch flat steel support bar steel picket painted bronze.

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:

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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

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

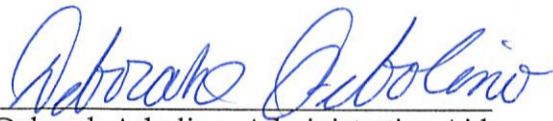
DECISION: In view of the foregoing and the testimony before the Board, the application; for the pillars, fence and gate are APPROVED.

The foregoing resolution to approve the application for Entrance Gate, two (2) pillars with stone cap piers and prairie style down –lighting with a bronze coated iron fence as presented was moved by Thano Schoppel, seconded by Larry Bucciarelli; 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: December 8, 2015

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
2015 DEC 11 AM 10 41
TOWN OF ORANGETOWN

DECISION
STANDBY GENERATOR APPROVED AS PRESENTED

TO: Joan Lehman
43 Woods Road
Palisades, New York 10964

HABR # 15-22
December 8, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 15-22: Application of Joan Lehman to install a standby generator at an existing single family residence located at 43 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 / 11; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 8, 2015 at which time the Board made the following determination:

Joan and Jerome Lehman appeared.

The following documents were presented:

1. Partial site plan showing proposed location of generator.
2. Two 8 x 10 pictures of the area.
3. Survey of the property dated November 4, 2014 by William D. Youngblood, P.C...

Joan Lehman stated that she and her husband would like to install a new standby generator for emergencies with replacement of electric and natural line; that they contacted all sixteen (16) neighbors to inform them of the project and did not hear any objection; that this is a quiet connect series generator; that it shall be installed on the side of the carport approximately one hundred (100') feet from the road and will be shielded by shrubs'; that they live and work from home and need heat, air conditioning, and refrigerator ; during power outages; that the generator will be screened by a fence and vegetation including hydrangeas; that the concrete slab and gas line exist because this generator will be replacing the older smaller one near the gardening shed; and the gardening shed also serves as a barrier for noise.

PUBLIC COMMENT:

Fred Little, 71 Woods Road, stated that he appreciates the boards due diligence and if larger applications were handled the way Joan and Jerry Lehman did the board members' lives would be much easier.

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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 standby generator application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed standby generator and fence is acceptable as presented.:

1. The light tan metal generator with a dark brown stained screening fence located near the existing carport and gardening shed with plants and hydrangeas.

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

TOWN CLERKS OFFICE
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TOWN OF ORANGETOWN

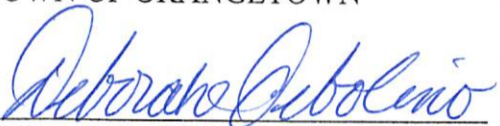
DECISION: In view of the foregoing and the testimony before the Board, the application; for the standby generator and dark brown stained wood screening fence is APPROVED.

The foregoing resolution to approve the standby generator and dark brown stained wood screening fence 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; 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: December 8, 2015

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
2015 DEC 11 AM 10 41
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Robert Nuell
15 Closter Road
Palisades, New York 10964

HABR # 15-23
December 8, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 15-23: Application of Robert Nuell for a renovation to an existing single family residence, which includes new windows, doors, lights and a new fence. The residence is located at 15 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 / 1 / 58; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 8, 2015 at which time the Board made the following determination:

Robert Nuell appeared.

The following documents were presented:

1. Copy of survey dated 12/3/1986 by Richard August.
2. Architectural plans dated September 22, 2015 labeled "Nuell Residence -Phase 1" signed and sealed by Margaret L. Fowler, Architect, (5 pages).

Larry Bucciarelli stated that he is an abutting property owner but did not feel the need to recuse himself for this application.

Robert Nuell stated that they are doing interior and some exterior renovations; that they would eventually like to add an addition to the house; that they are changing the color of the existing door and replacing it with a new Dutch door to match the existing opening; that they are replacing windows and lights in kind with the existing; that the windows shall be Marvin, the gutters shall be copper half-round gutters and leaders; that the light will be a Thomas Lighting outdoor wall lantern in black finish model "Hawthorne 1"; and the fence shall be wood lattice in its natural color like the picture submitted without the arch; that the gravel driveway will remain; and that they will return to the Board when they are ready to build the planned for addition.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2015 DEC 11 AM 10 41
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 proposed renovations “Architectural plans dated September 22, 2015 labeled “Nuell Residence –Phase 1” signed and sealed by Margaret L. Fowler, Architect, (5 pages)”:

1. The gutters and leaders shall be copper half round.
2. The windows shall be wood Marvin windows painted white and as fit in the existing openings.
3. The new bay window on the east elevation of the house first floor shall have a standing seam copper roof or charcoal gray lifetime shingles by Timberline to match the existing roof.
4. The existing front and rear doors shall be replaced with similar doors painted red and as fit in existing openings.
5. The fence shall be wood lattice in its natural color.(picture submitted)
6. The new outdoor wall lantern shall be Thomas Lighting in a black finish. (picture submitted)

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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 proposed renovations to the existing dwelling as shown on the "Architectural plans dated September 22, 2015 labeled "Nuell Residence -Phase 1" signed and sealed by Margaret L. Fowler, Architect, (5 pages)" is APPROVED.

The foregoing resolution to approve the proposed renovations to the existing dwelling as shown on the "Architectural plans dated September 22, 2015 labeled "Nuell Residence -Phase 1" signed and sealed by Margaret L. Fowler, Architect, (5 pages)" was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; 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: December 8, 2015

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
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DEPT. OF ENVIRONMENTAL
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HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERKS OFFICE
2015 DEC 11 AM 10 41
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Steven Lonsdale & Ernest Quick (Yonderhill)
3 Closter Road
Palisades, New York 10964

HABR # 15-24
December 8, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 15-24: Application of Yonderhill Building to paint the structure that predates 1918. The building is located at 1 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 / 1 / 52; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 8, 2015 at which time the Board made the following determination:

Ernest Quick and Richard Benizio appeared.

The following documents were presented:

1. A computer generated picture of the building with the Yonderhill sign above the door.

Ernest Quick stated that he is the owner of the building and lives next door to the building and they care about the building; that is has been painted four or five times over the years and they just found out that they needed to appear before the Board; that the building will be painted Benjamin Moore PM2 and the stairs will be painted gray to match the existing; that the building is primed right now and will be painted in the spring.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2015 DEC 11 AM 10 41
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 proposed paint shall be Benjamin Moore PM2 white and the stairs shall be gray:

1. The front of the building shall be painted Benjamin Moore PM2 white.
2. The stairs and landing shall be painted gray to match the existing.

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

TOWN OF ORANGETOWN
2015 DEC 11 AM 10 41
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony before the Board, the application to paint the building Benjamin Moore PM2 white and the stairs and landing gray; is APPROVED.

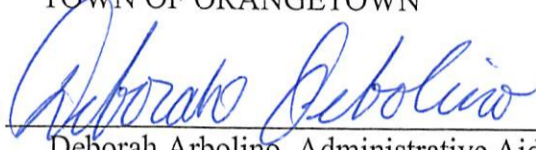
The foregoing resolution to approve painting the front of the building Benjamin Moore PM2 white and the stairs and landing gray was presented and moved by Scott Wheatley, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Scott Wheatley, aye; Thano Schoppel, aye; Wayne Garrison, 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: December 8, 2015

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- N.A.

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

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2015 DEC 11 AM 10 42

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