

**MINUTES**  
**HISTORIC AREAS BOARD OF REVIEW**  
MAY 13, 2014

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

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>
<u>NEW ITEM:</u>		
TAPPAN REFORMED CHURCH 70.10 / 2 / 16; R-15 zone	APPROVED	HABR#14-03
PRUSINOWSKI BARN 78.18 / 2 / 13.1; R-40 zoning district	POSTPONED	HABR#14-04
PEREZ DEMOLITION 78.17 / 2 / 2; R-40 zone	APPROVED	HABR#14-05

OTHER BUSINESS:

Brown Pool Project, 80.06 / 1 / 25; R-40 zone: Applicant was instructed by the Assistant Town Attorney that the project must be properly published and noticed before the Board could legally make a decision regarding such application.

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: May 13, 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 OF ORANGETOWN  
2014 MAY 20 AM 11 25  
TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Joseph Agnello  
22 Greenbush Road  
Tappan, New York 10982

HABR # 14-03  
May 13, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-03: Application of Tappan Reformed Church for review of a garage conversion to living quarters at an existing single-family residence. The premises are located at 22 Greenbush Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.  
Tax Numbers: 77.10 / 2 / 16; R=15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 13, 2014 at which time the Board made the following determination:

Joseph Agnello appeared.

The following documents were presented:

1. Survey.
2. Drawing of the proposed change to the building.

Joseph Agnello stated that he has a photoshop picture of the alteration from the exterior of the building; that he is planning to remove the existing garage door and in its place have an ingress/egress window that meets building code; that the window would match the existing windows of the house; that the glass would be low-e glass; that the siding would be clapboard to match the existing house; that he could not add another window because of the set up on the interior of the space; that there would be an interior door in that area; that he could add wood shutters to the window to match the shutters on the existing house; and that trying to keep the existing garage door or adding another window is not within his budget.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2014 MAY 20 AM 11 25  
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 changes to the garage entrance of the single family residence on the church property are complimentary to the District.

1. The siding shall be clapboard to match the existing house.
2. The vinyl windows and the pine trim shall be white to match the existing house.
3. The applicant shall add wood shutters to the new window that match the existing wood shutters on the 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.**

***\*\* 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 OF ORANGETOWN  
2014 MAY 20 AM 11 25  
TOWN CLERKS OFFICE

- 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.**

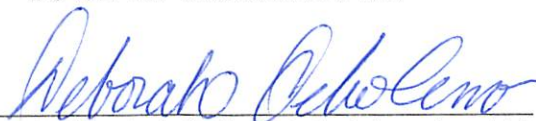
DECISION: In view of the foregoing and the testimony before the Board, the application is APPROVED with the Specific Condition that the new window meet the ingress/ egress requirements and the window shall have wood shutters to match the existing shutters.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Margaret Raso and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, 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 13, 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- R.A.O.

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

TOWN CLERKS OFFICE  
2014 MAY 20 AM 11 25  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Efraim Rodriguez (Perez)  
160 Hudson Avenue  
Havestraw, New York 10927

HABR # 14-05  
May 13, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-05: Application of Radame Jose Perez for review of the demolition of an existing single-family residence. The premises are located at 42 Heyhoe 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: 78.17 / 2 / 2; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 13, 2014 at which time the Board made the following determination:

Radame Jose Perez and Efraim Rodriguez appeared.

The following documents were presented:

1. Copy of survey for Chamberlin dated Oct. 6, 1952.

Radame Perez stated that he purchased the house on a short sale in November 2013; that it would cost too much to try to repair the existing structure; that he would like to remove the existing structures and come back to the Board with plans for a new house; that he would like to start the demolition in June; that he asbestos testing and electrical have already been done; and that he would not be blocking the road during the demolition or removal of materials.

PUBLIC COMMENT:

Andy Fowler, 5 Heyhoe Woods Road, asked if everything would be removed from the site; and for notification if the road would be blocked during the demolition or removal.

**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.

**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.**

TOWN OF ORANGETOWN  
2014 MAY 20 AM 11 25  
TOWN CLERKS OFFICE

**\*\* 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.**


DECISION: In view of the foregoing and the testimony before the Board, the application to demolish the existing house and garage is APPROVED.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by Wayne Garrison; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; Thano Schoppel, 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 13, 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- M.M.

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

TOWN CLERKS OFFICE  
MAY 20 11 25 AM  
TOWN OF ORANGETOWN