

MINUTES
HISTORIC AREAS BOARD OF REVIEW
 NOVEMBER 12, 2013

MEMBERS PRESENT:

Scott Wheatley
 Wayne Garrison
 Margaret Raso
 William Walther
 Larry Bucciarelli
 Thano Schoppel
 Thomas Quinn
 None

ABSENT:

Deborah Arbolino, Administrative Aide
 Ann Marie Ambrose, Official Stenographer
 Denise Sullivan, Deputy Town Attorney

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>		
<u>NEW ITEMS:</u>		
TOWNSLEY/OLSON 78.18 / 1 / 55; R-40 zoning district	APPROVED	HABR#13-19
RICCOBONO 78.18 / 1 / 54; R-40 zone	APPROVED	HABR#13-20
SCHMIDT 80.07 / 1 / 8; R-40 zone	APPROVED	HABR#13-21

Other Business:

Tappan Library (HABR#12-13): modification to the siding at the water table to the Library. 93 Main Street, Tappan, N.Y. 77.11 / 3 / 65 & 66 .The Board discussed changing the siding to brick on the bottom portion of the barn addition to the Library and agreed that it would match the existing Library better than siding. The Library shall use GlenGery brick in "Flagstaff" which is a one-half (1/2) inch modular thin brick series. The foregoing modification/resolution was presented and moved by Margaret Raso, which motion was seconded by Bill Walthers and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; Thomas Quinn, aye; William Walthers, aye; and Scott Wheatley, aye. Thano Schoppel recused himself because he is a member of the Library Board.

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 9:00 P.M.

DATED: November 12, 2013

HISTORIC AREAS BOARD OF REVIEW

BY: Deborah Arbolino
 Deborah Arbolino
 Administrative Aide

TOWN CLERKS OFFICE

2013 DEC 4 PM 1 29

TOWN OF ORANGETOWN

DISTRIBUTION:

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

DECISION

APPROVED AS PRESENTED

TO: Alan Townsley and Lisa Olson
7 Closter Road
Palisades, New York 10964

HABR # 13-19
November 12, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 19: Application of Alan Townsley and Lisa Olson for review of a repair and replacement of a front porch at an existing single-family residence. The premises are located at 7 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 / 55; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 12, 2013 at which time the Board made the following determination:

Alan Townsley and Lisa Olson appeared.

The following documents were presented:

1. Architectural plans dated September 19, 2013 signed and sealed by Kier B. Levesque, Architect.

Alan Townsley stated that they do not want to change a thing about the house; that they have found structural damage on the front porch and it must be repaired; that they are planning to replace everything to match what exists but they have to make two changes; that the railings on the porch must be built slightly higher to meet the new code; that the other change is that the stairs to the porch must have a railing to meet code and they are matching this railing to the look of the existing rail along the porch; that the roof had a channel gutter that was the demise of the porch and will be replaced with half round copper gutter with a downspout on the west front side of the front column; that the trim will be preserved and the missing piece will be replicated ; that the roof shall be metal and replaced in kind in gray; the columns shall be square and there shall be cedar lattice to match existing on the bottom portion of the porch.

PUBLIC COMMENT:

No public comment.

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TOWN OF ORANGETOWN

FINDINGS OF FACT:

2. 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: (Architectural plans dated September 19, 2013 signed and sealed by Kier B. Levesque, Architect) are complimentary to the District.
1. The roof shall be galvanized steel manufactured by Galvalum in the color "gray hi".
2. The gutters and leaders shall be half round copper.
3. The original trim shall be preserved and replaced in kind.
4. The columns shall be square.
5. The railings shall be replaced in kind but must be slightly higher to meet code and the steps shall have the same railing to meet code.
6. All wood shall be painted white.
7. And as detailed on Sheet A-1 and A-2 of the Architectural plans dated September 19, 2013 signed and sealed by Kier B. Levesque, Architect.

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

2013 DEC 4 PM 1 29

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 for the replacement porch is **APPROVED**.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by William Walther; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Thomas Quinn, 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: November 12, 2013

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
OEBZPAE
BUILDING INSPECTOR- M.M.

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

TOWN CLERKS OFFICE

2013 DEC 4 PM 1 29

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Paul and Suzanne Riccobono
5 Closter Road
Palisades, New York 10964

HABR # 13-20
November 12, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 20: Application of Paul and Suzanne Riccobono for review of refurbishment of an existing single-family residence. The premises are located at 5 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 / 54; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 12, 2013 at which time the Board made the following determination:

Paul and Suzanne Riccobono and John Fellgraff, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 09/09/2013 signed and sealed by John Fellgraff, Architect.
2. A copy of survey dated April 21, 2005 by Jeffrey Donnellon, PLS.
3. Two pages of lanterns labeled "The Westmoreland".

Paul Riccobono stated that they love everything about the house and want to keep it and make it better; that they would like to add one window where there isn't one and to level two existing windows which would look better; that they are proposing to use Hardie Board in place of the current cedar siding but it would look the same in texture, pattern and color as the existing cedar; that the windows in the house are broken and cannot be opened; that they looked into trying to make them operational but most of the original glass has been replaced and the windows are not in good enough condition to refurbish; that they are proposing to replace the existing windows with the same size as the existing windows; that the front porch and stairs are in terrible structural condition and they are hoping to remove it and rebuild the porch identically to its current look while reusing the decorative wooden main posts; that the new proposed windows shall be pvc frame coated wood sash that match the dimension of the existing; that are planning to re-use or replace the existing shutters in kind; that the air conditioner shall be under the front porch behind the lattice; that they are proposing to install gas lanterns, if they can get them from Westmoreland, and if not they will install similar electric lanterns; and that they have no objection to using cedar instead of the hardi board.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2013 DEC 4 PM 1 29
TOWN OF ORANGETOWN

FINDINGS OF FACT:

4. 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 refurbishment of 5 Closter Road: (Architectural plans dated 09/09/2013 signed and sealed by John Fellgraff, Architect) are complimentary to the District.
1. The roof shall match the existing Timberline roof.
2. The siding shall be cedar clapboard painted gray to match existing house.
3. The original shutters shall be re-used or replicated.
4. The gutters and leaders shall be half round aluminum.
5. The front door shall be wood painted black.
6. The windows shall be replaced with simulated divided light style windows with as close a match as can be found.
7. Two windows that are not level will be readjusted to be level with each other and the new proposed window that is proposed on the east side of the house can be either rectangular as proposed or changed to an oval window.
8. The applicant has the choice to install One (1) gas lantern by Westmoreland (American Gas Lamp Works Model #300 Westmoreland Post Mounted with Fluted Post (Black/Mantle) beside the walkway or a similar coach style electric light; and the choice to install one (1) gas lantern by Westmoreland (American Gas Lamp Works Model #300 Westmoreland Wall Mounted (Black/Mantle) or a similar Coach style electric light shall be installed on the porch.
9. The front porch and steps shall be rebuilt in kind.
10. The air conditioning unit shall be under the front porch behind lattice.

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TOWN CLERKS OFFICE

2013 DEC 4 PM 1 30

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; : (Architectural plans dated 09/09/2013 signed and sealed by John Fellgraff, Architect) is APPROVED.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Thomas Quinn; 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 recused himself

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 12, 2013

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT	TOWN CLERK
TOWN BOARD MEMBERS	HIGHWAY DEPARTMENT
HABR MEMBERS	TOWN HISTORIAN
SUPERVISOR	DEPT. OF ENVIRONMENTAL
TOWN ATTORNEY	ENGINEERING
DEPUTY TOWN ATTORNEY	HABR, PB, FILE
OBZPAE	PB, ZBA, ACABOR CHAIRMAN
BUILDING INSPECTOR- B.v.w.	

TOWN CLERKS OFFICE

2013 DEC 4 PM 1 30

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: William Bosley (Schmidt Pool)
10 Sugarhill Road
Nyack, New York 10960

HABR # 13-21
November 12, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 21: Application of Michael Schmidt for an amendment to HABR#12-12 for changes to an approved in-ground pool, fence and small retaining wall at an existing single-family residence. The premises are located at 18 Lawrence Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.07 / 1 / 8; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 12, 2013 at which time the Board made the following determination:

William Bosley appeared.

The following documents were presented:

1. Infinity Pool plans dated 10/25/2013 signed and sealed by Dominick Richard Pilla, P.E..
2. Pool structural plan dated 9/25/2013 signed and sealed by William A. Truss, P.E..
3. Subsurface sewage disposal system details dated 11/14/2012 revised 10/24/2013 signed and sealed by Paul Gdanski, P.E.

Bill Bosley stated that he is before the Board to amend a previous approval for the Schmidt pool; that the applicant has adjusted the shape of the pool and its design; that they have decided on a trapezoid shaped infinity pool with the vanishing edge on three sides; that the pool equipment has been relocated to the east side of the pool that the patio has been changed to an Ipe deck; and that a small retaining wall has also been added to the west of the house; that it will be a fieldstone wall approximately 3-4 feet tall and that the new generator will be installed to the south of the wall.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2013 DEC 4 PM 1 30

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 for the pool and wall are complimentary to the District.

1. The pool shall be a trapezoid shaped infinity pool with the vanishing edge on three sides.
2. The pool shall be plaster interior in lava apavisa nigro.
3. The cap for the pool shall be bluestone.
4. The pool equipment shall be on the east side of the pool.
5. The retaining wall on the west side of the house shall be fieldstone approximately 3-4 feet tall.
6. The new generator shall be installed to the south of the new wall.

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TOWN CLERKS OFFICE
2023 DEC 4 PM 1:30
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
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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.

DECISION: In view of the foregoing and the testimony before the Board, the application; Infinity Pool, retaining wall and generator is **APPROVED**.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Larry Bucciarelli; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Thomas Quinn, 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: November 12, 2013

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.v.w.

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

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2013 DEC 4 PM 1 30
TOWN OF ORANGETOWN