

**MINUTES**  
**HISTORIC AREAS BOARD OF REVIEW**  
November 4, 2014

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

ABSENT:                   Margaret Raso  
                              Joseph Chabot

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

William Walther, Acting 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>
80 LUDLOW LANE 80.06 / 1 / 20; R-80 zone	ADDITION/ALTERATION APPROVED	HABR#14-17
6 POST LANE 78.17 / 2 / 42; R-40 zone	ADDITION/ALTERATION APPROVED	HABR#14-18
OUR LADY OF SACRED HEART CHAPEL 77.11 / 1 / 11; R-15 zone	WINDOWS AND WOOD SIDING APPROVED	HABR#14-19

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 9:15 P.M.

DATED: November 4, 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 NOV 13 PM 11 27  
TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Michael Esmay (80 Ludlow)  
17 Van Houton Street  
Upper Nyack, New York 10960

HABR # 14-17  
November 4, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-17: Application of 80 Ludlow Lane for review of an addition and alteration to an existing single-family residence. The premises are 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, November 4, 2014 at which time the Board made the following determination:

Michael Esmay, Architect, appeared.

The following documents were presented:

1. Architectural Plans dated 09/10/2014 with the latest revision date of 10/06/2014 ( 8 pages).

Michael Esmay, Architect, stated that the house was recently purchased by the Goldman's; that they are moving from Massachusetts to the house; that they are both writers; that the house was built around 1986; that they are adding a third floor to the existing house that will provide two work spaces with river views and a small bathroom; that the second floor is being expanded to add a dance/exercise space and the round sections of the house are being squared off; that the proposed changes are in keeping with the character of the neighborhood; that there will not be a new barn structure; and that the roof shall be slate grey asphalt shingles; the gutter and leaders shall be copper; that windows and doors shall be green and the cedar shingles shall be painted dune gray.

PUBLIC COMMENT:

No public comment.

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**FINDINGS OF FACT:**

1. 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 09/10/2014 with the latest revision date of 10/06/2014 (8 pages).) are complimentary to the District.
  
1. The roof shall be grey asphalt GAF shingle.
2. The siding shall be painted dune grey cedar shingles.
3. The soffits and fascia shall be grey 1" x6" T & G Pine
4. The gutters and leaders shall be half round copper.
5. The windows shall be forest green vinyl clad wood Andersen window.
6. The trim shall be white composite azek.
7. The garage doors shall be custom wood and glass.
8. There will not be a barn structure constructed at this time.

**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 NOV 13 PM 11 27  
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; addition [Architectural Plans dated 09/10/2014 with the latest revision date of 10/06/2014 (8 pages)] is APPROVED.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; and Thano Schoppel, aye. Joseph Chabot and Margaret Raso were 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: November 4, 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  
2014 NOV 13 PM 11 27  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Michael Tersigni (6 Post Lane)  
141 Washington Spring Road  
Palisades, New York 10964

HABR # 14-18  
November 4, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-18: Application of 6 Post Lane for review of an addition to an existing single-family residence. The premises are located at 6 Post Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 78.17 / 2 / 42; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 4, 2014 at which time the Board made the following determination:

Michael Tersigni, Architect, and Mathew Bartels and Katrina Eisinger appeared.

The following documents were presented:

1. Architectural plans dated 07/26/ 2010 with the latest revision date of 08/12/2014 signed and sealed by Raymond E. Boos, Architect.

Michael Tersigni, Designer, stated that they are adding a one story addition to match the existing slope lines; that they are adding a fitness room and small deck and the indoor pool; that the concrete will match the existing concrete and they do not plan on adding stone presently.

PUBLIC COMMENT:

No public comment.

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TOWN CLERKS OFFICE

**FINDINGS OF FACT:**

1. 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 07/26/ 2010 with the latest revision date of 08/12/2014 signed and sealed by Raymond E. Boos, Architect) are complimentary to the District.
  
1. The roof shall match the existing asphalt shingles.
2. The siding shall be Board and Batten to match existing.
3. The soffits and fascia shall match existing.
4. The gutters and leaders shall be aluminum to match existing.
5. The windows shall be Andersen aluminum to match existing.
6. The trim shall be 1x4" stock to match existing.
7. The doors shall be Nana Wall Aluminum to match existing.
8. The deck shall be IPE natural grey.

**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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TOWN CLERKS OFFICE

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
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- 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; addition [Architectural plans dated 07/26/ 2010 with the latest revision date of 08/12/2014 signed and sealed by Raymond E. Boos, Architect] is APPROVED.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; and Thano Schoppel, aye. Joseph Chabot and Margaret Raso were 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: November 4, 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 NOV 13 AM 11 27  
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Father Francis Conka  
120 Kings Highway  
Tappan, New York 10983

HABR # 14-19  
November 4, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-19: Application of Our Lady of Sacred Heart for review of replacement windows, vinyl siding and removal of a ramp at the chapel. The premises are located at 110 Kings Highway, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.  
Tax Numbers: 77.11 / 1 / 11; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 4, 2014 at which time the Board made the following determination:

Father Francis, Nick Sfraga, contractor and Tom Quinn appeared.

The following documents were presented:

1. A copy of the survey for the property.
2. Computer generated pictures of the church showing existing conditions and proposed.

Tom Quinn explained to the Board that the windows on the upper portion of the building have rotted sills and water is damaging the inside walls; that they would like to replace them as soon as possible; that they are planning to replace them with new windows to match the existing windows; that they would like to replace the siding with Hardi-Board because it is low maintenance; that the front of the church will not have cedar siding under the clapboard because that was the location of the original stable doors; that they can replace the rotted clapboard with wood clapboard to match if the Board does not want them to use the Hardi Board; that the handi-cap ramp is not being removed and that they can adjust the size of the windows as suggested and they will make sure all the windows have simulated divided lights.

PUBLIC COMMENT:

Carol LaValle, 73 Main Street, Tappan, stated that she is representing the Tappantown Historic Society; that she wants to commend the church for the beautiful work and that she is happy to hear that they would be using wood siding and not the vinyl siding that was mentioned in the publication

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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 application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed replacement windows and siding are complimentary to the District.

1. The siding shall be cedar siding or pre-painted wood.
2. The soffits and fascia shall be scraped and repainted.
3. The windows shall be Asure Wood windows with simulated divided lites.
4. The windows on the second level of the front elevation of the church shall be replaced with two double hung windows and not one large in each space.
5. The trim shall be scraped and painted.

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TOWN OF ORANGETOWN

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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; windows and siding [as marked on pictures at the meeting ] are APPROVED.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; and Thano Schoppel, aye. Joseph Chabot and Margaret Raso were 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: November 4, 2014

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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HABR MEMBERS  
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HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

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