

MINUTES
HISTORIC AREAS BOARD OF REVIEW
OCTOBER 8, 2013

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

ABSENT: Thomas Quinn

ALSO PRESENT: 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> | | |
| DOLAN 77.15 / 1 / 70; R-15 zoning district | ENCLOSED PORCH AND DECK APPROVED | HABR#13-16 |
| SCULLY 80.06 / 1 / 29; R-80 zone | GATES APPROVED | HABR#13-17 |
| COHEN 78.13 / 1 / 3.3; R-40 zone | POOL, PATIO AND FENCE APPROVED | HABR#13-18 |

Other Business:


Tappan Library (HABR#12-13): modification to the proposed handicap ramp entrance to the Library. 93 Main Street, Tappan, N.Y. 77.11 / 3 / 65 & 66
The Board discussed the changes; and the as built survey that eliminates the need for the handicap ramp as previously proposed and discussed the proposed bluestone set into concrete that will gradually meet the new entrance. The foregoing modification/resolution was presented and moved by Larry Bucciarelli, which motion was seconded by Bill Walthers and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, 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 inscrted 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: October 8, 2013

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

2013 OCT 24 PM 2 06

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Carol Dolan
5 Van Wardt Place
Tappan, New York 10983

HABR # 13-16
October 8, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 16: Application of Carol Dolan for review of an addition to an existing single-family residence. The premises are located at 5 Van Wardt Place, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 77.15 / 1 / 70; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 8, 2013 at which time the Board made the following determination:

Carol Dolan and Meg Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans dated May 16, 2013 signed and sealed by Margaret Fowler, Architect. (6 pages)

Carol Dolan stated that the old deck is in poor condition; that they would like a little more space and want to build an enclosed porch with a deck to the side of it; that they are proposing to use #1 Cedar stain railing and #1 yellow pine for the flooring and steps; that there will be transparent stain on all; that the balusters shall be black metal ; and that there will be flat skylights in the enclosed porch on one side of the roof.

Meg Fowler, Architect, stated that the roof will match the house; that there shall be one spotlight on the wall facing down to the deck near the existing door and on the east wall on the south side; and that the rest of the lighting will be interior; that they are shifting the walkway out to meet the new deck and they may landscape below the enclosed porch rather than use lattice.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2013 OCT 29 PM 2 06

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 enclosed sunroom and deck [Architectural plans dated May 16, 2013 signed and sealed by Margaret Fowler, Architect (6 pages)] are complimentary to the District.

1. The asphalt roof of the proposed sunroom shall match the existing house, GAF Timberline Sherwood.
2. The decking shall be #1 yellow pine stained transparent with #1 cedar railing stained transparent and black metal balusters.
3. The sunroom shall have screens.
4. The area below the sunroom if landscaped shall be planted with evergreens.

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 OCT 24 PM 2 06

TOWN OF ORANGETOWN

Dolan
HABR# 13-16
Page 3 of 3

- 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 May 16, 2013 signed and sealed by Margaret Fowler, Architect. (6 pages) for a sunroom and deck are APPROVED.

The foregoing resolution was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walthey, aye; Scott Wheatley, and aye Thano Schoppel, aye. Thomas Quinn 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: October 8, 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.vw.

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

TOWN CLERKS OFFICE
2013 OCT 24 PM 2 07
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Walter Aurell (Scully)
171 Kings Highway
Orangeburg, New York 10962

HABR # 13-17
October 8, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 17: Application of Sean Scully for review of two automatic driveway gates at an existing single-family residence. The premises are located at 19 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 / 29; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 8, 2013 at which time the Board made the following determination:

Walter Aurell, Architect, appeared.

The following documents were presented:

1. A copy of a survey by Jeffrey W. Donnellor, PLS with the proposed gates added, signed and sealed by Walter Aurell, Architect.
2. Architectural drawing of the gates (2 pages) dated August 16, 2013 signed and sealed by Walter Aurell, Architect.

Walter Aurell, Architect, stated that the driveway is a semi-circular driveway that has existing ornate manually operated wood gates that are stationary; that it would be a major restoration to make these existing gates operable again; that they are proposing to add a new automatic steel swing gate "Mohegan Iron Works Gate" ; that the gate is 4 ½' in height and opens electronically; that there would be a Supra box installed for fire and ambulance, which would have keys; that the gate would be steel painted dark charcoal; that they may paint the existing ornate gate the same color and move it to the open position at 90 degree angles; and that there is a black chainlink fence that meets the gate; that it is not visible because it is covered with vines.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2013 OCT 24 PM 2 07

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 gate (A copy of a survey by Jeffrey W. Donnellor with the proposed gates added, signed and sealed by Walter Aurell, Architect; Architectural drawing of the gates (2 pages) dated August 16, 2013 signed and sealed by Walter Aurell, Architect) are complimentary to the District.

1. The gate shall be 4 ½ feet high steel automatic swing gate in charcoal.
2. There shall be a Supra box installed for emergency vehicle access.
3. The existing ornate gate shall remain and moved to a 90 degree angle and may be painted charcoal to match the new automatic gate.

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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TOWN CLERKS OFFICE
2013 OCT 24 PM 2 07
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; Gate [(A copy of a survey by Jeffrey W. Donnellor with the proposed gates added, signed and sealed by Walter Aurell, Architect; Architectural drawing of the gates (2 pages) dated August 16, 2013 signed and sealed by Walter Aurell, Architect)] is APPROVED.

The foregoing resolution was presented and moved by William Walther, 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 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: October 8, 2013

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: *Deborah Arbolino*
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

TOWN CLERKS OFFICE
2013 OCT 24 PM 2 07
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Marc Comito (Cohen pool)
PO Box 300
West Nyack, New York 10994

HABR # 13-18
October 8, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 18: Application of Jared and Stephanie Cohen for review of an in-ground pool, spa and fence at an existing single-family residence. The premises are located at 19 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: 78.13 / 1 / 3.3; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 8, 2013 at which time the Board made the following determination:

Marc Comito, contractor, appeared.

The following documents were presented:

1. Plot plan for Cohen dated 09/10/2013 signed and sealed by Paul Gdanski, P.E..
2. Schematic pool plan dated July 29, 2013 by Yost Design, not signed or sealed.
3. Pool plan dated September 10, 2013 signed and sealed by Paul Gdanski, P.E.

Marc Comito, contractor, stated that this is the third project for the Cohen's; that they are proposing to install an in-ground gunite pool with a slide, spa, patio and black aluminum fence with black chain link fence in the rear of the yard; that they are not proposing a pool house at this time; that they would like to ask the Board for permission to move the pool further into the rear yard if they need to because of the established landscaping; that they would not go any further than 30' from the rear property line; that the pool is shown at 60' from the rear lot line; that there will be no lighting; and that the patio would match the existing patio.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2013 OCT 24 PM 2 07

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 pool, spa, slide, patio and fence [Plot plan for Cohen dated 09/10/2013 signed and sealed by Paul Gdanski, P.E.; Schematic pool plan dated July 29, 2013 by Yost Design, not signed or sealed; Pool plan dated September 10, 2013 signed and sealed by Paul Gdanski, P.E.; are complimentary to the District.

1. The pool shall be an in-ground gunite pool.
2. The patio shall match the existing patio in techno block "Inca Riviera".
3. There shall be a fifteen foot slide, waterfall and spa in the pool design.
4. The fence shall be black aluminum in the front and on the sides and black chain link in the rear.
5. There shall be no lighting or cabana approved with this application.
6. The applicant has permission from the Historic Areas Board of Review to move the pool twenty-five feet further into the rear yard near the northerly property line but it must meet the zoning requirements.

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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TOWN CLERKS OFFICE

2013 OCT 24 PM 2 07

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; Pool, slide, spa, patio and fence Plot plan for Cohen dated 09/10/2013 signed and sealed by Paul Gdanski, P.E.; Schematic pool plan dated July 29, 2013 by Yost Design, not signed or sealed; Pool plan dated September 10, 2013 signed and sealed by Paul Gdanski, P.E.;] is APPROVED.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Thano Schoppel; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; and Thano Schoppel, aye. Thomas Quinn 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: October 8, 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
OBZFAE
BUILDING INSPECTOR-

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

TOWN CLERKS OFFICE

2013 OCT 24 PM 2 07

TOWN OF ORANGETOWN