

MINUTES
HISTORIC AREAS BOARD OF REVIEW
SEPTEMBER 10, 2013

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

ABSENT:

ALSO PRESENT: Elizabeth Decort, Clerk Typist
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>
PALISADES PRESBYTERIAN CHURCH SIGN 78.18 / 2 / 9; R-22 zoning district	SIGN APPROVED	HABR#13-12
BARRIE 77.07 / 1 / 37; R-15 zoning district	WINDOWS APPROVED	HABR#13-13
STORY/GERSCHINA 80.08 / 1 / 31.1 R-40/R-80 zone	POOL, LANDSCAPING ALTERATIONS APPROVED	HABR#13-14
BRODSKY 78.13 / 1 / 3.14; R-40 zone	OUTDOOR LIVING AREA APPROVED	HABR#13-15

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: September 10, 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 SEP 27 PM 12 55

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Bigelow Green
240 Tweed Boulevard
Nyack, New York 10960

HABR # 13-12
September 10, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 12: Application of Palisades Presbyterian Church for review of a new sign at an existing church. The church is located at 117 Washington Spring 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 / 2 / 9; R-22 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 10, 2013 at which time the Board made the following determination:

Bigelow Green and William Pfaff, Architect, appeared.

The following documents were presented:

1. Survey dated July 12, 2013 signed and sealed by Jay A. Greenwell, L.S.
2. Part Architectural Site Plan, Church Sign Plan, Elevation & Details dated August 27, 2013 signed and sealed by William Pfaff, Architect.

Bigelow Green stated that the church is set to celebrate its 150th anniversary and the plans before the Board are part of the celebration; that the sign will identify the church with the information that it was established in 1863 and also let people know that the church is active and open to new members.

William Pfaff, Architect, stated that the sign was designed to be consistent with the architecture of the church and the historic area; that the two cedar posts would be painted white; that the carved letters on the sign would be painted black; that the removable sign panels would focus on current activities taking place at the church; that the sign would face Washington Spring Road; that there would be one small up light on a timer to be used at night; that they are also proposing eight bollard lighting fixtures, low landscaping and a gravel drive; and that the bottom portion of the sign would have interchangeable letters to display upcoming events.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2013 SEP 27 PM 12 55
TOWN OF ORANGETOWN

FINDINGS OF FACT:

3. 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 sign (Survey dated July 12, 2013 signed and sealed by Jay A. Greenwell, L.S.; and Part Architectural Site Plan, Church Sign Plan, Elevation & Details dated August 27, 2013 signed and sealed by William Pfaff, Architect) are complimentary to the District.
1. The posts for the sign shall be red cedar wood painted white with low profile PVC post cap painted white.
2. The main sign panel shall be 2' thick PVC panel painted white and secured to the sign posts.
3. The cross shape shall be fully cut through sign panel.
4. The letters on the sign shall be engraved and painted text.
5. There shall be removable sign panels under the main sign with two lines of changeable text.
6. The sign shall be lit with one small ground mounted light fixture with "up light" to light face of church sign on a timer.
7. There shall be eight (8) low profile ground mounted bollard light fixtures in the low landscaping.

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 SEP 27 PM 12 55
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; [Survey dated July 12, 2013 signed and sealed by Jay A. Greenwell, L.S.; and Part Architectural Site Plan, Church Sign Plan, Elevation & Details dated August 27, 2013 signed and sealed by William Pfaff, Architect] is **APPROVED**.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by Scott Wheatley; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; Scott Wheatley, aye; and Thomas Quinn, aye. William Walther was not present for this application. Thano Schoppel 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: September 10, 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-R.O.

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

TOWN OF ORANGETOWN
2013 SEP 27 PM 12 55
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

TO: Elizabeth Barrie
222 Kings Highway
Tappan, New York 10983

HABR # 13-13
September 10, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 13- 13: Application of Elizabeth Barrie for review of new windows at an existing single-family residence. The premises are located at 222 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: 77.07 / 1 / 37; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 10, 2013 at which time the Board made the following determination:

Elizabeth Barrie and David Sirois, contractor, appeared.

The following documents were presented:

1. Architectural plans dated July 23, 2013 signed and sealed by Barbara Marks, Architect, (7 pages).

Elizabeth Barrie testified that she would like to replace the current windows with new windows similar to the original windows.

David Sirois, contractor, testified that the existing metal frame windows are single pane; that they are using a manufacturer that replicates original windows with insulated glass with an energy efficient seal; that some of the windows will be lowered and all will be installed with wood casings.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2013 SEP 27 PM 12 55
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 new windows are complimentary to the District.

1. The windows shall be black steel manufactured by optimum and the trim shall be wood to match the siding.

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 OF ORANGETOWN
2013 SEP 27 PM 12:55
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 for the new replacement windows is **APPROVED**.

The foregoing resolution was presented and moved by Thomas Quinn, seconded by Margaret Raso; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; Scott Wheatley, aye and Thomas Quinn, aye. Thano Schoppel was absent. William Walther was not present for this hearing.

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: September 10, 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-M.M.

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

TOWN CLERKS OFFICE

2013 SEP 27 PM 12 55

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Jacob Bump (Story Gerschina)
54 Elizabeth Street
Red Hook, New York 12571

HABR # 13-14
September 10, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#13-14: Application of Sara Story and Ken Gerschina for review of an addition and renovation of an existing single-family residence. The premises are located at 23 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: 80.08 / 1 / 31.1; R-40/ R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 10, 2013 at which time the Board made the following determination:

Walter Sevastian, Derk Dennison, Marc Streter, and Jacob Bump appeared.

The following documents were presented:

1. Plans by Nelson Byrd Woltz, Landscape Architects dated August 8, 2013 (17 pages), not signed or sealed.
2. Architectural plans (89 pages) by Hanington Engineering Consultants ; Gilsanz, Murray, Sterficek, LLP and Langnan Engineering and Environmental Services.
3. Demo Plan, Elevations & Notes signed and sealed by Jonathan Bostwick, Architect.

Jacob Bump, contractor, stated that the project involves a renovation to the existing single-family residence and the addition of a new pool and various landscaping additions including new site walls and terraces; and restorations to the exterior of the building; that they are replacing all of the windows with new windows that are the same size and in the same location as the current; that the new windows will be true-divided light insulated windows; that the brick exterior façade has some inlaid bricks that will be cleaned and re-painted; that the roof will be slate grey; that the existing shutters are decorative and not currently functional; that he pintels on the shutters will be reused, reconditioned and rewired; that some of the exterior fixtures will be reconditioned and rewired; that the southeast portion of the house has a pergola that will be removed; and a deck on the southeast portion of the house will be removed; that the doors will be replaced in kind; that the gutters will be 16 oz. hammered copper gutters; that the leaders will remain the same; that the fence around the pool will be four foot in height and wire mesh metal with self-closing hinges; that the air-conditioning units in the windows will be moved; there will be five (5) air conditioners enclosed behind a stone wall with a wooden gate; and the condensers and generator will be outside with landscaping; and that the proposed two (2) car garage is not part of the application, that current project is for a parking area.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2013 SEP 27 PM 12 55
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 renovations and pool: [Plans by Nelson Byrd Woltz, Landscape Architects dated August 8, 2013 (17 pages), not signed or sealed. Architectural plans (89 pages) by Hanington Engineering Consultants ; Gilsanz, Murray, Sterficek, LLP and Langan Engineering and Environmental Services. Demo Plan, Elevations & Notes signed and sealed by Jonathan Bostwick, Architect] are complimentary to the District.

1. The roof shall be slate manufactured by Vermont Slate in gray.
2. The outside of the house shall remain brick.
3. The soffits and fascia shall be custom wood painted gray.
4. The gutters and leaders shall be custom copper.
5. The doors shall be custom wood doors.
6. The shutters shall be custom wood shutters.
7. The windows shall be Reilly windows wood and glass custom made.
8. The trim shall be custom wood trim gray/white in color.
9. The lighting shall be metal custom made.
10. The stone or rock being used on the structure shall match the existing bedrock, bluestone and granite.

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TOWN CLERKS OFFICE
2013 SEP 27 PM 12 55
TOWN OF ORANGECETOWN

- 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; : [Plans by Nelson Byrd Woltz, Landscape Architects dated August 8, 2013 (17 pages), not signed or sealed.; Architectural plans (89 pages) by Hanington Engineering Consultants ; Gilsanz, Murray, Sterficek, LLP and Langnan Engineering and Environmental Services; Demo Plan, Elevations & Notes signed and sealed by Jonathan Bostwick, Architect] is APPROVED.

The foregoing resolution was presented and moved by William Walther; , seconded by Larry Bucciarelli and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; and Thomas Quinn, aye. Thano Schoppel 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: September 10, 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
OEZPAE
BUILDING INSPECTOR- B.vvw.

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

TOWN OF ORANGETOWN
2013 SEP 27 PM 12:55
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

TO: Marc Comito (Brodsky)
P.O. Box 300
West Nyack, New York 10994

HABR # 13-15
September 10, 2013

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#13-15: Application of Jeff and Shari Brodsky for review of an outdoor living area including a free-standing water wall, in-ground pool, cabana, grilling station and trellis patios at a single-family residence. The premises are located at 5 Kopac 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 / 3.14; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 10, 2013 at which time the Board made the following determination:

Robert Hoene, Architect, and Marc Comito, contractor, appeared.

The following documents were presented:

1. Survey by Jay Greenwell dated 01/29/2013 with the latest revision date of 08/09/2013.
2. Five computer generated pictures of the proposed rear yard improvements.
3. Landscape Planting Plan dated 07/26/2013 by Daniel Sherman, Landscape Architect (5 pages).
4. Architectural plans dated 05/22/2013 by Robert Hoene, Architect, (2 pages).

The Brodsky's would like to install an outdoor living area in their backyard consisting of a freestanding water wall, in-ground pool, cabana, grilling station, trellis and patios; that the pool house would resemble the main house with all of the same materials on the exterior; that the front door of the cabana will be stained mahogany and consistent with the front door of the house; that the two rear doors will six panel solid glass doors for storage; that the grilling station will have countertops; that the pool equipment will be behind the cabana; that the cabana will be 10' x 14' with coach lights on the side and rear doors; that the freestanding wall on the west side of the property will feature water and the water will be on the interior of the wall only and the wall is composed of stone; that the fence will be black chain link in the back and black aluminum toward the front; that the conservation easement currently has trees and the gas line are further southwest; that revised plans will be submitted showing the location of the pool equipment behind the cabana and the cabana elevations indicated on Jay Greenwell's plot plan supersedes the landscape architects plan.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE
2013 SEP 27 PM 12:55
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 outdoor living area: (Survey by Jay Greenwell dated 01/29/2013 with the latest revision date of 08/09/2013; Five computer generated pictures of the proposed rear yard improvements; Landscape Planting Plan dated 07/26/2013 by Daniel Sherman, Landscape Architect (5 pages); Architectural plans dated 05/22/2013 by Robert Hoene, Architect, (2 pages); are complimentary to the District.

1. The cabana shall resemble the main house with matching materials: including Hardy Plank, NSVI contoured stone, and GAF Timberline Shingles to match house.
2. The pool equipment shall be located in the rear of the cabana at the east side.
3. There shall be a coach light on the cabana at the side and rear doors.
4. The fence shall be black chain link in the rear of the property with conservation easement and black aluminum fencing towards the front of the property; and the fence shall have two (2) self locking gates (self-closing and self-latching).
5. The patio shall be bluestone with stone risers.

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TOWN CLERKS OFFICE

2013 SEP 27 PM 12:55

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; outdoor living area: (Survey by Jay Greenwell dated 01/29/2013 with the latest revision date of 08/09/2013; Five computer generated pictures of the proposed rear yard improvements; Landscape Planting Plan dated 07/26/2013 by Daniel Sherman, Landscape Architect (5 pages); Architectural plans dated 05/22/2013 by Robert Hoene, Architect, (2 pages) is APPROVED.

The foregoing resolution was presented and moved by William Walther, seconded by Tom Quinn; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye; and Thomas Quinn, aye. Thano Schoppel 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: September 10, 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

TOWN CLERKS OFFICE
2013 SEP 27 PM 12 55
TOWN OF ORANGETOWN