

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
SEPTEMBER 8, 2015**

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

ABSENT: Thano Schoppel

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>
CHUNG RESIDENCE 246 Route 9W, Palisades 78.17 / 2 / 18; R-40 zoning district	CONTINUED	HABR#15-15
TSUKADA 639 Oak Tree Road, Palisades 78.17 / 2 / 36; R-40 zoning district	APPROVED	HABR#15-16
CHADHA 15 Kopac Lane, Palisades 78.13 / 1 / 3.10; R-40 zoning district	APPROVED	HABR#15-17

OTHER BUSINESS:

Amendment to HABR#15-14: Baranek: the applicant appeared several times before the Historic Areas Board of Review for a pool, patio, brick façade on the house; replacement of an overhang, driveway and looked at the fence and brick columns; however it was brought to the attention of the building department that the brick columns, fence and gate at the driveway were not made part of the building permit application. The applicant appeared tonight to get clarification that the Board was o-k with the fence, gate and six brick columns. Larry Bucciarelli made a motion to approve the columns, fence and gate with instructions for the applicant to amend his building permit application to include these items; which motion was seconded by Margaret Raso and carried unanimously.

TOWN OF ORANGETOWN  
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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 8, 2015

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  
2015 SEP 15 PM 1 24  
TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Keizo Tsukada  
639 Oak Tree Road  
Palisades, New York 10964

HABR # 15-16  
September 8, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 15-16: Application of Keizo Tsukada for renovations and repairs at an existing single family residence located at 639 Oak Tree 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 / 36; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 8, 2015 at which time the Board made the following determination:

Keizo Tsukada and Margaret Fowler, Architect, Henry Ottley, Builder, appeared.

The following documents were presented:

1. Survey dated January 29, 2015 signed and sealed by Anthony R. Celentano.
2. Architectural plans dated June 22, 2015 by Margaret Fowler, Architect, four pages, not signed or sealed.
3. A picture of the fence that they are proposing to install that matches the fence at the Palisades Library.

Margaret Fowler, Architect, stated that the house is a 1900 sq. ft. house that is not changing its footprint; that they are restoring the house and removing the screening that was added to the front porch; replacing cedar clapboard as needed and painting.

Henry Ottley, Builder, stated that they will be using GAF shadow shingle for the roof in weathered grey; that the cedar clapboard will be finger joint; that the applicant has chosen real wood windows, double hung; that the sconces that will be placed by the front door, back door and French doors shall be Quoizel Seaford galvanized outdoor wall light.

Keizo Tsukada stated that they will not be building the rear deck at this time; that they will repairing some of the siding of the garage and painting it to match to the house, the roof shingles of the garage shall match the house in materials; and that they will be adding a split rail fence to the entire property with two gates as shown on the survey.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE  
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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 restoration( Survey dated January 29, 2015 signed and sealed by Anthony R. Celentano; Architectural plans dated June 22, 2015 by Margaret Fowler, Architect, four pages, not signed or sealed; A picture of the fence that they are proposing to install that matches the fence at the Palisades Library):

1. The roof shall be weathered grey asphalt GAF shadow shingles.
2. The siding shall be cedar clapboard 7 ½” finger joint painted dark grey.
3. The soffits and fascia shall be white painted wood.
4. The leaders and gutters shall be white aluminum.
5. The windows shall be wood inside & out SDL Lincoln double hung.
6. The trim is wood painted white.
7. The shutters shall be wood painted black.
8. The back door shall be manufactured by Lincoln painted white wood with glass.
9. The garage shall be repaired, painted to match the house with matching roof shingles.
10. The sconces shall be Quoizel Seaford 8 ½” High Galvanized Outdoor Wall Lights placed by the front door, back door and French door.
11. There shall be a split rail fence installed for the entire property with two gates.
12. The rear deck shown on the plans is not being 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:**

- 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

TOWN CLERK'S OFFICE  
2015 SEP 15 PM 1 24

TOWN OF ORANGETOWN

**IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO,  
CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.**

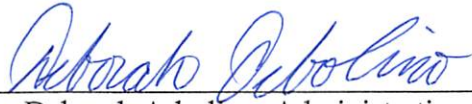
DECISION: In view of the foregoing and the testimony before the Board, the application; for the ( Survey dated January 29, 2015 signed and sealed by Anthony R. Celentano; Architectural plans dated June 22, 2015 by Margaret Fowler, Architect, four pages, not signed or sealed; A picture of the fence that they are proposing to install that matches the fence at the Palisades Library) ; is APPROVED.

The foregoing resolution to approve the application was presented and moved by Bill Walther, seconded by Joseph Chabot; and carried as follows: William Walther, aye; Scott Wheatley, aye; Joseph Chabot, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, 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 8, 2015

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  
2015 SEP 15 PM 1 24  
TOWN OF ORANGETOWN

**DECISION  
SOLAR PANELS APPROVED AS PRESENTED**

TO: Bill Allen (Chadha)  
203 Ridgewood Drive  
Elmsford, New York 10523

HABR # 15-17  
September 8, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 15-17: Application of Gurjeet Chadha for the installation of solar panels at an existing single family residence located at 15 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 / 3.10; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 8, 2015 at which time the Board made the following determination:

Ashley Furey, from the Solar City appeared.

The following documents were presented:

1. Arial shot of the site and house.
2. Site plan for house and panels dated 6/22/2015 signed and sealed by Paul K. Sacher, P.E..
3. Three computer generated 8 x 10 pictures of the house.
4. Three pages of spec sheets for the solar panels.

Ashley Furey stated that they are proposing to add 38 solar panels to the south side of the roof, which is in the back of the house and will not be seen from the road; that the panels are dark blue and blend with roof; and she submitted pictures of other houses with panels for the board to review.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2015 SEP 15 PM 1 24  
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 solar panels (Site plan for house and panels dated 6/22/2015 signed and sealed by Paul K. Sacher, P.E.; Three computer generated 8 x 10 pictures of the house; Three pages of spec sheets for the solar panels)

**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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- 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.**

TOWN OF GRANGETOWN  
2015 SEP 15 PM 1 24  
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DECISION: In view of the foregoing and the testimony before the Board, the application; for the solar panels (Site plan for house and panels dated 6/22/2015 signed and sealed by Paul K. Sacher, P.E.; Three computer generated 8 x 10 pictures of the house; Three pages of spec sheets for the solar panels); is APPROVED with the Specific Condition that all 38 solar panels are installed on the rear roof.

The foregoing resolution to approve the solar panels was presented and moved by Scott Wheatley, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye; Joseph Chabot, aye; Wayne Garrison, aye; Margaret Raso, aye; Larry Bucciarelli, 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 8, 2015

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- G.M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
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ENGINEERING  
HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

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