

MINUTES
HISTORIC AREAS BOARD OF REVIEW
JANUARY 13, 2015

MEMBERS PRESENT: Scott Wheatley
Margaret Raso
Thano Schoppel
William Walther
Larry Bucciarelli
Joseph Chabot

ABSENT: Wayne Garrison

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>
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CONTINUED ITEM:

PALISADES FREE LIBRARY 19 Closter Road, Palisades 78.17 / 2 / 22; R-40 zoning district.	APPROVED AS MODIFIED	HABR# 14-21
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NEW ITEMS:

RIELLY/OREFICE RESIDENCE 124 Washington Spring Road, Palisades 78.18 / 1 / 31; R-22 zoning district.	APPROVED AS PRESENTED WITH CONDITION OF VARIANCE APPROVAL	HABR#15-01
DRAGOO RESIDENCE 4 Woods Road, Palisades 78.18 / 1 / 48; R-40 zoning district.	APPROVED AS PRESENTED, APPLICANT MUST RETURN FOR APPROVAL OF EXTERIOR PAINT COLORS	HABR# 15-02

THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

William Walthers made a motion to reappoint Margaret Raso Chair of the Historic Areas Board of Review, which motion was seconded by Thano Schoppel and carried unanimously.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:45 P.M.

DATED: January 13, 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 CLERKS OFFICE
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TOWN OF ORANGETOWN

DECISION

APPROVED AS MODIFIED

TO: Maria Gagliardi (Palisades Free Library)
19 Closter Road
Palisades, New York 10964

HABR # 14-21
December 9, 2014
January 13, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-21: Application of Palisades Free Library for review of roof, lighting, sign and a hand rail at the existing Library. The premises are located at 19 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: 78.17 / 2 / 22; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 9, 2014 at which time the Board made the following determination:

Maria Gagliardi appeared.

The following documents were presented:

1. Topographic survey dated May 22, 2014 signed and sealed by William D. Youngblood, PLLC.
2. Drawing of site plan with label "Detail of New lamps and Handrail" .
3. A sketch of the proposed sign and lamp post and the order form for the tapered polyethylene lamp posts.
4. A color picture of the library and the old sign.
5. A computer generated picture of the Boston Street Light Post Top.
6. A large black and white picture of the library with the proposed new sign superimposed on it.

Maria Gagliardi stated that they are planning to replace the existing roof with a new roof in Pewter Gray GAF Timberline Asphalt UHD; that they cannot get the exact color shingles that are presently on the roof in the grade that they want; that they have moved the handicap parking to the front of the parking lot and there have been complaints from some people about the steeper grade from this area; that they are proposing to install a raw aluminum tubular handrail similar to the bike rack with two horizontal tubes and posts 6-8 feet apart; that the area along Oak Tree Road is very dark and they are proposing to add one more light in that area; that they are also proposing to switch out one and add a pole lamp with a new sign; and that they would like to continue until the next meeting to answer the concerns of the Board.

Several Board members told the applicant that they were not comfortable with the design and location of the proposed handicap railing; that they would like to know the elevations of the walkway and see more details for the proposed sign and that they are not happy with the color choice of the new roof.

PUBLIC COMMENT:

No public comment.

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Margaret Raso, Thano Schoppel, William Walthers, Scott Wheatley, Larry Bucciarelli and Joseph Chabot were present; Wayne Garrison was absent.

The following additional items were submitted for review:

1. A cover letter dated December 29, 2014 from Maria Gagliardi, Director, Palisades Free Library.
2. Typical A.D.A. Handrail Detail.
3. Three computer generated pictures of the proposed handicap railing.
4. An 11" x 17" picture of the proposed sign and lamp.
5. A print out from houzz gates and railings showing a heritage metalworks single bar railing.

Maria Gagliardi stated that the walkway to the library from the parking lot is at a slope of 1:12; one inch rise per foot, which is ADA compliant; that the slope was increased during the 2012 renovation because the library cut out the curb and created a landing in front of the door; that the landing is required by A.D. A. guideline; that to address the board's concerns regarding the length of the handrail, the library has changed the original request to limit the extension of the handrail to where it is needed most; that the new proposal would begin at the curb cut-out at the parking lot and end at the top of the slope, approximately, 20 feet; that it would be mostly hidden from the street view by the tree trunk and rhododendrons; that the wood sign that they are proposing to hang from the street lamp will be identical in design to the current building sign but will be smaller in size, 24" wide by 14" high; and that they could replace the proposed handicap railing with the single bar rail along the building if the board prefers that; and that she has no objection meeting with Bill Walthers and Larry Bucciarelli regarding the color choice for the roof shingles.

Thano Schoppel stated that if the walkway meets the A.D.A. requirements without the railing, he suggest a much simpler railing along the building to help guide people rather than the large less aesthetically pleasing A.D.A. railing.

Bill Walthers and Larry Bucciarelli requested to meet with the library regarding the roof shinle color because the Board would prefer that the new shingles remain in the brown family.

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 sign, lamp post, bollard lights and roof shingles, as MODIFIED are complimentary to the District.

1. The roof shingles shall match the existing as close as possible.
2. The new railing shall be a single bar railing on the building side of the walkway in bronze or black wrought iron.
3. The proposed bollard lighting (Kim Lighting) will match the existing bollard lighting.
4. The new proposed sign that will replace the sign on the building will be 14" x 24" double sided and will hang from the new proposed carriage light (Copper Lantern Lighting Gallery) on the post that will be 72" high and the light will be 26" high.

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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

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

TOWN CLERKS OFFICE

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TOWN OF ORANGETOWN

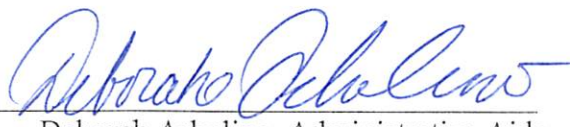
DECISION: In view of the foregoing and the testimony before the Board, the application; the design and materials for the proposed sign, lamp post, bollard lights and roof shingles, as MODIFIED are APPROVED.

The foregoing resolution was presented and moved by William Walthers, seconded by Thano Schoppel; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye. Wayne Garrison 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: January 13, 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- M.M.

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

TOWN OF ORANGETOWN
2015 JAN 29 PM 1 05
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED WITH THE SPECIFIC CONDITION THAT THE APPLICANT OBTAIN THE NECESSARY VARIANCES TO IMPLEMENT THE PROPOSED PLANS

TO: Meg Fowler (Rielly/Orefice)
688 Piermont Avenue
Piermont, New York 10968

HABR # 15-01
January 13, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-01: Application of Rielly/Orefice for review of a new porte cochere and back porch conversion at an existing single-family residence. The premises are located at 124 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 / 1 / 31; R-22 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 13, 2015 at which time the Board made the following determination:

Margaret Fowler, Architect and James Rielly appeared.

The following documents were presented:

1. Architectural plans dated August 15, 2014 (6 pages) signed and sealed by Margaret L. Fowler, Architect.
2. A project summary dated December 9, 2014 on letterhead from the architect.
3. An e-mail from James P. Rielly acknowledgement of the need to return to the Historic Areas Board of Review if the Zoning Board of Appeals makes any changes to the plan at the applicants' appearance there.

Margaret Fowler, Architect, stated that the existing building at 124 Washington Spring Road was built in 1868 as a parsonage for the Presbyterian Church across the street; that the house stands tall with vertical proportions that rise higher than most houses in the neighborhood; that it is in significant dis-repair and a tremendous renovation is taking place on the interior already; that they are proposing to add a porte-cochere to the east side of the house that will integrate the side entrance and wrap around the back of the house; that the existing basement entrance will be relocated to the other side of the house; and that they are planning to bring the house back to its former glory.

James Rielly stated that he has done a lot of scraping of the exterior of the house; that he found the original color which was in the gold family; that they are proposing to paint the house Benjamin Moore #375 CW Tavern Ochre, which is in the gold family and the shutters will be painted Benjamin Moore CW 380 Massicot; that the trim shall be painted white; that there will be two pendant lights, one over the carport and one over the front door; that there shall be a light fixture next to the side door and all lights will work off a switch; that the pillars of the carport shall be brick and the aluminum gutters and leaders shall be white to match the trim; and the driveway shall be gray pavers..

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PUBLIC COMMENT:

Maryanne Galen, 112 Washington Spring Road, Palisades, asked where the lights on the car port and side door would be placed and if they would work on a timer or a switch.

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 (Architectural plans dated August 15, 2014 (6 pages) signed and sealed by Margaret L. Fowler, Architect) are complimentary to the District.

1. The roof shall be black rubber.
2. The house shall be painted Benjamin Moore #CW375 Tavern Ochre.
3. The shutters shall be painted Benjamin Moore #CW-380 Massicot.
4. All of the trim shall be white.
5. The gutters and leaders shall be white aluminum.
6. The doors shall be painted black.
7. The two hanging lights shall be Quoizel Byron #BRN19101B in Imperial Bronze; one on the ceiling of the front porch by the front door and one on the ceiling of the carport.
8. The side door shall have one wall sconce by Quoizel, Byron #BRN84101B also in Imperial Bronze.
9. The windows shall be Lincoln Wood windows PM-20 White.
10. The driveway shall be grey pavers.
11. The walkway shall be grey cobblestone.
12. The pergola shall be white wood.
13. The fence shall be white cedar by Yaboo fence company.
14. The patio shall be natural stone and brick.

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- DECORATIVE SIDING
- SOFFITS & FASCIA

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- 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 August 15, 2014 (6 pages) signed and sealed by Margaret L. Fowler, Architect) is APPROVED with the SPECIFIC CONDITION that the applicant obtain the necessary variances to implement the proposed construction.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by William Walther; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; William Walther, aye; Scott Wheatley, aye; Thano Schoppel, aye; and Joseph Chabot, aye. Wayne Garrison 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: January 13, 2015

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.vW. will need to be re-assigned	

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DECISION
**APPROVED AS PRESENTED: MUST RETURN FOR PAINT COLOR
APPROVAL**

TO: William Bosley (Cupp/Dragoo)
10 Sugarhill Road
Nyack, New York 10960

HABR # 15-02
January 13, 2015

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#15-02: Application of Amy Cupp and Scott Dragoo for review of a new two-car garage, kitchen remodel to relocate windows and paint for an existing single-family residence. The premises are located at 4 Woods 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 / 48; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 13, 2015 at which time the Board made the following determination:

William Bosley and Amy Cupp appeared.

The following documents were presented:

1. Architectural plans dated November 17, 2014 (5 pages) labeled "Proposed Detached Garage for Amy Cupp & Scott Dragoo" signed and sealed by Barry Terach, Architect.
2. Architectural plans dated December 12, 2014 (3 pages) labeled "Proposed Interior Renovations for Amy Cupp & Scott Dragoo" signed and sealed by Barry Terach, Architect.

William Bosley, contractor, stated that the applicant would like to construct a two-car garage in the side yard with storage in the back; that they are also proposing an addition to the rear of the house; that roof would be Fabranz grey metal; that the siding would be cedar; that the doors for the garage will be Cloplay overhead doors design #5; that there will also be two composite doors on the side of the garage; that all doors will be black; that there will be five black sconces on the garage; one by each side door and three on the sides of the garage doors; that all of the garage lights are down lights; that they are working on an interior renovation to the existing house and a rear addition that they would like to remove several windows and put in French doors and also remove a double French door and replace it with a single French door; and that they would like to paint the extension to match the new garage; and that if the Board is not sure of the proposed colors they will return for color approval later in the process.

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Amy Cupp stated that they are proposing the paint the house similar to the Senate House in Kingston, New York; that the Senate house is on the State Historic registry; that it is a very dark green, almost black, with black trim and shutters; that the exterior paint would be flat for the house siding in Railings, which is the very dark green, almost black color and the trim, shutters, windows and corner boards would be black; that this is the historically correct color of a Dutch Barn; and that it will blend and fall off into the background from her planned perennial gardens, especially the blue hydrangeas.

PUBLIC COMMENT:

No public comment.

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 addition/ alteration and two-car garage: (Architectural plans dated November 17, 2014 (5 pages) labeled "Proposed Detached Garage for Amy Cupp & Scott Dragoo" signed and sealed by Barry Terach, Architect and the Architectural plans dated December 12, 2014 (3 pages) labeled "Proposed Interior Renovations for Amy Cupp & Scott Dragoo" signed and sealed by Barry Terach, Architect) are complimentary to the District; However the applicant must return to the board for approval of paint colors.

1. The roof of the garage shall be grey metal by Fabranz.
2. The siding shall be cedar clapboard 6" exposure.
3. The gutters and leaders shall be black aluminum.
4. The windows shall be black Marvin windows.
5. The garage doors shall be Clopay overhead #5 design.
6. Five carriage style down lights in black shall be on the garage; three in front on either side of the garage doors and one by each of the side doors into the garage.
7. The north elevation of the house a sliding door is being removed.
8. The west elevation of the house two existing double windows are being removed and four new windows are being installed.
9. The south elevation of the house a window is being removed and a new door is being installed.

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- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
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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.

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DECISION: In view of the foregoing and the testimony before the Board, the application; addition/renovation and new two-car garage: (Architectural plans dated November 17, 2014 (5 pages) labeled "Proposed Detached Garage for Amy Cupp & Scott Dragoo" signed and sealed by Barry Terach, Architect and the Architectural plans dated December 12, 2014 (3 pages) labeled "Proposed Interior Renovations for Amy Cupp & Scott Dragoo" signed and sealed by Barry Terach, Architect) is APPROVED and MUST RETURN FOR PAINT COLORS.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded by William Walther; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye. Wayne Garrison 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: January 13, 2015

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT	TOWN CLERK
TOWN BOARD MEMBERS	HIGHWAY DEPARTMENT
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SUPERVISOR	DEPT. OF ENVIRONMENTAL
TOWN ATTORNEY	ENGINEERING
DEPUTY TOWN ATTORNEY	HABR, PB, FILE
OBZPAE	PB, ZBA, ACABOR CHAIRMAN
BUILDING INSPECTOR- B.v.W. must be reassigned to a new inspector	

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