

**MINUTES**  
**HISTORIC AREAS BOARD OF REVIEW**  
JULY 13, 2010

MEMBERS PRESENT:      Thano Schoppel  
                                  Scott Wheatley  
                                  Thomas Quinn  
                                  William Walther

ABSENT:                    Wayne Garrison  
                                  Larry Bucciarelli  
                                  Margaret Raso

ALSO PRESENT:            Deborah Arbolino,           Administrative Aide  
                                  Denise Sullivan,           Deputy Town Attorney

Thano Schoppell, Acting Chair, 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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NEW ITEM:

KEEGAN 78.18 / 1 / 42; R-80 zone	APPROVED AS PRESENTED	HABR#10-08
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ITEM FOR AMENDMENT:

ORECCHIO 78.13 / 1 / 3.5; R-40 zone	FRONT DOOR, DINETTE EXTERIOR, AND DRIVEWAY CHAGES APPROVED CHANGES TO WINDOWS CONTINUED	HABR#09-13A
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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 8:20 P.M.

DATED: July 13, 2010

HISTORIC AREAS BOARD OF REVIEW

Deborah Arbolino  
Administrative Aide

DECISION

**AMENDMENT APPROVED AS PRESENTED**

TO: Leo and Naomi Keegan  
20 Woods Road  
Palisades, New York 10964

HABR # 10-08  
July 13, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-08: Application of Nadine Keegan for an amendment to HABR#10-06 and HABR#09-14; review of a proposed cabana/ pool house at an existing single family residence located at 20 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 / 42; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 13, 2010 at which time the Board made the following determination:

Leo and Naomi Keegan and Barry Terach, Architect, appeared and testified.

The applicant presented the following:

1. New pool cabana plans dated June 25, 2010 signed and sealed by Barry Terach, Architect.

Barry Terach testified that the permit was obtained for the pool cabana; that the foundation was poured and the Keegan's started to re-think the classical detailing of the proposed building; that the footprint remains identical, that the roof pitch was changed; the side elevation changes with the open pergola painted to be similar to the house; that the inside/outside fireplace remains and will be stone; that the roof will be Timberline 30 year Architectural in "Weathered wood"; that the patio will be constructed of Bluestone.

**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:

1. The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed amendment to the approved pool house/ cabana are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans labeled New Pool Cabana at the Keegan Residence signed and sealed by Barry Terach, Architect dated June 25, 2010); is APPROVED as submitted.

The foregoing resolution was presented and moved by William Walthers, seconded by Thomas Quinn; and carried as follows: Scott Wheatley, aye; William Walther, aye; Thomas Quinn, aye; and Thano Schoppel, aye. Margaret Raso, Larry Bucciarelli, and Wayne Garrison 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: July 13, 2010

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

Arbolino, Administrative Aide

Deborah

DECISION

**MODIFICATIONS: FRONT DOOR STAINED MAHOGANY, PHOENIX BRICK ON DINETTE BUMP OUT, 10' BELGIUM BLOCK ON DRIVEWAY ENTRANCE APPROVED**

TO: Glen Orecchio  
335 E. Brinkerhoff Avenue  
Palisades Park, New Jersey 07650

HABR #09-13A  
July 13, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-13A: Application of Glen Orecchio for an amendment to HABR#09-13 for review of changes to the proposed new single family residence located at 10 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 / 3.5; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 13, 2010 at which time the Board made the following determination:

Glen Orecchio and Ellen Ettz appeared and testified.

The applicant presented the following:

1. A cover letter dated June 29, 2010 explaining the requested changes.

Glenn Orrechio stated that they would like to change the dinette bump out from the approved white Hardiplank to the Phoenix brick that will be on the rest of the house; that the original front double door was approved in white and they would like to keep the same door except that they would like to stain it Mahogany; that the original plan showed 10 feet of brick at the entrance of the driveway and they would like to change that to Belgium block; and lastly they would like to change the windows from the approved full divided lites to Anderson Windows Finelight; that the reason for this requested change is the difference in the cost and the maintenance; that they had exterior mullions on their first home and had to replace the mullions several times due to breakage; and the ease of maintenance for the Anderson Windows Finelight are preferred; that the original windows with exterior mullions cost approximately \$54,000.00 and the same size windows with finelites cost approximately \$38,000.00.

**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:

DECISION: In view of the foregoing and the testimony before the Board, the application for the amended door color, dinette bump out exterior, and driveway changes are APPROVED as submitted and presented with the following conditions:

1. Front door shall be Thermatru fiberglass and shall be stained Mahogany
2. The driveway shall be constructed of Belgium Block for the first ten feet.
3. The dinette bump out in the rear of the house shall be sided in Phoenix Brick to match the rest of the house instead of the previously approved white hardiplank.

4. The applicant shall return for the September 14, 2010 meeting for a continued discussion on the requested window changes.

The foregoing resolution was presented and moved by William Walther, seconded by Tom Quinn; and carried as follows: William Walther; aye; Scott Wheatley, aye; Thomas Quinn, aye; and Thano Schoppel, aye. Margaret Raso, Larry Bucciarelli, and Wayne Garrison 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: July 13, 2010

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

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



