

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
JUNE 9, 2009**

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

ABSENT: Thomas Quinn

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

Thano Schoppel, 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 CONDITIONED	HABR#09-09
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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 8:00 P.M.

DATED: June 9, 2009

HISTORIC AREAS BOARD OF REVIEW

Deborah Arbolino  
Administrative Aid

DISTRIBUTION:

APPLICANT  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
ASSESSOR  
HIGHWAY DEPARTMENT  
SUPERVISOR  
TOWN BOARD MEMBERS  
BUILDING INSPECTOR (Individual Decisions)  
DEPT. of ENVIRONMENTAL MGMT. and ENGINEERING

DECISION

**APPROVED AS CONDITIONED**

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

HABR # 09-09  
June 9, 2009

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-09: Application of Leo and Naomi Keegan for review of an in-ground pool 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, June 9, 2009 at which time the Board made the following determination:

Robert Hoene, Architect, and Danny La Francois, owner of the pool company, appeared and testified.

The applicant presented the following:

1. Site plan Keegan Residence proposed pool dated 1/2/09 signed and sealed by August C. Lozano, P.E.

Robert Hoene, Architect, stated that they are proposing to install a 44' x 20' in-ground pool; that it would be a shock crete pool and the coping would be bluestone; that they would be placing the filter to the rear of the pool and that area would be screened with landscaping; that the owners have not decided on the design of the pool cabana, patio, lighting or which fence they want to install and that they would like to permission to install the pool and return to the Board with the cabana, patio, fence, landscape and lighting design after the pool is installed.

Danny La Francois stated that the installation of the pool takes between four and six weeks; that it depends on the water level and rock in the area; and that the last part of the installation is the plastering of the pool before water can be added.

**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 pool are complimentary to the District and the applicant has agreed to return for approval of the pool cabana, fence, patio, landscape and lighting plan.

DECISION: In view of the foregoing and the testimony before the Board, the application (Site plan Keegan Residence proposed pool dated 1/2/09 signed and sealed by August C. Lozano, P.E.) is APPROVED as submitted and presented with the following conditions:

1. The Board is aware that the plan indicates a generic fence and is not part of the final design.
2. The applicant shall return to the Board with the pool cabana, fence, patio, landscape and lighting plan.
3. The certificate of occupancy for the pool should not be issued until the applicant returns with the choice for the proposed fencing for the in-ground pool.

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

The Administrative Aid 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: June 9, 2009

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- J.P.

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



