

MINUTES
HISTORIC AREAS BOARD OF REVIEW
SEPTEMBER 14, 2010

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

ABSENT: Thomas Quinn

ALSO PRESENT: Deborah Arbolino, Administrative Aide
 Denise Sullivan, Deputy Town Attorney
 Ann Marie Ambrose, Official Stenographer

Larry Bucciarelli, 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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ITEM FOR AMENDMENT:

ORECCHIO 78.13 / 1 / 3.5; R-40 zone	CHANGES TO WINDOWS DENIED	HABR#09-13A
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NEW ITEMS:

ORECCHIO POOL 78.13 / 1 / 3.5; R-40 zone	APPROVED	HABR#10-09
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LEE CONSTRUCTION 78.18 / 2 / 7.2; R-40 zone	APPROVED AS PRESENTED	HABR#10-10
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MARGOLIN 78.18 / 2 / 21.1; R-40 zone	APPROVED	HABR#10-11
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BARTELS/EISINGER 78.17 / 2 / 42; R-40 zone	APPROVED	HABR#10-12
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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 8:30 P.M.

DECISION

TO: Glen Orecchio 335 E. Brinkerhoff Avenue Palisades Park, New Jersey 07650	HABR #09-13A July 13, 2010
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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, September 14, 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 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.

DECISION

POOL APPROVED AS PRESENTED

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

HABR #10-09
July 13, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-09: Application of Glen Orecchio for the review of an in-ground pool at a 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, September 14, 2010 at which time the Board made the following determination:

Glen Orecchio, Ellen Ettz AND Michael Hartnett, Landscape Architect, appeared and testified.

The applicant presented the following:

1. Pool plan dated 6/29/10 signed and sealed by Steven J. Collazuol, P.E.
2. Preliminary Landscape plan dated 8/18/10 signed and sealed by Steven J. Collazuol, P.E and Michael J. Hartnett, Landscape Architect.

Michael Hartnett stated that the pool is proposed to be located in the rear yard; that it meets all of the required setbacks; that the pool will have a waterfall that has a berm with plantings behind it for screening; that the fence will be a Jared style aluminum pool that looks like wrought iron; that the filtration system is hidden by plantings and is on the side of the woodlands.

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 Pool (Pool plan dated 6/29/10 signed and sealed by Steven J. Collazuol, P.E.; Preliminary Landscape plan dated 8/18/10 signed and sealed by Steven J. Collazuol, P.E and Michael J. Hartnett, Landscape Architect) is APPROVED as submitted and presented:

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

DECISION

APPROVED AS PRESENTED

TO: Jay A. Greenwell (Lee Construction) HABR # 10-10

85 Lafayette Avenue
Suffern, New York 10901

September 14, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 10-10: Application of Lee Construction for review of a proposed new single family residence located at 60 Highland Avenue, 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 / 7.2; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 14, 2010 at which time the Board made the following determination:

Walter Lee, Jay Greenwell, Surveyor and Andrew Nuzzi, Architect, appeared and testified.

The applicant presented the following:

1. Plot plan for Lee Construction, LLC dated 5/25/10 revised 8/11/10 signed and sealed by Jay Greenwell, L.S.
2. Architectural plans dated 4/19/10 with the latest revision date of 5/21/10 signed and sealed by Andrew Nuzzi, Architect.
3. Zoning Board of Appeals decision #10-52 dated July 21, 2010.
4. Seven pictures of houses in the immediate area.

Walter Lee, builder, stated that the proposed house is a cottage style that is in keeping with the neighborhood; that he hasn't built anything in Sneden's Landing since Dr. Rossenwasser's house; that this area is very eclectic; that closer to the water there are many fine large homes and up in this area it is kind of like an old hippie colony; that the siding proposed for the house is wood clapboard with 6 inch exposure painted beige; that the trim would be Navajo white; that the windows are Norco wood windows that would have dark forest green trim with timberline recessed flat panel bead on the inside forest green shutters; that the roof would be Timberline 30 year Architectural in the color "woodblends"; that the columns are wood and would be painted Navajo white; that the fireplace and foundation would be sandstone; that there would be down lights recessed into the porch; that the gutters and leaders would run along the eave lines and would be aluminum half round to match the trim; that the dormer window roofs will be standing seam copper, and that the air conditioning unit is located behind the chimney.

Jay Greenwell stated that the retaining wall shown on the plan will range from two feet to approximately five feet and is part of the approved site plan for the lot; and that they did request one additional variance from the previously approved plan and that was for a gravel driveway that fits with the character of the neighborhood; and that the driveway can be sandstone colored gravel.

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 house are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application

(Architectural plans labeled Residence for Lee Construction 60 Highland Avenue, Palisades signed and sealed by Andrew Nuzzi, Architect dated April 19, 2010 with the latest revision date of 5/21/10); is APPROVED as submitted with the following details:

1. The siding shall be wood shingles @ 6' exposure, pre-dipped solid body stain beige.
2. The windows shall be wood Norco windows double hung and casements Navajo white. The windows shall be simulated divided lite.
3. The shutters shall be recessed panels in forest green.
4. The exterior trim & millwork wood in Navajo white.
5. The exterior doors shall be wood with recessed panels and glass stained.
6. The columns are wood Tuscan style painted Navajo white.
7. The roof shall be Timberline 30 year Architectural shingles color "Driftwood" with copper valleys.
8. The air conditioning unit shall be located behind the chimney.
9. The chimney and foundation shall be sandstone.
10. The gutters and leaders shall be half round aluminum to match the white trim.
11. The lighting shall be recessed down lights on the front porch and rear entrance.
12. The dormer roof windows shall be standing seam copper.
13. The gravel driveway shall be sandstone color.
14. The stone veneer shall be New England fieldstone.
15. The stone for the porch and stoop shall be 2" rock edge flagstone.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Thano Schoppel; and carried as follows: Scott Wheatley, aye; William Walther, aye; Wayne Garrison, aye; Thano Schoppel, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Thomas Quinn 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 14, 2010

DECISION

APPROVED AS PRESENTED

TO: Michael and Michelle Margolin
44 Fern Road
Palisades, New York 10964

HABR # 10-11
September 14, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#10-11: Application of Michael and Michelle Margolin for review of the relocation of three windows at an existing single-family residence located at 44 Fern Road, in the Town of Orangetown, Hamlet of Palisades, New York, Chapter 12-4 (A), Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 21.1; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 14, 2010 at which time the Board made the following determination:

Michelle and Michael Margolin appeared and testified.

The applicant presented the following:

1. Three photographs showing the existing windows and where the windows will be relocated.

Michael Margolin stated that they have been doing some interior renovations to the house and need to relocate three of the existing windows to new spaces to accommodate the interior changes; and that all the materials will be exactly the same.

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 movement of the windows are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application to relocate three windows located in the rear of the house; is APPROVED as submitted.

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

DECISION

APPROVED AS PRESENTED

TO: Mathew Bartels & Katarina Eisinger
6 Post Lane
Palisades, New York 10964

HABR # 10-12
September 14, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#10-12: Application of Matthew Bartels and Katarina Eisinger for review of the relocation of windows/ doors at an existing single-family residence located at 6 Post Lane, in the Town of Orangetown, Hamlet of Palisades, New York, Chapter 12-4 (A), Historic Areas Board of Review. Tax Numbers: 78.17 / 2 / 42; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 14, 2010 at which time the Board made the following determination:

Mathew Bartels, Katarina Eisinger and Michael Tersigni, Designer, appeared and testified.

The applicant presented the following:

1. Architectural plans signed and sealed by Raymond Boos, Architect.

Mathew Bartels stated that the address is 6 Post Lane not 60; that they are not proposing to install any skylights; that they have made some changes internally that requires some of the existing windows and doors to be moved or changed; that the existing doors in the

kitchen are being changed to windows and the windows in the dining room are being changed to French doors; and the deck is being extended for a new door in the rear side of the house.

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 changes to the windows and doors are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans labeled Bartel-Eisinger Residence signed and sealed by Raymond Boos, Architect dated January 26, 2010); is APPROVED as submitted.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Thano Schoppel; and carried as follows: Scott Wheatley, aye; William Walther, aye; Wayne Garrison, aye; Thano Schoppel, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Thomas Quinn 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 14, 2010

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- J.P.

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

