

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
DECEMBER 8, 2009**

MEMBERS PRESENT: Margaret Raso  
William Walther  
Scott Wheatley  
Wayne Garrison  
Larry Bucciarelli  
Thomas Quinn

ABSENT: Thano Schoppel

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

Margaret Raso, 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>
<u>NEW ITEM:</u>		
ORECCHIO 78.13 / 1 / 3.5; R-80 zone	APPROVED AS MODIFIED	HABR#09-13
KEEGAN 78.18 / 1 /42; R-80 zone	APPROVED	HABR#09-14

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: December 8, 2009

HISTORIC AREAS BOARD OF REVIEW  
BY: \_\_\_\_\_  
Deborah Arbolino  
Administrative Aid

**DECISION**

**APPROVED AS MODIFIED**

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

HABR #09-13  
December 8, 2009

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-13: Application of Glen Orecchio for review of a 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, December 8, 2009 at which time the Board made the following determination:

Glen Orecchio and Karl Hess, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated October 19, 2009 with the latest revision date of 12/9/09 signed and sealed by Karl Hess, Architect.

Karl Hess, Architect, stated that Mr. Orecchio purchased the only wooded lot in the development; that they are proposing a traditional two-story brick house with double hung windows, and a two car garage; that the brick would be Hanson Brick in Old Jamestown (red/orange); that they are proposing recessed lighting in the ground in the middle of the driveway, one light every 15 feet; that there will be a stanchion light at the edge of the driveway next to the mailbox that will be 31/2 feet tall; that lights are proposed by the laundry room door, the right side of the bay door and between the garage doors and two lights on each side of the front door; that there will be lightolier lights on the risers of the steps; that the railings will be anodized black wrought iron; that the garage doors will have a light in the second panel of the door; that the bumpouts in the rear of the house could be constructed of clapboard or Hardiplank if that pleases the Board; that the patio stone would be Roman Cobble #4; that the Key "Stones will be federal block limestone grey; that the roof shingles will be Timberline charcoal; that the leaders and gutters will be architectural metal in white; that the brick quoins could be brought around the entire house; that lentils could be added above the sliding glass door and the garage door; that dormers could be added on the garage and rear side of the house to reduce the impact of the roof; and that they would like an approval based on these items being added to the house plan.

**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 with the addition of dormers to the garage and rear elevations; quoins around the four sides of the house; and lentils added above the garage and sliding glass doors in the rear of the house as shown on the revised plans (Architectural plans dated October 19, 2009 with the latest revision date of 12/9/09 signed and sealed by Karl Hess, Architect) would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed house as amended are complimentary to the District.

**DECISION:** In view of the foregoing and the testimony before the Board, the application (Architectural plans dated October 19, 2009 with the latest revision date of 12/9/09 signed and sealed by Karl Hess, Architect) is **APPROVED** as submitted and presented with the following conditions:

1. Front and rear doors shall be thermatru fiberglass white.

2. Rear sliding door shall be Anderson Gliding Patio Doors in white.
3. The garage doors shall be manufactured by Overhead Garage Door Company Colonial #509, white, with light in second panel down.
4. The exterior railings shall be manufactured by Julius Blum & Co. aluminum black.
5. The windows shall be Anderson 400 Series double hung Vinyl white with mullions affixed to the outside of the glass.
6. The front stoop and sidewalk shall be constructed of natural brick pavers from concrete stone and tile (natural 01).
7. The driveway shall be constructed of concrete stone and tile first 10'-0" Roman Cobble #4 in Stone Antique Grey.
8. The house shall be sided in Hanson Brick Old Jamestown (red, orange).
9. The soffits, gutter, leaders and fascia shall be aluminum white.
10. The rear patio shall be stone Roman Cobbler #4 (concrete stone & tile brand).
11. The key stones shall be Federal Block Limestone in grey and shall be added over the garage doors and the sliding doors in the rear of the house.
12. The brick quoins shall be constructed of Hanson Brick Old Jamestown (red & orange) and shall be continued on the rear and sides of the house.
13. The two bumpouts in the rear of the house and the additional dormers over the garage and rear of the house shall be sided in Hardiplank white.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Tom Quinn; and carried as follows: Margaret Raso, aye; William Walther; aye; Scott Wheatley, aye; Wayne Garrison, aye; Thomas Quinn, aye; and Larry Bucciarelli, aye. Thano Schoppel 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: December 8, 2009

**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.O. .

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

**DECISION**

**APPROVED AS PRESENTED**

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

HABR # 09-14  
June 9, 2009

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-14: Application of Nadine Keegan for 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, June 9, 2009 at which time the Board made the following determination:

Robert Hoene, Architect, and Phil Griffin appeared and testified.

The applicant presented the following:

1. Architectural plans labeled Pool Cabana Keegan Residence signed and sealed by Robert Hoene, Architect.

Robert Hoene, Architect, stated that the proposal is for a pool house/ cabana to match the existing house; that it is a one story structure with a canopy in front for dining; that there is a two sided fireplace that will be constructed with rectangular ledge stone (southern walnut color); that the front will have columns; that the roof is a gable roof with Timberline GAFshingles in a dark brown called Heather; that there will be an outside shower in the back that will be done in the same stone as the fireplace; that the gutters will match the color of the stucco which will be a fine sand finish in tan; that the pool house windows will be white Anderson windows and the doors are flat panel white doors and French doors with a transom window above.

**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 house/ cabana are complimentary to the District.

DECISION: In view of the foregoing and the testimony before the Board, the application (Architectural plans labeled Pool Cabana Keegan Residence signed and sealed by Robert Hoene, Architect.); is APPROVED as submitted and presented with the following conditions:

1. The pool house/cabana shall have a fine sand stucco finish in tan with gutters and leaders to match.
2. The windows shall be white Anderson windows.
3. There shall be columns in the front of the pool house/ cabana with French doors, transom window and a double sided fireplace constructed of cultured stone that is a rectangular ledge stone in walnut #2027.
4. There shall be two lights on the exterior of the pool house/cabana.
5. The roof shingles shall be Timberline Heather.

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

The Administrative Aid to the Board is hear by authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: December 8, 2009

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.O.

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





