

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
April 13, 2021

MEMBERS PRESENT: Margaret Raso, Chair
Loren Plotkin
Scott Wheatley
Larry Bucciarelli
William Walther
Thano Schoppel

ABSENT: Carol Schelin

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Brittany Cordero, Deputy Town Attorney

Margaret Raso, Chairperson, called the meeting to order at 7:00 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>
QUEVEDO 66 Conklin Avenue Tappan, New York 77.11 / 1 / 86; R-15 zone	GARAGE APPROVED AS SUBMITTED	HABR#21-06
MANDELL/GOLDBERG 1 Prior Court Palisades, New York 80.06 / 1 / 7; R-40 zone	WINDOWS & DOORS APPROVED AS SUBMITTED	HABR#21-07

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 7:20 P.M.

DATED: April 13, 2021

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2021 APR 20 A 10: 04
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: James Quevedo
66 Conklin Avenue
Tappan, New York 10983

HABR #20-06
April 13, 2021
Permit #51213

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-06: Application of James Quevedo for review of a new detached two-car garage at an existing single-family residence. The premises are located at 66 Conklin Avenue, Tappan New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 77.11 / 1 / 68; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 13, 2021 at which time the Board made the following determination:

James Quevedo appeared.

The following documents were presented:

1. Architectural plans dated March 12, 2021 by Harry J. Goldstein, Architect.
2. Color computer generated picture of existing siding and roof shingles.
3. Computer generated picture of Anderson 400 Series Frenchwood Hinged Patio Door.
4. Computer generated picture of Anderson 400 Series Picture Window.
5. Computer generated picture of the proposed garage doors.
6. HABR Decision #04-11 for a pool that has been removed.

Chairperson Margaret Raso inquired as to whether the new garage would have a brick face to match the house or if it would be made of vinyl , Attorney Cordero inquired as to whether James Quevedo had a n application pending before the Zoning Board of Appeals for a variance and advised that to the extent any changes are made to the plans/ application after appearing before the Zoning Board of Appeals, applicant would have to return to HABR for appropriate approvals.

James Quevedo stated that he is removing the existing garage and proposing to build a new garage that is a story and a half; that the garage will not have a brick face to match the house; that the siding and roof shingles will match the existing house; that the siding is a taupe tone; that the rear of the garage will have the picture window and the rear side will have the French door; that he is planning on using the rear of the garage as a woodworking/shop area; he confirmed that he was scheduled to appear before the Zoning Board of Appeals seeking a variance and acknowledged that, should any plans/details or approvals change, he would appear before HABR as necessary..

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2021 APR 20 A 10: 04
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed garage:

1. The garage will have four sides of vinyl siding that will match the side and rear of the existing house in a taupe color.
2. The roof shall be GAF brown asphalt shingles to match the house.
3. The garage shall have an Anderson 400 Series Frenchwood Hinged Patio Door.
4. There shall be an Anderson 400 Series Double-Hung Window and an Anderson 400 Series Picture Window in the garage.
5. The garage doors shall be solid vinyl doors with automatic openers.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED 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 HISTORICAL 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

TOWN OF ORANGETOWN
2021 APR 20 A 10: 04
TOWN CLERK'S OFFICE

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

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for garage is APPROVED AS SUBMITTED.

The foregoing resolution to approve the garage plans as submitted (Architectural plans dated March 12, 2021 by Harry J. Goldstein, Architect) for property located at 66 Conklin Avenue, Tappan, HABR#21-06, as submitted; was presented and moved by Thano Schoppel, seconded by Scott Wheatley; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; William Walther, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Carol Schelin 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: April 13, 2021

HISTORICAL 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- Dom. M.

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

TOWN CLERK'S OFFICE
2021 APR 20 A 10:03
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Caitlin Burck
218 Gair Street
Piermont, New York 10968

HABR #21-07
April 13, 2021
Permit # 51242

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-07: Application of Ryan Goldberg and Jennifer Mandell Goldberg for review of windows at an existing single-family residence. The premises are located a 1 Prior Court, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tap Map Designation: 80.06 / 1 / 7; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 13, 2021 at which time the Board made the following determination:

Caitlin Burck, Designer, appeared.

The following documents were presented:

1. Survey dated 3/18/1987 by Adler & Young P.C.
2. Architectural plans dated 03/11/2021 with the last revision date of 03/18/ 2021 (8 pages).

Chairperson Margaret Raso inquired as to whether the work requested in the application was already performed on the house, Larry Bucciarelli inquired as to the brand of material used for the windows as well as the specifications. William Walther seconded Larry Buccarelli's inquiry on the details of the windows.

Caitlin Burck explained that the applicant has a permit from the building department for interior work; that they are planning to submit another application for more work; that this application is for replacement and enlargement of windows and Anderson doors; that they have started to frame the windows in the rear of the house because the owners are presently renting a house and they must be out of the house soon; that the proposed windows have less lites than the existing windows because they are trying to have ales busy and more uniform look; that the 400 series Anderson windows are for new windows and the 200 Anderson Series windows are for replacement sashes; that the grills are dimensional.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2021 APR 20 A 10:03
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed windows and doors

1. The application for the windows is for Anderson 200 Series and Anderson 400 Series white exterior vinyl clad windows.
2. The windows shall have white PVC Aztek.
3. The back door shall be white exterior vinyl clad by Anderson.
4. The additional door shall be exterior vinyl -clad by Anderson.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

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- 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

TOWN OF ORANGETOWN
2021 APR 20 A 10:03
TOWN CLERK'S OFFICE

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

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for windows and doors are APPROVED AS SUBMITTED.

The foregoing resolution to approve the application for windows and doors for property located at 1 Prior Court, Palisades, HABR#21-07, as submitted SDL Windows; was presented and moved by Larry Bucciarelli , seconded by William Walther; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; William Walther, aye; and Loren Plotkin, aye. Carol Schelin 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: April 13, 2021

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

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2021 APR 20 A 10: 03
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