

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
July 14, 2020**

MEMBERS PRESENT: Margaret Raso, Chair  
Loren Plotkin  
William Walther  
Carol Schelin  
Scott Wheatley  
Thano Schoppel

ABSENT: Larry Bucciarelli

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>
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CONTINUED ITEM:

HOWE 62 Oak Tree Road Tappan, NY 77.11/ 3/ 53; R-15 zone	DORMER REMOVED FROM APPLICATION ROOF SHINGLES, PAINT COLORS FOR HOUSE SHUTTERS & DOORS APPROVED METAL FOR AWNINGS OVER GARAGE & WINDOWS ON SAME LEVEL APPROVED OUTDOOR LIGHTING BY FRONT, SIDE AND BACK DOORS APPROVED AS SUBMITTED	HABR#20-07
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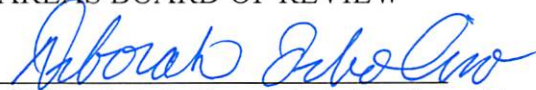
BOLDINO 126 Washington Avenue Tappan, NY 77.11/1/ 78; R-15 zone	ABOVE-GROUND POOL APPROVED AS SUBMITTED	HABR#20-08
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THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:18 P.M.

DATED: July 14, 2020

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN CLERK'S OFFICE  
2020 JUL 23 A 9:31  
TOWN OF ORANGETOWN

DECISION

**DORMER REMOVED FROM PRESENTATION: PAINT COLORS, OUTDOOR LIGHTING AND ROOFING MATERIALS APPROVED AS PRESENTED**

TO: John and Victoria Howe  
62 Oak Tree Road  
Tappan, New York 10983

HABR #20-07  
June 9, 2020 & July 14, 2020  
Permit #50039

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-07: Application of John and Victoria Howe for review of a dormer, paint colors, roofing materials and outdoor lights at a single-family residence. The premises are located at 62 Oak Tree Road, in the Town of Orangetown, Hamlet of 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 / 3 / 53 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at meetings held on the following Tuesdays, June 9, 2020 and July 14, 2020 at which time the Board made the following determination:

At the June 9, 2020 meeting Victoria Howe appeared.

The following documents were presented:

1. Survey dated February 14, 2019 signed and sealed by John Atzl, L.S..
2. Architectural plans dated 4/30/2020 signed and sealed by Nicholas Deramo, Architect.
3. List of paint colors, roof shingles and colors for doors and shutters.

Victoria Howe stated that they are proposing to add the dormer to the master bedroom; that the rear side of the master bedroom is already dormered and this one will match the existing; that presently the ceiling is slanted in that area and makes it wasted space; that they are also planning on painting the house at the same time; and that she would like to request a continuance until the July 14<sup>th</sup> meeting to bring the requested items.

Mr. Walthers asked the applicant what the dormered space was being used for on the interior and the applicant responded for a master closet; and he said that explained why they were not proposing windows but that windows would make it look more balanced.

Mr. Bucciarelli stated that the roof would be more appropriate if it had a greater pitch and that the shingles would not work on a flat roof; and that he would like to see more details for gutters and leaders because of the flat roof and roofing materials should be clarified; and that he would like to see windows since this house is across the street from the DeWindt House.

Mrs. Raso stated that the plans are not complete and that the size and dimensions of the proposed dormer should be clearly labeled; that plans for all four elevations should be shown; that these plans are just sketches; and much more detail is needed.

Mrs. Schelin agreed.

Mr. Plotkin stated that he did not know if it was in their perview to request windows in a dormer.

TOWN CLERK'S OFFICE

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**PUBLIC COMMENT:**

No public comment.

Submitted for the July 14, 2020 review:

1. A request to remove the dormer from the application,
2. A request for metal roofing in place of shingles over the awnings above the garage and the house windows on the same level of the house as the garage.
3. Outdoor lighting fixtures for the front, side and rear doors.
4. Paint colors for the house, doors and shutters.

Victoria and John Howe were granted a continuance to attend the July 14, 2020 meeting and provide more detailed plans for the dormer for consideration on the application.

Victoria and John Howe appeared at the July 14, 2020 meeting.

Victoria Howe stated that they are not going to construct the dormer; that they would like to ask approval for the roof shingles to be architectural charcoal shingles, house paint color to be Benjamin Moore Kendal Charcoal, which is a shade of gray; that they would like a choice between black and black forest green for the shutters and doors; that they would like to see the paint on the doors/shutters and pick the one they like best, so they are requesting the Board to approve both, giving them the choice; that they are adding a flush mount light at the front door and the outdoor barn light on the side of the side door and rear door; and that she has supplied pictures of both; and that they would like to request permission to install metal roofing over the awnings on the garage door and the lower window.

**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 based on the consideration of the following factors:

1. The application for the Dormer is being withdrawn.
2. The roof shall be GAF HDZ Asphalt Shingles in Charcoal.
3. The house shall be painted Benjamin Moore Kendall Charcoal.
4. The doors and shutters shall be painted either Benjamin Moore Black or Benjamin Moore Black Forest Green.
5. The light at the front door shall a flush mount Haeli Outdoor Semi-Flush black metal light.
6. The side and rear door will have one each Oneal Outdoor Barn Light also black metal.
7. The awning roofs over the garage and lower level windows shall have black metal roofs.

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

**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

**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 the Dormer has been removed from this application and was not considered;** however, the roof shingles, paint color for the house, paint color options for the doors and shutters; the metal awning over the garage and lower floor windows and the outdoor lights by the front, side and rear doors are APPROVED.

TOWN OF ORANGETOWN  
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The foregoing resolution to approve the roof shingles, paint color for the house, paint color options for the doors and shutters; the metal awning roof over the garage and lower floor windows and the outdoor lights by the front, side and rear doors for John and Victoria Howe for property located at 62 Oak Tree Road, Tappan, HABR#20-07, as submitted **without the Dormer**; was presented and moved by William Walther, seconded by Thano Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; and Loren Plotkin, aye. Larry Bucciarelli 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: July 14, 2020

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- G.M.

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

TOWN OF ORANGETOWN  
2020 JUL 23 A 9:31  
TOWN CLERK'S OFFICE

DECISION  
**ABOVE GROUND POOL APPROVED AS PRESENTED**

TO: Anthony and Chris Boldino  
126 Washington Avenue  
Tappan, New York 10983

HABR #20-08  
July 14, 2020  
Permit #50095

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-08: Application of Anthony and Chris Boldino for review of an above-ground pool at an existing single family residence. The premises are located at 126 Washington Street, in the Town of Orangetown, Hamlet of 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: 77.111/1/78; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 14, 2020 at which time the Board made the following determination:

Anthony and Chris Boldino appeared.

The following documents were presented:

1. Site plan showing where the pool will be installed.
2. Twelve pages of pool specs.

Anthony Boldino stated that they would like to install a d 21' round above ground pool in the backyard; that they have met all the safety specifications of the building inspector and they are meeting all the distance requirements; that they have a safety buoy system and fold up stairs; that the filter will be placed toward the shed; that they have been neighbors with the church for sixteen years and are sensitive to the times that they have services; and that the pool is gray.

PUBLIC COMMENT:

No public comment.

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**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 21' above ground pool:

1. The application for the above ground pool and filter; the pool is gray on the outside.

**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)
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- 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

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

Boldino

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TOWN CLERK'S OFFICE

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 the above ground 21' gray pool is APPROVED AS SUBMITTED.

The foregoing resolution to approve the 21' above ground pool for Anthony and Chris Boldino for property located at 126 Washington Avenue, Tappan, HABR#20-08, as submitted; was presented and moved by Thano Schoppel, seconded by Scott Wheatley; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; and Loren Plotkin, aye. Larry Bucciarelli 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: July 14, 2020

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:           *Deborah Arbolino*            
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
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