

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
June 9, 2020**

MEMBERS PRESENT: Margaret Raso, Chair  
Loren Plotkin  
Larry Bucciarelli  
William Walther  
Carol Schelin  
Scott Wheatley

ABSENT: Thano Schoppel

ALSO PRESENT: Deborah Arbolino, Administrative Aide  
Dennis Michaels, 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> |
|---|-------------------------|--------------|
| <u>NEW ITEM:</u>  |                         |              |
| COHEN<br>6 Kopac Lane<br>Palisades, NY<br>78.13/1/3.3; R-40 zone  | POOL CABANA<br>APPROVED | HABR#20-06   |
| HOWE<br>62 Oak Tree Road<br>Tappan, NY<br>77.11/ 3/ 53; R-15 zone | DORMER CONTINUED        | HABR#20-07   |

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 8:05 P.M.

DATED: June 9, 2020

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2020 JUN 10 P 12: 24  
TOWN CLERK'S OFFICE

**DECISION**  
**POOL CABANA APPROVED AS PRESENTED**

TO: Stefanie Cohen  
6 Kopac Lane  
Palisades, New York 10964

HABR #20-06  
June 9, 2020  
Permit #49838

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-06: Application of Stefanie Cohen for review of a pool cabana at a single-family residence. The premises are located at 6 Kopac Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4(A), Historical Areas Board of Review.

Tax Map Designation: 78.13 / 1 / 3.3; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 9, 2020 at which time the Board made the following determination:

Jared and Stefanie Cohen and Joe Solicito, Solicito Landscaping, appeared.

The following documents were presented:

1. Plot plan for Cohen 78.13-1-3.3 dated February 1, 2020 signed and sealed by Paul Gdanski, P.E., PLLC.
2. "Found., Floor Plan & Elevation Plan for 6 Kopac Lane 78.13-1-3.3 Cohen dated January 31, 2020 signed and sealed by Paul Gdanski, P.E., PLLC,

Jared Cohen stated that they are proposing a covered cabana and that he would send the picture to the clerk.

Joe Solicito, Solicito Landscaping stated that the proposed cabana would have four steel columns at the corners with stone about three feet up them and white Aztek wrapped the rest of the way up to the Mahoney ceiling; that the aztek would be painted Benjamin Moore #543 Soft whit gloss finish; that the fireplace would have stone veneer and the stone columns would have decorative stone; that the counters would be stone; that the floor would be concrete pavers to match the pool surround and they would have high hat lights in the ceiling of the cabana and possibly lights in the ceiling fan; that the only additional lighting would be two sconces on the columns facing the pool and that the applicant has not chosen those sconces yet.

Mr. Walthers asked for a picture of the proposed cabana and the applicant showed one on line and submitted it to the clerk.

Mr. Wheatley was concerned about the structure being sound because it was not designed by an architect.

Ms. Raso asked about lighting.

Mr. Bucciarelli, Mr. Loren and Ms. Schelin had no comments.

**PUBLIC COMMENT:**

No comment.

TOWN OF ORANGETOWN  
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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 Pool Cabana:

1. The roof shall be shingles by Tamko in Rustic Black.
2. The floor of the cabana is concrete pavers to match the pool surround.
3. The fireplace will have a stone veneer.
4. The steel columns will have decorative stone about 3' high and Aztek with decorative molding to the ceiling.
5. The interior ceiling will have high hat lighting and a ceiling fan which may or may not have lights.
6. The trim is Benjamin Moore #543 Soft Gloss finish White.
7. The ceiling is Mahogany stained Benjamin Moore Arbor coat stain #639.

**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.**

TOWN CLERK'S OFFICE  
2020 JUN 10 P 12:24  
TOWN OF ORANGETOWN

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 Pool Cabana is APPROVED.

The foregoing resolution to approve the Pool Cabana for Stefanie Cohen for property located at 6 Kopac Lane, Palisades, HABR#20-06, as submitted with the following condition: Prior approval of the Historical Areas Board of Review is required prior to any change or modification of the requirements and/or conditions set forth in this Decision, was presented and moved by Loren Schoppel, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Scott Wheatley aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; and Loren Plotkin, aye. Thano Schoppel, 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: June 9, 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- M.M.

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

TOWN OF ORANGETOWN  
2020 JUN 10 P 12: 24  
TOWN CLERK'S OFFICE