

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
November 10, 2020**

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

ABSENT: Thano Schoppel
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> |
|---|--------------------------|--------------|
| <u>CONTINUED ITEM:</u> | | |
| KATZ 11 Lawrence Lane Palisades, New York 80.06 / 1 / 32' R-40 zone | CONTINUED | HABR#20-18 |
| <u>NEW ITEMS:</u> | | |
| PECK 26 Woods Road Palisades, New York 78.18 / 1 / 41; R-40 zone | APPROVED AS SUBMITTED | HABR#20-20 |
| HOWE 62 Oak Tree Road Tappan, New York 77.11 / 3 / 53; R-15 zone | APPROVED AS SUBMITTED | HABR#20-21 |
| TEVIOT INVESTEMENTS 35 Washington Spring Road Palisades, New York 78.19 / 1 / 9; R-22 zone | APPROVED AS SUBMITTED | HABR#20-22 |

TOWN OF ORANGETOWN
2020 NOV 19 P 2:18
TOWN CLERK'S OFFICE

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.

DATED: November 10, 2020

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN CLERK'S OFFICE

2020 NOV 19 P 2:16

TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Steven Peck
26 Woods Road
Palisades, New York 10964

HABR #20-20
November 10, 2020
Permit #50616

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-20: Application of Steven Peck for review of the installation of a new skylight in the rear of a single-family residence. The premises are located at 26 Woods Road, 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: 78.18 / 1 / 41; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 10, 2020 at which time the Board made the following determination:

Steven Peck appeared.

The following documents were presented:

1. Skylight plan showing where it will be installed.
2. Cover letter explaining the project.

Steven Peck stated that they are proposing to add a skylight in the rear of the house to allow more light into the bedroom and it will not be visible from the street; that they are using a skylight by Velux and it will be white.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2020 NOV 19 P 2:16
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 skylight:

1. The application for the Velux white skylight in the back of the house and not visible from the street.

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 OF ORANGETOWN
2020 NOV 19 P 2:16
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 bedroom skylight is APPROVED AS SUBMITTED.

The foregoing resolution to approve the skylight for Steven Peck for property located at 26 Woods Road, Palisades, HABR#20-20, as submitted; was presented and moved by William Walther, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Larry Bucciarelli, aye; Margaret Raso, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Thano Schoppel and Carol Schelin 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.

Dated: November 10, 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 CLERK'S OFFICE
2020 NOV 19 P 2:16
TOWN OF ORANGETOWN

DECISION
OUTDOOR KITCHEN APPROVED AS PRESENTED

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

HABR #20-21
November 10, 2020
Permit #50697

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-07: Application of John and Victoria Howe for review of an outdoor kitchen 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 a meeting held on Tuesday, November 10, 2020 at which time the Board made the following determination:

John and Victoria Howe appeared.

The following documents were presented:

1. Survey dated February 14, 2019 signed and sealed by John Atzl, L.S..
2. Computer generated pictures of the proposed outdoor kitchen.

Victoria Howe stated that they would like to replace the large outdoor grill with a new lower grill that enables sight over it to the pool; that the existing grill blocks the view to the pool and they have two children that should be seen from that area; that they are also adding a fridge for drinks and a bar style seating area; that this is not visible from the street and will enhance the backyard.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2020 NOV 19 P 2:19
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 based on the consideration of the following factors:

1. The grill and burner shall be by Al Fresco.
2. The counters shall be white granite.
3. The siding shall be gray tile.

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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- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
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TOWN OF ORANGETOWN
2020 NOV 19 P 2:15
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); however, the outdoor kitchen is APPROVED.

The foregoing resolution to approve the outdoor kitchen for John and Victoria Howe for property located at 62 Oak Tree Road, Tappan, HABR#20-07, as submitted; was presented and moved by Loren Plotkin, seconded by Margaret Raso; and carried as follows: William Walther, aye; Margaret Raso, aye; Scott Wheatley, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye. Thano Schoppel and Carol Schelin 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.

Dated: November 10, 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- Dom. Miano

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

TOWN OF ORANGETOWN
2020 NOV 19 P 2:16
TOWN CLERK'S OFFICE

**DECISION
EMERGENCY GENERATOR APPROVED AS PRESENTED**

TO: Nat Mufson
113 Piermont Avenue
Norwood, New Jersey 07648

HABR #20-22
November 10, 2020
Permit #50502

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-22: Application of Teviot Investments for review of a new emergency generator at an existing single-family residence. The premises are located at 35 Washington Spring Road, 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: 78.19 / 1 / 9; R-22 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 10, 2020 at which time the Board made the following determination:

Nat Mufson appeared.

The following documents were presented:

1. Site plan showing where the generator will be installed.
2. Six pages of generator specs.

Nat Mufson stated that the applicant would like to install an emergency generator because the applicants have already been without power for over a week when there was a wind storm in August; that the generator was delivered three days ago and is sitting on the pad but it is not working yet.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2020 NOV 19 P 2:18
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 emergency generator:

1. The 22 KW emergency generator is beige and made by Generac.

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

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TOWN OF ORANGETOWN
2020 NOV 19 P 2:16
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 22 KW Generac Emergency Generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the 22 KW Emergency Generator by Generac for Teviot Investments for property located at 35 Washington Spring Road, Palisades, HABR#20-22, as submitted; was presented and moved by Loren Plotkin, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Margaret Raso, aye; Scott Wheatley, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye. Thano Schoppel and Carol Schelin 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.

Dated: November 10, 2020

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TOWN OF ORANGETOWN

BY: - 
Deborah Arbolino, Administrative Aide

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