

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
October 13, 2020**

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

ABSENT: None

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>NEW ITEMS:</u>		
MARTIN 61 Woods Road Palisades, New York 78.18 / 1 / 8; R-80 zoning district.	APPROVED AS SUBMITTED	HABR#20-13
MUELLER 4 Kopac Lane Palisades, New York 78.13/1/3.2; R-40 zoning district.	APPROVED AS SUBMITTED	HABR#20-14
LA VALLE 73 Main Street Tappan, New York 77.15 / 1 / 2; CS zoning district.	APPROVED AS SUBMITTED	HABR#20-15
FRASCA 79 Corbett Lane Palisades, New York 78.19 / 1 / 21; R-22 zoning district.	APPROVED AS SUBMITTED	HABR#20-16
BERGSON/GLUCKSTERN 56 Woods Road Palisades, New York 78.18 / 1 / 3.1-2; R-80 zone	APPROVED AS SUBMITTED	HABR#20-17

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
TOWN CLERK'S OFFICE

KATZ  
11 Lawrence Lane  
Palisades, New York  
80.06 / 1 / 32' R-40 zone

CONTINUED

HABR#20-18

MATSUDA  
96 Greenbush Road  
Tappan, New York  
77.10 / 2 / 10; R-15 zone

APPROVED

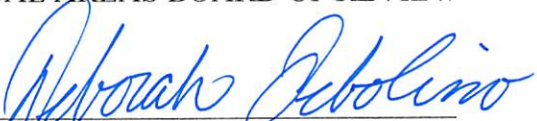
HABR#20-19

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: October 13, 2020

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
TOWN CLERK'S OFFICE

DECISION

**POOL PATIO, FENCE AND RETAINING WALLS APPROVED AS PRESENTED**

TO: John Bruning  
37 West 28<sup>th</sup> Street 11<sup>th</sup> Floor  
New York, New York 10001

HABR #20-13  
October 13, 2020  
Permit #50382

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-13: Application of Catherine Martin for review of the installation of a new pool fence and enlargement of an existing pool patio and two retaining walls at a single-family residence. The premises are located at 61 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 / 8; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

John Bruning, Architect, and Cathy Martin appeared.

The following documents were presented:

1. Plans labeled "Enlarged Patio & New Pool Fence at the residence of Cathy Martin" dated 07/31/2020 signed and sealed by Donald Craig Mc Bride, Architect.(3 pages)

John Bruning, Architect, stated that the pool exists and they are planning to expand the patio to the east and west of the pool and to add a new pool fence; that the patio would match the existing bluestone and the retaining walls would be local granite to match existing; that the fence would be a split rail fence with wire mesh to be pool compliant on the south and east and chain link further back.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
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 pool patio, fence and retaining walls:

1. The stone for the retaining walls shall be local Palisades Granite stone to match the existing in brown/gray.
2. The stone for the walkway patio shall be irregular natural cleft bluestone to match the existing.
3. The pool fence on the south and east shall be split rail with wire mesh to be pool compliant.
4. The fence further back shall be black vinyl covered steel chain link by Stephens Pip and Steel.

**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 CLERK'S OFFICE

2020 OCT 20 P 12:33

TOWN OF ORANGETOWN

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

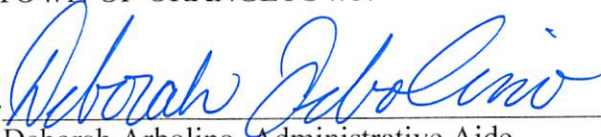
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports ( if any), the application for pool patio, fence and retaining walls are APPROVED AS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

The foregoing resolution to approve the pool patio, fence and retaining walls for Catherine Martin for property located at 126 Washington Avenue, Tappan, HABR#20-08, as submitted; 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; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 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. M.

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

TOWN CLERK'S OFFICE  
2020 OCT 20 P 12:33  
TOWN OF ORANGETOWN

DECISION  
**EMERGENCY GENERATOR APPROVED AS PRESENTED**

TO: Billy D. Valentine (Mueller)  
374 Greenbush Road  
Blauvelt, New York 10913

HABR #20-14  
October 13, 2020  
Permit #50290

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-14: Application of Boris Mueller for review of a new emergency generator at an existing single -family residence. The premises are located at 4 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 / 3.2; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Boris Mueller appeared.

The following documents were presented:

1. Site plan showing where the generator will be installed.
2. A picture of the proposed generator

Boris Mueller stated that he is proposing to have an emergency generator installed on the east side of the house against the house; that there are bushes in front and around where it is proposed to be installed and will not be seen from the street.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
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 generator:

1. The application for the location and gray color of the generator were reviewed and approved.

**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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- 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 OCT 20 P 12:33  
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 generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the emergency generator for Boris Mueller for property located at 4 Kopac Lane, Palisades, HABR#20-14, as submitted; was presented and moved by Larry Schoppel, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 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. M.

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

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
TOWN CLERK'S OFFICE



**DECISION  
PAINT COLORS APPROVED AS PRESENTED**

TO: Carol and Thomas LaValle  
73 Main Street  
Tappan, New York 10983

HABR #20-15  
October 13, 2020  
Permit # N. A.

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-15: Application of Thomas and Carol LaValle for review of paint colors at an existing single-family residence. The premises are located at 73 Main Street, 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: 77.15 / 1 / 2; CS zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Carol LaValle appeared.

The following documents were presented:

1. Color Swatches for the paint.

Carol LaValle stated that they are proposing to paint the house; that the siding will be painted Benjamin Moore Stone; that the trim and windows will be painted Benjamin Moore Bavarian Cream and the doors will be painted Benjamin Moore Polo Blue.

**PUBLIC COMMENT:**

No public comment.

TOWN CLERK'S OFFICE  
2020 OCT 20 P 12:33  
TOWN OF ORANGETOWN

**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 painting of the house:

1. The siding shall be painted Benjamin Moore Stone #2112-40.
2. The windows and trim shall be painted Benjamin Moore Bavarian Cream #2146-70.
3. The doors shall be painted Benjamin Moore Polo Blue # 2062-10.

**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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- WALKWAYS, PATIOS
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**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

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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 paint colors for the house are APPROVED AS SUBMITTED.

The foregoing resolution to approve the paint colors for Carol and Thomas LaValle for property located at 73 Main Street, Tappan, HABR#20-15, as submitted; was presented and moved by Thano Schoppel, seconded by Margaret Raso; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 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- N.A.

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

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
TOWN CLERK'S OFFICE

DECISION  
**IN-GROUND POOL, CABANA AND RETAINING WALLS APPROVED AS  
PRESENTED**

TO: Margaret Fowler (Frasca)  
500 North Broadway  
Upper Nyack, New York 10960

HABR #20-16  
October 13, 2020  
Permit #50446

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-16: Application of Curt and Sabelle Frasca for review of a new in-ground pool and cabana and new retaining walls at an existing single-family residence. The premises are located at 79 Corbett Lane, 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 / 21; R-22 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Meg Fowler, Architect, appeared.

The following documents were presented:

1. Site plan labeled "Proposed Pool and Septic System #79 Corbett Lane" dated 8/10/2020 signed and sealed by Thomas W. Skrable, P.E.
2. Architectural plans labeled "Frasca Residence Pool House" dated 8/10/ 2020 signed and sealed by Margaret L. Fowler, Architect. (6 pages)

Meg Fowler stated that she hopes the Board received the sketched that were provided by the landscape architect because they do a good job of depicting what they are proposed and how the walls, pool, cabana and patio will fit in the property; that she has been before the Board on several projects for this property, that the Bullshed is finished and the proposed retaining walls will use the same stone as the Bullshed; that the pool faces the river that the cabana will be built of brick either whitewashed or painted white to match previous work; that the pool fence will be black vertical on the lower level and match up to the walls; that there will be self-closing gates and it will meet code; that the lighting along the walkway will be low voltage path lighting for safety.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 OCT 20 P 12: 33  
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 in-ground pool, cabana and retaining walls:

1. The roof of the cabana shall be charcoal gray slate.
2. The siding shall be white painted brick.
3. The soffits and fascia shall be wood painted white.
4. The gutters and leaders shall be copper.
5. The windows shall be burnished steel.
6. The front and back doors shall be burnished steel by Rivera Bronze.
7. The lighting shall be custom copper and black iron on the cabana and the walkways shall have low voltage lighting for safety.
8. The walkways shall be bluestone.
9. The pool fence shall be black metal vertical on the lower level and meet the retaining walls and it will meet code with self-closing gates.

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- DOORS
- LIGHTING

TOWN OF ORANGETOWN  
2020 OCT 20 P 12:33  
TOWN CLERK'S OFFICE



- 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 in-ground pool, cabana and retaining wall is APPROVED AS SUBMITTED.

The foregoing resolution to approve the in-pool, cabana and retaining walls for Curt and Sabelle Frasca for property located at 79 Corbett Lane, Palisades, HABR#20-16, as submitted; was presented and moved by Loren Schoppel, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 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 OCT 20 P 12:33  
TOWN OF ORANGETOWN



DECISION

**DORMER, ROOF, SOFFIT REPAIR AND GUTTERS AND LEADERS APPROVED  
AS PRESENTED**

TO: Elizabeth Matsuda  
98 Greenbush Road  
Tappan, New York 10983

HABR #20-19  
October 13, 2020  
Permit #50398

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-19: Application of Elizabeth Matsuda for review of a dormer, new roof, gutters and soffit repair at an existing single-family residence. The premises are located at 96 Greenbush Road, 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: 77.10 / 2 / 10; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Elizabeth Matsuda and Elizabeth Parks, Architect, appeared.

The following documents were presented:

1. Architectural plans labeled "New Dormer 98 Greenbush Road, Tappan, NY" dated July 31, 2020 signed and sealed by Elizabeth Parks, Architect.

Elizabeth Parks, Architect, stated that the house is a sweet little cottage design; that the second floor has two bedrooms and a bathroom that you can hardly stand in; that a tree damaged the roof and the proposal is to add a relatively large dormer that will mimic the dormer on the east side of the house; that this will enable the applicant to have a really nice bathroom on the second level of the house; that the composite siding will match the existing siding and new roof will have high definition GAF Timberline shingles.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE  
2020 OCT 20 P 12:32  
TOWN OF ORANGETOWN

**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 dormer, roof, soffit repair and gutters and leaders:

1. The roof shingles shall be GAF Timberline Series Mission Brown High Definition Shingles.
2. The siding shall be brown clapboard to match the existing.
3. The decorative siding shall be white.
4. The gutters and leaders shall be white aluminum.
5. The windows shall be Andersen White fiberglass.

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TOWN OF ORANGETOWN  
2020 OCT 20 P 12:32  
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 dormer, roof, gutters and leaders, and soffit repair is APPROVED AS SUBMITTED.

The foregoing resolution to approve the dormer, roof, gutters and leaders and soffit repair for Elizabeth Matsuda for property located at 98 Greenbush Road, Tappan, HABR#20-19, as submitted; was presented and moved by Loren Plotkin seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 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 OCT 20 P 12:32  
TOWN OF ORANGETOWN



DECISION  
**NEW HOUSE APPROVED AS PRESENTED**

TO: Walter Aurell (Bergson/Gluckstern)  
171 Kings Highway  
Orangeburg, New York 10962

HABR #20-17  
October 13, 2020  
Permit #50062

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-17: Application of Bergson/Gluckstern for review of a single-family residence. The premises are located at 56 Woods 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: 78.18 / 1 / 3.1-2; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 13, 2020 at which time the Board made the following determination:

Walter Aurell, Architect, Margaret Garcia, Architect Brianne and Miguel Gluckstern, appeared.

The following documents were presented:

1. Architectural plans labeled "Bergson/Gluckstern Residence dated 5/26/2-2- with the latest revision date of 9/7/2020 signed and sealed by Walter Aurell.
2. Materials checklist with 11 color photos of materials.

Walter Aurell, Architect, stated that this is a one-story 61,000 sq. ft. house that will be a net zero structure; that it will be super insulated with geothermal wells; that it will have solar panels to off set the electric; that the primary wood siding will be Thermory which is a modified wood that never needs to be painted; that they are planning to put a clear seal on it; that the house has matching gable ends with bluestone cladding; that this will harmonize with Mr. Bergson's house; that the paths and porches will have bluestone paving; that the windows are made by Zola and are triple pain R-7 rating and clad outside and wood inside; that the roof shall be standing seam metal and the entry porch and other porches shall be post and beam construction; and that the pictures submitted to the Board show all of the proposed details for the house.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE  
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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 new residence:

1. The roof shall be manufactured by Englert dove grey metal.
2. The siding shall be natural wood by Thermory.
3. The decorative siding, soffits and fascia shall be natural wood by Thermory.
4. The gutters and leaders shall be metal to match the roof in dove grey.
5. The windows shall be mahogany by Zola.
6. The doors shall match the windows by Zola.
7. The lighting shall be copper and glass by Bega.
8. The rock/stone on the house shall be grey/blue bluestone.
9. The walkways shall be bluestone.
10. The spiral staircase shall be grey powder coated finish by Kueka Studios.

**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

TOWN CLERK'S OFFICE

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- 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 new residence is APPROVED AS SUBMITTED.

The foregoing resolution to approve the new residence for Bergson/Gluckstern for property located at 56 Woods Road, Palisades, HABR#20-17, as submitted; was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

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: October 13, 2020

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

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