

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
December 14, 2021**

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

ABSENT: Carol Schelin
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>
WHITE 1A Century Road Palisades, NY 80.05 / 1 / 31; R-40 zoning district	APPROVED AS SUBMITTED	HABR#21-25
HAHN 43 Old Tappan Road Tappan, NY 77.10 / 3 / 22; R-15 zone	APPROVED AS SUBMITTED WITH CHANGES TO COLORS AND TRIM	HABR#21-26
MC NULTY 124 Washington Street Tappan, NY 77.11 / 1 / 79; R-15 zone	APPROVED AS SUBMITTED	HABR#21-27

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 8:45 P.M.

DATED: December 14, 2021

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN OF GRANGETOWN
2021 DEC 22 A 11:05
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Richard Nardella (White)
734 Lake Drive
Winsted, CT 06098

HABR #21-25
December 14, 2021
Permit#51958

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-25: Application of Eugene White for review of an existing generator and shed at an existing single-family residence. The premises are located at 1 A Century 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: 80.05 / 1 / 31 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 14, 2021 at which time the Board made the following determination:

Robert Nardella, brother of Richard Nardella and son -in-law to Mr. White the applicant, appeared.

The following documents were presented:

1. A cover letter not dated signed by Richard Nardella, son-in-law to Mr. White.
2. A copy of f site plan for the property drawn by Richard Nardella dated 04/24/ 2021.
3. Four color pictures of the shed and generator and long driveway.
4. An e-mail dated December 6, 2021 from Barbara and Michael Meyer, inquiring as to when the generator would be tested and recommended that it be done during daytime business hours or on the weekends,

Robert Nardella explained to the Board that his father-in-law was not aware that he needed a permit when he installed the emergency generator next to the house, that the company that installed it did not tell him that it needed a permit; that the shed was installed to replace an existing rotting shed; that the shed was built by Klotter Farms and is very nice; that it is barn red with two nice windows and shutters and the roof shingles are dark grey; that because it was replacing an existing rotted shed, Mr. White did not think that he needed a permit; that he is 86 years old and would like to apologize to the Board for not applying for a permit; that the house is sold and money is being kept in escrow until he is able to obtain certificate of occupancy for both the generator and shed; and that they appreciate all the help.

Thano Schoppel and Margaret Raso inquired as to when the generator would be tested and agreed that it should be tested during daytime business hours or on weekends.

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TOWN CLERK'S OFFICE

Loren Plotkin inquired as to when the shed was built and if any recent changes were made to it.

PUBLIC COMMENT:

No public comment.

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 existing Generac 22 KW Generator and barn red Klotter Farms shed :

1. The Klotter Farms shed had Grey Asphalt shingled roof with a red cupola.
2. The siding is Texture 1-11 painted red.
3. There are two wood windows with wood rim all painted red.
4. Double doors with high glass windows also painted red.
5. The generator is off white Generac 22 KW placed in the rear of the house and not visible from the road.

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

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TOWN CLERK'S OFFICE

- 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 existing generator and shed is APPROVED AS SUBMITTED.

The foregoing resolution to approve the existing shed and generator for property located at 1A Century Road, Palisades, HABR#21-25, as submitted; was presented and moved by William Walther, seconded by Loren Plokin; and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; William Walther, aye; and Loren Plotkin, aye. Larry Bucciarelli 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: December 14, 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- M.M.

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

TOWN CLERK'S OFFICE
2021 DEC 22 A 11: 05
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Walter Aurell (Hahn)
171 Kings Highway
Orangeburg, New York 10962

HABR #21-25
December 14, 2021
Permit#51514

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-25: Application of Father Jerry Hahn for review of an existing shed and proposed sunroom at an existing single-family residence. The premises are located at 43 Old Tappan 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 / 3 / 22 ; CS zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 14, 2021 at which time the Board made the following determination:

Walter Aurell, Architect, appeared.

The following documents were presented:

1. Plans labeled "Sunroom Addition for Father Jerry Hahn" dated 09/07/2021 signed and sealed by Walter Aurell, Architect. (7 pages).

Walter Aurell, Architect, stated that they are proposing to add a small sunroom in the rear of the house; that it will be constructed on piers and have high density spray foam insulation; that the shed was improved without a permit and they would like to get those improvements approved also; that roof shall be charcoal grey asphalt shingles; that the siding shall be resin composite by Boral painted Benjamin Moore HC-125; all of the trim siding soffits and fascia, window trim proposed to be dark green; that the rendering is not the same green as they are proposing and he showed the Board the paint color from Benjamin Moore; and stated that the existing house is sided in vinyl and that cannot be painted; that they chose a different color for the addition to provide contrast; that the window on the west side closest to the existing house is going to be removed; that the applicant would like more wall space for furniture location and this is why he did not want the entire addition surrounded with windows; that the addition is in the rear of the property and cannot be seen from Old Tappan Road because the rear of the property is completely fenced in; and that the shed is existing and there were no recent changes to it.

Margaret Raso stated that she doesn't think the proposed color for the addition gels with the main house and Thano Schoppel agreed; they stated that they would like to see the addition blend with the main house, using the beige color proposed for the trim as the main color. Scott Wheatley agreed with the beige proposal. Margaret Raso also suggested that the addition would look better if it had an additional window to complete the line of windows surrounding the addition, instead of the proposal sheikh constitutes removal of a

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window and empty space.

Loren Plotkin looked at the paint examples that were submitted and stated that they are perfectly fine historic colors; that the sketch does not do the proposed color justice; that he has seen the board agree that an addition to an existing historic structure does not have to slip in faux historic and that he would vote positively for these colors.

William Walther stated that the original colors proposed by the applicant were complimentary; that the windows don't have to be larger but an added trim to the underside of the windows would tie the structure to the main house ;that the trim apron added should be thicker than one inch, possibly three inches; that a linear piece under the window brought right up the existing house would tie the extension to the house; that the color green could be added to the shed to tie it to the addition; that another option would be to make the additions main body beige and the windows white, which would blend well with the shed.

Margaret Raso and Thano Schoppel agreed.

PUBLIC COMMENT:

No public comment.

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 sunroom and existing shed:

1. The roof shall be Charcoal grey GAF asphalt shingles.
2. The siding shall be resin and composite by Boral painted Benjamin Moore HC-28 Shellborn Buff (beige).
3. The soffits, fascia shall be painted Benjamin Moore HC-28 Shellborn Buff (beige).
4. The windows shall be White wood and aluminum cladding by Sierra Pacific.
5. The trim shall be painted to match the house Benjamin Moore HC-28 Shell born Buff (beige).
6. The small window on the west side of the addition closest to the house shall be removed.
7. A 3 to 3 ½ inch trim apron shall be added below the windows to the corner of the existing house and painted beige (Benjamin Moore HC-29).
8. The shed is approved as existing.

TOWN OF GRANBURY
2021 DEC 22 4 11:08
TOWN CLERK'S OFFICE

Hahn

HABR# 21-26

Permit #51514

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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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- WINDOWS
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- 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.

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TOWN OF GLOUCESTER
TO THE CLERK OF THE BOARD

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 sunroom and existing shed is APPROVED AS SUBMITTED with the changes noted above.

The foregoing resolution to approve the proposed sunroom and existing shed for property located at 43 Old Tappan Road, Tappan, HABR#21-26, as submitted with the changes noted above; was presented and moved by William Walther, seconded by Loren Plotkin; and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; William Walther, aye; and Loren Plotkin, aye. Carol Schelin and Larry Bucciarelli 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: December 14, 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 OF ORANGETOWN
2021 DEC 22 A 11:06
TOWN CLERK'S OFFICE

DECISION

SIGN APPROVED AS PRESENTED

TO: Foley Signs (McNulty)
Ron Troiano
20 H Mountainview Avenue
Orangeburg, New York 10962

HABR #21-27
December 14, 2021
Permit#51939

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-26: Application of Hellmann Management (McNulty) for review of a sign for the premises located at 124 Washington 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: 77.11 / 1 / 79 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 14, 2021 at which time the Board made the following determination:

Robyn Foley, Foley Signs, appeared.

The following documents were presented:

1. A letter dated September 23, 2021, giving Foley Signs permission to appear before the board with respect for a sign at 124 Washington Street, Tappan which is owned by Kirchner Family Enterprises and signed by Karl Kirchner.
2. A narrative for Dr. McNulty & Associates.
3. A copy of the site plan for the property drawn by Foley Signs dated 09/22/ 2021.
4. Two color pictures of the proposed sign computer generated.
5. Two pictures of properties in the area with signs and a computer generated picture of the surrounding area

Robyn Foley brought a sign for the Board to see that is the same material as proposed for this property; and stated that the proposed sign is the same size as the sign previously approved by the Board and showed a picture; that the depth of the sign is 1"; that the picture however was for a larger sign that was approved; she stated that this sign is two shades of burgundy with the darker shade for the border and the lettering on the sign is white; that the sign will not have any lights and it is 40" x 72" in size.

Margaret Raso commented that she believed the sign was too big for the size of the building.

William Walther asked what he measurements for the previous signs at the same location were and further inquired as to the width of the sign.

Loren Plotkin commented that there are other signs in the same are that are fairly larger than the sign before the Board and did not think that it was too big.

PUBLIC COMMENT:

No public comment.

TO: HISTORICAL AREAS BOARD OF REVIEW
2021 DEC 22 4:11:05
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 sign:

1. The sign shall be 40”h by 72”w x 1” deep dimensional PVC sign panel, single sided, carved letters and border with a bracket for wall mounting. (20 sq. ft. total usage)
2. Background color will be Rookwood Red SW 2802 and the border color shall be Rookwood Dark Red SW 2801 with white lettering.

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

2021 DEC 22 11:00
HISTORICAL AREAS BOARD OF REVIEW

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 new sign is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Rockwood Red and Dark Red sign with white lettering for the Behavioral Healthcare Clinic for property located at 124 Washington Street, Tappan, HABR#21-27, 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; and Loren Plotkin, aye. Carol Schelin and Larry Bucciarelli 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: December 14, 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 OF ORANGETOWN
2021 DEC 22 A 11: 09
TOWN CLERK'S OFFICE