

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
JULY 12, 2022**

MEMBERS PRESENT: Margaret Raso, Chair
Thano Schoppel
Scott Wheatley
Allen Ryf
Loren Plotkin
Larry Bucciarelli

ABSENT: William Walther

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Brittany Cordero, Deputy Town Attorney
Anne Marie Ambrose, Official Court Stenographer

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>
CROSBY 23 Closter Road Palisades, NY 78.17 / 2 / 24; R-40 zoning district	CONTINUED	HABR#22-10
NGUYEN 5 Prior Court Palisades, NY 78.18 / 2 / 21.2; R-40 zoning district	FENCE APPROVED	HABR#22-13
TAPPAN FIRE DISTRICT 135 Washington Street Tappan, NY 77.11 / 3 / 4; CS zoning district	APPROVED WITH MINOR MODIFICATIONS	HABR#22-14
GOLEMAN 80 Ludlow Lane Palisades, NY 80.06 / 1 / 20; R-80 zoning district	AMENDMENTS APPROVED	HABR#22-15
656 OAK TREE GENERATOR 656 Oak Tree Road Palisades, NY 78.17 / 2 / 9; R-40 zone	APPROVED AS PRESENTED	HABR#22-16
TRAMUTOLA 17 Kopac Lane Palisades, NY 78.13 / 1 / 3.9; R-40 zone	APPROVED AS PRESENTED	HABR#22-17

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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 8:45 P.M.

DATED: July 12, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
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TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Douglas Nguyen
5 Prior Court
Palisades, NY 10964

HABR #22-13
July 12, 2022
Permit#51719

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2022 at which time the Board made the following determination:

Gail Nguyen appeared.

The following documents were presented:

1. Survey with the fence location drawn in.
2. Spec sheet from Yaboo Fence Co. showing solid panels vinyl fence color Almond Wood.
3. Three color pictures of the site and a mock-up of where the fence would be located.
4. An e-mail from Eric Dubbs, an abutting property owner with attachments.

Gail Nguyen stated that she would like to put up the fence to have some privacy in her back yard; that the fence is not being installed on the property line; that she looks at her neighbor's front door from her back yard; that she will still have woods on the other side of the fence and she has property markers in the ground from her survey; that the fence is from Yaboo Fence Co. and she would like the vinyl fence in the almond color because it needs very little maintenance.

The Board reviewed the e-mail submitted by an abutting property owner, Eric Dubbs, Chairwoman Raso noted that the e-mail contains concerns that are not within the purview of the Board.

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 fence:

1. The fence shall be six-foot in height, vinyl by Yaboo Fence and the color is Almond Wood..

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

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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.**

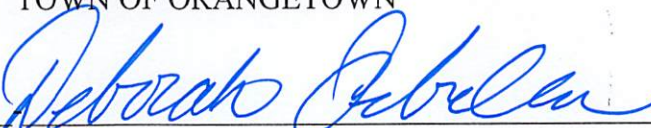
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for the vinyl six-foot fence in the color Almond Wood is APPROVED AS SUBMITTED.

The foregoing resolution to approve the six-foot vinyl fence in the color Almond Wood for property located at 5 Prior Court, Palisades, HABR#22-13, as submitted; was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryff, aye; and Loren Plotkin, aye. William Walther 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 12, 2022

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
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DECISION

APPROVED AS PRESENTED WITH TWO MINOR CHANGES: (1) HARDI PLANK SIDING SHALL HAVE A SMOOTH FINISH NOT TEXTURES; (2) FENCE SHALL BE LIGHT GREY SIX-FOOT SOLID VINYL

TO: Jeff Sendlewski (Tappan Fire District)
215 Roanoke Avenue
Riverhead, New York 11901

HABR #22-14
July 12, 2022
Permit# BLDC-604-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-14: Application of Tappan Fire District for review of a new firehouse. The premises are located at 135 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 / 3/ 4; CS zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2022 at which time the Board made the following determination:

Jeff Sendlewski, Architect, Tom Quinn, Fire Commissioner, appeared.

The following documents were presented:

1. Plans labeled "Proposed New Facility Tappan Fire District, 135 Washington Street, Tappan, NY" by Sendlewski Architects, dated 06-01-2022, signed and sealed by Martin F. Sendlewski, Architect. (5 pages)
2. Site Plan labeled Tappan Fire District dated January 12, 2022 with the latest revision date of 3/28/ 2022 signed and sealed by John R. Atzl, L.S. & Ryan A. Nasher, P.E.

Jeffrey Sendlewski, Architect stated that the existing 1300 sq. ft. building will be removed from the site and a new firehouse will be constructed on the site that will be able to house the new fire trucks; that there are pictures submitted of buildings in the immediate area that they used as reference for materials and style to have the firehouse blend well in the historic district; that they are proposing a 60/40 blend with the stone dark to light that will be at the base and on the piers and covered walkway; that the stone is very similar to the stone on the 76 House; that they are proposing Hardi plank lap siding above the stone with matching trim for windows and doors; that the fire house doors will be bi-fold doors that match the color of the doors on the old fire house; that the ornamental lantern fixture will have dim lighting; that the fence on the side of the building can be changed from the proposed stone look to grey vinyl solid panel to cover the generator and services for the building; that the siding can also be changed to smooth finish instead of the wood impression style.

Thano Schoppel asked about parking on drill nights.

Larry Bucciarelli suggested that the applicant change the hardi plank from textured finish to a smooth finish.

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Tom Quinn stated that when they first hired the Architects the committee asked them to study the historic area and come back with a plan that fit into the area; that it is a very sensitive area and the building should look like it belongs in it; that as far as parking goes, this lot will hold 13 spaces which would be sufficient for emergency calls; that they will still be able to park at the old fire house and they own the grass lot at 130 Washington which hold 35 cars.

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 new Tappan Fire District Fire House:

1. The roof shall be asphalt charcoal/slate grey GAF.
2. The siding shall be Hardi-Plank lap siding (smooth finish) in a neutral light grey color, with white trim around windows & doors.
3. The soffits and fascia shall be white vinyl/ Lazek by James Hardie or similar.
4. The decorative siding shall be grey/earth tone stone veneer (60/40 dark to light).
5. White fascia trim around all roof perimeter, including antique style corbel accents to match the overhead door finish (red).
6. The gutters and leaders shall be white aluminum GAF or equal.
7. The windows shall be white clad vinyl composite by Anderson.
8. The trim shall be white vinyl by James Hardi or equal.
9. The front door shall be red aluminum and glass.
10. The back door shall be white hollow metal.
11. The garage doors shall be antique style bi-fold overhead doors at the Apparatus Bay (fire engine red finish) with matching finish at the front of the building entry door.
12. The other doors shall be white aluminum /glass.
13. The lighting shall be antique lantern style ornamental light fixtures at overhead door & building entry piers (soft white illumination)
14. The stone and rock shall be rustic pattern stone veneer at bottom portion of all elevations (60/40dark mixture). This stone has been selected to closely resemble stone on the nearby historic 76 House restaurant.
15. The walkway shall be stamped concrete.
16. The fence shall be grey solid vinyl six-foot fence on the side of the building next to the lawyer'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

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MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

Tappan Fire District

HABR#22-14

Permit #BLDC-604-22

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**** 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:

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- SIDING
- DECORATIVE SIDING
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- 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 new Tappan Fire House- Plans labeled "Proposed New Facility Tappan Fire District, 135 Washington Street, Tappan, NY" by Sendlewski Architects, dated 06-01-2022, signed and sealed by Martin F. Sendlewski, Architect. (5 pages) and Site Plan labeled Tappan Fire District dated January 12, 2022 with the latest revision date of 3/28/ 2022 signed and sealed by John R. Atzl, L.S. & Ryan A. Nasher, P.E. are APPROVED AS SUBMITTED with two minor changes: (1) the hardi-plank siding shall have a smooth finish; (2) the proposed fence shall be grey six-foot solid vinyl.

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The foregoing resolution to approve the new firehouse for property located at 135 Washington Avenue, Tappan, HABR#22-14, as submitted; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryf, aye; and Loren Plotkin, aye. William Walther 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 12, 2022

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
2022 JUL 20 P 12:45
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Allen D. Ross (Goleman)
153 Main Street
New Paltz, New York 12561

HABR #22-15
July 12, 2022
Permit#46533

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-15: Application of Goleman Residence for review of exterior revisions from previously approved applications (HABR# 14-17 dated November 4, 2014, HABR#17-08 dated July 11, 2017, , HABR# 17-13 dated September 11, 2017 , HABR#19-12 dated June 11, 2019) at an existing single-family residence. The premises are located at 80 Ludlow 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: 80.06 / 1 / 20; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2022 at which time the Board made the following determination:

Allen Ross, Architect and Caitlin Burck, Designer, appeared.

Member Loren Plotkin recused himself, his firm has done business with the applicant.

The following documents were presented:

1. Plans labeled "80 Ludlow Lane Residence, Palisades, NY" signed and sealed by Allen Douglas Ross, Architect. (11 pages).

Allen Ross stated that they are back before the Board to remove some of the previously approved items; that here ae elevation changes; the proposed exterior glass railings at the back of he house were removed, the proposed metal guard railing at the rear deck was removed, three proposed window sashes that were connected to each other were removed; the proposed meal balcony over the front door was removed; the meal and wire railing at the front of the house over the mudroom was shortened, and the proposed photovoltaic panels and conduit on the roof was removed; that the front landing, interior stair, and an interior closet were described in more detail and the doors to the roofs at the upper decks were secured so that they are not operable.

Thano Schoppel confirmed that this proposal was not to make any additions, but instead , to remove items that were previously approved, and asked about the security doors on the upper decks.

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 exterior revisions of the previously approved plans:

1. T-001- Omission of sheet A-202 (detail no longer relevant)
2. Site Plan no changes.
3. A-100-Removal of Photovoltaic system components, and electrical conduit routing. Revision to exterior entry landing framing.
4. A-101-Removal of Photovoltaic system components. Revision to exterior entry landing framing.
5. A-102 – Glass railings on balconies removed from scope. Balcony revision outside Bath 202. Existing windows, 212A-C to be permanently secured closed with 3M security film applied.
6. A-103- Plan change a stair hall 309 to include new closet.
7. A-104- Removal of photovoltaic system components. Chimney flue locations updated per filed measurements.
8. A-200- Removal of Photovoltaic system components. Glass railings on balconies removed from scope. Pipe railings at Deck 119 modified. Removal of exterior windows.
9. A-201- Removal of Photovoltaic system components. Glass railings on balconies removed from scope. Addition of exterior wall sconces.
10. A-202- Omitted.
11. A-300- No changes.
12. A-301- Removal of photovoltaic system components.
13. A-302- Not used.
14. A-303- Stair section details added to set.

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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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:

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- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- 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.

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 revisions s shown “ Plans labeled “80 Ludlow Lane Residence, Palisades, NY” signed and sealed by Allen Douglas Ross, Architect. (11 pages) are APPROVED AS SUBMITTED.

The foregoing resolution to approve design and materials for the proposed exterior revisions of the previously approved plans for property located at 80 Lulow Lane, Palisades, HABR#22-15, as submitted; was presented and moved by Larry Bucciarelli, seconded by Allen Ryf; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; and Allen Ryf, aye. Loren Plotkin was recused. William Walther 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 12, 2022

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
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DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Marc Comito Homes LLC
87 Sixth Avenue
Nyack, New York

HABR #22-16
July 12, 2022
Permit# BLDR 1432-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-16: Application of 656 Oak Tree Road for review of an emergency generator at an existing single-family residence. The premises are located at 656 Oak Tree 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: 78.17 / 2/ 9; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2022 at which time the Board made the following determination:

George Palladino, Architect, appeared.

The following documents were presented:

1. Plans labeled "Comito Homes 656 Oak Tree Road, Palisades, NY Planting Plan" by Yost Design Landscape Architecture signed and sealed by Blythe Yost, Landscape Architect. (1 page).
2. Generac Guardian Series Residential Standby Generator spec sheets (6 pages).

George Palladino, Architect stated that hey would like to install an 18 Kw emergency generator in the back corner near the air conditioner condenser; that they will be concealed with landscaping; and he is not sure what they are going to do with the old foundation.

Larry Bucciarelli asked what they are going to do with swimming pool, referring to the old foundation.

PUBLIC COMMENT:

No public comment.

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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 emergency generator:

1. The generator shall be beige 10/14/18 kW.
2. The generator shall be located on the garage side of the house next to the A/C condenser and surrounded by Lirope muscari Variiegata and buxus microphylla.

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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- 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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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 emergency generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the emergency generator at the property located at 656 Oak Tree Road, Palisades, NY HABR#21-16, as submitted; was presented and moved by Allen Ryff, seconded by Loren Plotkin; and carried as follows: Larry Bucciarelli, aye; Thanos Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryff, aye; and Loren Plotkin, aye. William Walther 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 12, 2022

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
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TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Greg Comito (Tramutola)
PO Box 33
Palisades, New York 10964

HABR #22-17
July 12, 2022
Permit# BLDR 1368-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-17: Application of John and Jennifer Tramutola for review of a new single-family residence. The premises are located at 17 Kopac 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: 78.13 / 1 / 3.9; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 12, 2022 at which time the Board made the following determination:

Lisa Comito, Comito Construction, and Jennifer Lucas, Architect, appeared.

The following documents were presented:

1. Plans labeled "Tramutola Residence New Single -Family Residence 17 Kopac Lane, Palisades, NY" by Lucas Architecture & Planning signed and sealed by Jennifer Claire Lucas, Architect. (4 pages).
2. Plan labeled "Cabana Plat Plan for Tramutola" dated June 6, 2022 signed and sealed by Paul Gdanski, P.E., PLLC.(1 page)

Lisa Comito stated that the architect Jennifer Lucas has done a marvelous job of designing the house to fit on the last lot left in this development; that the lot was difficult for several reasons but the house is fitting the lot beautifully.

Jennifer Lucas stated that the house will be all brick, with a wood frame and the second floor will have hardi plank lap siding; that the house has many nice details to break up the length of it; that the gutters will be half rounds and the windows will be sandstone with SDL Grilles; and that she not sure of the height of the spire.

Thano Schoppel commented that the house is beautifully broken up with nice details. And the Board agreed.

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 new single-family residence:

1. The roofing material shall be Owens Corning Duration (Estate Gray) color architectural style shingles. Two Copulas per plan, built in a small shop and finished in natural clay color with copper roofs and finials. Finials on two front gable peaks per plan, approximately 11" x 40". Six 30" x 46" Velux skylights installed per plan.
2. There shall be exterior brick veneer on all sides; to be General Shale "Nottingham Tudor" which is a multi-color beige/red brick with beige mortar joints. The size is queen-size or jumbo and the brick detail around the windows and doors is to be as shown on the plans. The brick chimneys as per plan. There will be a 4 to 6" frieze board installed over the brick where the brick meets the level soffit and where the brick meets the peaked flyer. Frieze board, Trim boards, soffit and fascia to be PVC/vinyl/aluminum (Natural Clay) Flashings around chimney or sidewalls to be copper.
3. Siding on the rear dormer and the covered porch rear gable to be Hardie Plank Cedarmill lap siding with 7 1/4" exposure (CobbleStone).
4. The shutters on the front windows to be Board-n-Batten style, per plan; custom made from clear cedar and stained with a light blue/charcoal color stain.
5. Exterior doors- Hinged & Sliding per plan. (Transoms above doors as show on plan)
 - (a) Entry_ Masterpiece smooth walnut MF8 Lite, Arched Rain Glass 72" x 96" double door, simulate divided light grilles, the door and grilles to be finished with Walnut stain.
 - (b) Front, Rear & Covered Patio- Andersen brand, 400 Series Frenchwood glass patio, Sandstone vinyl clad or aluminum exterior. Exterior bonded 7/8" simulated divided light grilles.
 - (c) Side porch door (left)-Therma -Tru FMC1285 SDL 3/4 glass door, simulated divided lights grilles, the door and grilles to be finished with Walnut or English Walnut Stain,
 - (d) Garage leading to front walk- Andersen brand, 400 Series Frenchwood glass patio, Sandstone vinyl clad or aluminum exterior. Exterior bonded 7/8" simulated divided light grilles.
6. Windows to be Anderson brand, 400 Series, sizes as pe plan; Color Sandstone, vinyl or aluminum clad exterior; Type: Double hung & other per plan; Grilles: 7/8" bonded simulated divided light included on all windows.
7. Aluminum k-style seamless gutters and leaders to be dark bronze or color matched with brick..
8. The garage doors (2) sizes per plan-to be Haas American Traditions Collection, model 9222 or similar- American walnut color with divided light windows.
9. Exterior square support /decorative columns at the covered and side porches as shown on the plans. Painted natural clay/beige color.
10. Front porch and side porch surfaces and steps to be bluestone. Step risers & sides to be brick as per façade. Front walk to be bluestone fagging or Cambridge Ledgestone 3-pc paver in Toffee/Onyx color. Front or side railings, if necessary, to be powder coated aluminum (oil-rubbed bronze).
11. The rear covered porch surface to be bluestone flagging or Cambridge 3-pc paver in Toffee/Onyx color.

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12. The rear patio to be built with Cambridge Sigma split face wall blocks and the patio surface to be Cambridge LedgeStone 3-pc paver. The color for both is Toffee/Onyx.
13. The retaining wall blocks to be Cambridge Sigma split face wall block (Toffee/Onyx).
14. Exterior coach style wall light fixtures located at all exterior door locations and at each garage door. Oil-rubbed/dark bronze or aged zinc finish.
15. The A/C Condenser units to be located on the right side (north) and screened with plantings/shrubs.
16. Sod in the front and around the house. Professional landscaping as per the Landscape plan.
17. Driveway to be macadam (blacktop).

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.

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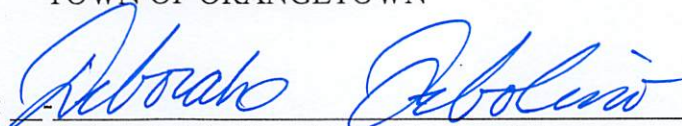
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for demolition of the new single-family residence is APPROVED AS SUBMITTED.

The foregoing resolution to approve the new single-family residence for property located at 17 Kopac Lane, Palisades, N.Y. HABR#22-17, as submitted; was presented and moved by Thano Schoppel, seconded by Allen Ryf; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryf, aye; and Loren Plotkin, aye. William Walther 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 12, 2022

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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TOWN BOARD MEMBERS
HABR MEMBERS
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TOWN ATTORNEY
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