

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
October 11, 2022**

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

ABSENT: None

ALSO PRESENT:	Deborah Arbolino,	Administrative Aide
	Dennis Michaels,	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>
WALTHER 692 Oak Tree Road Palisades, NY 78.17 / 2 / 20.2; R-40 zoning district	APPROVED AS PRESENTED	HABR#22-11
GIULIO'S RESTAURANT 150-154 Washington Street Tappan, NY 77.11 / 1 / 56.1; CS zoning district	APPROVED AS PRESENTED	HABR#22-12

OTHER BUSINESS:

Dennis Tirch, owner of 694 Oak Tree Road (78.17-2-20) , Previously William Walther's residence, prior to subdividing the property and building the new residence at 692 Oak Tree Road; explained to the Board that a bird flew into one of the existing sliding glass doors in the rear of the house and broke it; that the existing doors are getting old; that he would like to replace all of the doors in kind and was unclear if replacing in kind would require a formal appearance in front of the Historic Board. Mr. Tirch explained that he understood that this would require a building permit.

The Board discussed the law and agreed that since this is a repair, replacement with the "in kind" sliding doors; that no formal application to the Historic Board would be necessary. All seven members were in agreement.

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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 8:00 P.M.

DATED: October 11, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY:



Deborah Arbolino, Administrative Aide

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DECISION

APPROVED AS PRESENTED

TO: Donald Brenner (Walther)
4 Independence Avenue
Tappan, New York 10983

HABR#22-11
October 11, 2022
BLDR-1444-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-11: Application of William Walther for review of a renovation to an existing garage at an existing single-family residence. The premises are located at 692 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 / 20.2 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 11, 2022 at which time the Board made the following determination:

Donald Brenner, Attorney, William Walther, Dorian Walther and Patricia Castellon, Qu4rtet Design Studio, Architects for the project, appeared.

The following documents were presented:

1. Plans labeled "Walther Residence Garage Expansion" dated June 1, 2022 signed and sealed by William L. Walther, Architect. (7 pages)
2. A design concept package labeled "Walther Residence: Garage Studio/Sunroom 692 Oak Tree Road, Palisades, NY" (16 pages).

Donald Brenner, Attorney, stated that the applicant is before the Board to make changes to the garage and house and his daughter Dorian and her partner will be presenting the details.

William Walther stated that they are also proposing some modifications to the plans that the Board was given and there will not be further changes to the footprint and these modifications will be submitted tonight, that he was going to install a half bathroom in the studio extension but the building inspector told him that he could make it a full bath if he wanted to, so he decided to do so.

Dorian Walther handed out the design concept packages to the Board and stated that the first page shows the vicinity map and the flag lot with existing conditions on the drive into the house and the second page shows the existing conditions of the house and garage; that page four shows the existing site plan, the proposed work and detail of the proposed work; that the proposed generator enclosure is shown and the new patio; that all of the zoning set backs are met; that there are no changes to the landscape plan; that page 10 shows the proposed exterior elevations to the garage /studio on the north side with the additional windows, extended former and the metal that echoes the primary structure; that this façade faced the wooded property; that the south elevation is the smaller elevation of the house with a small single former window; that the

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east elevation has four square windows and the west has the new decorative pergola; that the next two pages show the sections and then the proposed renderings and finally the last page shows the exterior finishes that will match the existing.

Patricia Castellon stated that page three is the site plan showing the limits of disturbance, the existing gravel patio, new walkway to the secondary structure, the proposed stone patio partially covered, the proposed expansion to the secondary structure; that pages 7 & 8 show the interior changes to the expansion; that high windows are planned in the garage expansion to accommodate art work for the walls; that the floors shall have radiant heating and a new garage door to match the existing garage doors; that the lofted space is needed for storage; that page nine shows the west exterior the exterior elevations on the west side, the proposed sunroom of the existing living room kitchen area and the additional trellis over the garage doors; and the

Thano Schoppel asked about the shed dormer on the south elevation and why it has only one small window; Dorian Walther answered that the south elevation faces the house in the front of the property and this is a minimal intrusion to their privacy and interior that area is the bathroom.

Larry Buciarrelli asked about the purpose of the garage door on the south side of the property and why the applicant wanted a full bath in the studio area; and Patricia Castellon answered that the garage door is necessary for large materials and art installations to bring in and out of the space; that they will not fit through the small door. Bill Walther answered that the building inspector suggested the full bath over the half bath he originally proposed.

Margaret Raso inquired about outside lighting and Dorian Walther addressed that concern with the answer that no additional lighting is proposed but some of the existing lighting might be updated.

Scott Wheatley asked if any variances were required and the answer was no.

Dorian Walther offered for the neighbor, Larry Bucciarelli to set the time each week for the emergency generator to be tested.

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 garage studio/sunroom added decorative pergolas,:

1. The roof shall match existing
2. The siding shall match existing.
3. The soffits and fascia shall match existing.
4. The gutters and leaders shall match existing.
5. The windows shall match existing.
6. The trim shall match existing.
7. The front door is not changing.
8. The garage doors shall match existing.
9. No change to the lighting.
10. The pergola, louvres shall teak/frame ; painted metal, Arrow + Ball Off -Black (57)
11. The patio shall be flagstone.

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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TOWN OF ORANGE TOWN

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), Plans labeled "Walther Residence Garage Expansion" dated June 1, 2022 signed and sealed by William L. Walther, Architect. (7 pages) & Walther Residence :Garage Studio/Sunroom 692 Oak Tree Road, Palisades NY Design Concept October 2022 by Qu4rtet design studio (16 pages); the application for the proposed garage expansion, sunroom, covered walkway and design elements are APPROVED AS SUBMITTED.

The foregoing resolution to approve the proposed garage expansion located at 692 Oak Tree Road, Palisades, HABR#22-11, as submitted; was presented and moved by Thano Schoppel, seconded by Loren Plotkin; 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 abstained since this is his residence.

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 11, 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

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TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Robert Zaccone (Giulio's)
212 White Avenue
Old Tappan, New Jersey 07675

HABR#22-12
October 11, 2022
BLDR-1542-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-12: Application of Giulio's Restaurant for review of a proposed access ramp, porch railing and paint colors at an existing restaurant. The premises are located at 150 -154 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 / 56.1 ; CS zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 11, 2022 at which time the Board made the following determination:

Robert Zaccone, Architect, appeared.

The following documents were presented:

1. Plans labeled "Proposed Ramp for Giulio's Restaurant" dated July 29, 2022 signed and sealed by Robert M. Zaccone, Architect. (2 pages)
2. ZBA Decision #22-60 dated September 21, 2022.
3. Three computer generated pictures.

Robert Zaccone, Architect, stated that he is before the board to request aesthetic approval of the access ramp for the restaurant; that they have been before the Zoning Board of Appeals and were granted the necessary variances to install such ramp; that the distance run meets all the ADA requirements; that the owner did look into the elevator but felt it would not work with the historic structure and the entrance that would have to be used with it is not handicap accessible; that the ramp would match the existing building and the railings would be painted white to match the railing on the front porch and he would suggest the grey trex for the floor boards of the access ramp with the Boards permission; and that the building will be painted the closest color to the existing building as possible and he handed in four examples of the paint colors.

PUBLIC COMMENT:

No public comment.

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HISTORICAL AREAS BOARD

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 access ramp:

1. The ramp shall be constructed of wood and the railing will be painted white.
2. The board suggested that the floor boards of the access ramp be constructed of trex material in a grey color.
3. The building shall be painted light grey or closest to the existing color.
4. The railing on the front porch and the trim shall be painted white.

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:

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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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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), Plans labeled "Proposed Ramp for Giulio's Restaurant" dated July 29, 2022 signed and sealed by Robert M. Zaccone, Architect. (2 pages); the floor boards of the access ramp may be grey trex instead of wood for durability; ; the railings for the porch and the access ramp shall be painted white; the paint color of light grey or closest to the existing color for the building is APPROVED AS SUBMITTED.

The foregoing resolution to approve the proposed access ramp and paint colors located at 15-154 Washington Street, Tappan, HABR#22-12, as submitted; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel and carried as follows: William Walther, aye; Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryff, aye; and Loren Plotkin, 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 11, 2022

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
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HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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