

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
November 8, 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
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>
<u>NEW ITEMS:</u>		
ANNUNZIATA 209 Kings Highway Tappan, NY 77.07 / 1 / 20; R-15 zoning district	POOL APPROVED AS SUBMITTED	HABR#22-13
COMITO 656 Oak Tree Road Palisades, NY 78.17 / 2 / 9; R-40 zoning district	POOL, CABANA & FENCE APPROVED AS PRESENTED	HABR#22-14
HAUSER 200 Kings Highway Tappan, NY 77.07 / 1 / 35; R-15 zoning district	APPLICANT DID NOT APPEAR	HABR#22-15

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 7:25 P.M.

DATED: November 8, 2022 HISTORICAL AREAS BOARD OF REVIEW

BY: _____
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2022 NOV 23 A 9:33
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: John Annunziata
209 Kings Highway
Tappan, New York 10983

HABR#22-13
November 8, 2022
PoolR-002011-2022

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-13: Application of John Annunziata for review of a semi-inground pool at an existing single-family residence. The premises are located at 209 Kings Highway, 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: 77.07 / 1 / 20 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 8, 2022 at which time the Board made the following determination:

Lee Ann Annunziata and Jordan Bari, Pool Installer, appeared.

The following documents were presented:

1. Title Insurance map for Indian Village Section I with the pool drawn on it no signature or date.
2. Package of pool specs called "The Funtastic Pool" sixteen pages.

Jordan Bari, Pool Installer stated that they are proposing to install a semi in-ground pool that is buried ½ in the ground with a patio around the outside with the low side about 18" lower with a step up to the high side of the patio; that the pool will have steel walls and a vinyl liner with two LED lights inside the pool; that the property is already fenced in; that the pool equipment will be about 15' from the pool on the same side of the house as the electric meter; that the existing pavers are grayish and they may change them but have not decided yet; and that the pool equipment will be installed on a concrete pad and they have no plans to screen it.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2022 NOV 23 A 9 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 new semi in-ground pool:

1. The pool shall be 16'x 28' free form with steel walls by Stealth.
2. The pool shall have two LED Lights.
3. The fence is existing.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

***** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.***

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

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

TOWN OF ORANGE
2022 NOV 23 A 9:33
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), Plans labeled "Title Insurance map for Indian Village Section I with the pool drawn on it no signature or date"; Package of pool specs called "The Funtastic Pool" sixteen pages is APPROVED AS SUBMITTED.

The foregoing resolution to approve the proposed semi-in-ground pool located at 209 Kings Highway, Tappan, HABR#22-12, as submitted; was presented and moved by Loren Plotkin, 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: November 8, 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 NOV 23 A 9:33
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Marc Comito
87 Sixth Avenue
Nyack, New York 10960

HABR#22-14
November 8, 2022
BLDR—2029-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-14: Application of Comito Homes LLC for review of a proposed pool and cabana 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, November 8, 2022 at which time the Board made the following determination:

Marc Comito, George Pallidino, Architect, and Jay Greenwell, Land Surveyor, appeared.

The following documents were presented:

1. Plans labeled "Amended Plot Plan with Pool & Cabana" dated 10/7/2021 latest revision date 10/12/22 signed and sealed by Jay A. Greenwell, PLS (1 page)
2. Planting plan dated 9/23/2022 signed and sealed by Blythe Yost, Landscape Architect.
3. Plans labeled "Pool Cabana Floor Plans" dated September 9, 2022 signed and sealed by George Theodore Palladino, Architect.

Jay Greenwell, Land Surveyor, stated that the house is presently under construction; that the lot is undersized for the R-40 zone, however the house did not require a floor area ratio variance; that they are adding a pool and a small cabana that meet the yard setbacks but requires a floor area ratio variance; that the cabana is 200 sq. ft. over permitted square footage; that the pool is in the rear of the house and the pool equipment will be surrounded by boxwoods, Norway Spruce to the north and Green Giants to the east; that there will be two LED light on the interior of the pool.

George Pallidino, Architect, stated that the cabana will match the house; that there will be a pendant light inside the cabana; that the cabana will be board and batten to match the house; that the hardi-board matches the house and so does the natural stone that wraps the bottom of the cabana.

William Walther asked a question regarding the axis of the pool at 90% on one set of plans and different on the landscaping plan.

Marc Comito explained that the landscaping plan was out of proportion to show more details and that the plot plan was the correctly proportioned plan; that the patio will be techno block blue shale color and the fence shall be a four-foot fence in black aluminum.

TOWN CLERK'S OFFICE

2022 NOV 23 A 9:33

TOWN OF ORANGETOWN

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 cabana and pool:

1. The roof shall be charcoal Asphalt by GAF Timberline.
2. The siding shall be white Hardie Board & Batten by James Hardie.
3. The shed roof brackets shall be white PVC by Azek.
4. The soffits and fascia shall be white vinyl/aluminum by Certainteed.
5. The windows shall be black Lifestyle, SDL by Pella.
6. The trim shall be white PVC by Azek.
7. The side door shall be black painted SDL by Steves Doors and Sons.
8. The exterior wall sconces shall be black metal/glass by George Oliver.
9. The stone veneer shall be oxford by Pangea.
10. The walkway/patio shall be Shale Gray Pattern paver stones by Techno Bloc.
11. The porch columns shall be white 10' square Permacast by HB&G.

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
- TRIM
- SHUTTERS

TOWN OF ORANGE
2022 NOV 23 A 9:33
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.**

The foregoing resolution to approve the proposed cabana and pool located at 656 Oak Tree Road, Palisades, New York, HABR#22-14, as submitted; was presented and moved by Larry Bucciarelli, seconded by Scott Wheatley 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.

Dated: November 8, 2022

BY: -
Deborah Arbolino, Administrative Aide

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

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2022 NOV 23 A 9:33
TOWN CLERK'S OFFICE