

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
September 12, 2023

MEMBERS PRESENT: William Walther, Acting Chairman
Thano Schoppel
Loren Plotkin
Scott Wheatley
Larry Bucciarelli

ABSENT: Margaret Raso, Chair
Allen Ryff

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

William Walther, Acting Chair, 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>		
CHEERHALL LLC 20 Washington Spring Road Palisades, NY 78.19 / 1 / 17; R-22 zoning district	POOL, DECKING, FENCING, DECK RAILING AND GENERATOR APPROVED AS PRESENTED	HABR#23-14
WYANDANCH WASHINGTON REALTY LLC 58 Woods Road Palisades, NY 78.18 / 1 / 3.1-2; R-80 zoning district	GRAVEL DRIVEWAY APPROVED AS PRESENTED	HABR#23-15

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 7:20 P.M.

DATED: September 12, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2023 SEP 15 A 10:08
TOWN CLERK'S OFFICE

DECISION
**DECK, POOL, GENERATOR, FENCE AND RAILINGS APPROVED AS
PRESENTED**

TO: William Bosley (Cheerhall LLC)
10 Sugarhill Road
Nyack, NY 10960

HABR#23-14
September 12, 2023
PoolR-3456-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-14: Application of Cheerhall LLC for review of a proposed deck over old pool, new pool, generator, fences and rails at an existing single-family residence at 20 Washington Spring 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: 78.19 / 1 / 17; R-22 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 12, 2023 at which time the Board made the following determination:

Bill Bosley, Contractor, appeared.

The following documents were presented:

1. Copy of a plot plan labeled "Drainage and SESC Plan #20 Washington Spring Road" signed and sealed by Thomas W. Skrable, P.E. dated 08/12/2023.
2. Survey by James E. Drumm, L.S., dated March 14, 2018 not signed or sealed.
3. An e-mail dated July 13, 2023 from Andrea Currier, Manager of Cheer Hall, LLC.
4. Entity Disclosure Form.
5. Generac Specs (4 pages).
6. Deck
7. Specs (4 pages).
8. Picture of fence.

Bill Bosley, contractor for the project, testified that last year when the hurricane came through the existing pool was damaged; that they originally were going to try to repair it, however it was too damaged and since it was built over the existing drainage channel, they decided it was best to cover it with a new deck and build a new pool; that the decking shall be either IPEA or BATU with a cable rail on the east and west and a step off on the north and south; that the generator shall be located with the line of air conditioning units in the north.

William Walther asked if there was any additional approvals needed to build the deck over the existing stream

Bill Bosley responded that it is not a stream, that it is a drainage channel and they do not need any additional approvals.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2023 SEP 15 A 10:08
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 deck over the existing pool, the new pool, generator, fences and railings:

1. The pool shall be steel and gunite.
2. The fence shall be EO4202 -BK 48" high, three rail fence with top rail that covers each of the pickets with a decorative arched accent gate.
3. Generac Protector QS Series standby generator sandstone.
4. The deck shall be IDE Deck and posts with a cable rail.

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 CLERK'S OFFICE

2023 SEP 15 A 10:08

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), Plans labeled "Pool Structural Details" and "Drainage and SESC Plan" with Generac detail sheets, fence, and deck details; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled "Pool Structural Details" and "Drainage and SESC Plan" with Generac detail sheets, fence, and deck details HABR#23-14, as submitted; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel and carried as follows: Thano Schoppel, aye; Loren Plotkin, aye; William Walter, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye. Margaret Raso and Allen Ryff 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: September 12, 2023

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 CLERK'S OFFICE

2023 SEP 15 A 10:08

TOWN OF ORANGETOWN

DECISION
GRAVEL DRIVEWAY APPROVED AS PRESENTED

TO: Simon Bergson (Wyandanch Washington Realty LLC)
P.O. Box 695
Palisades, NY 10983

HABR#23-15
September 12, 2023
BLDR-3603-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-15: Application of Wyandanch Washington Realty LLC for a gravel driveway at an existing single-family residence 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, September 12, 2023 at which time the Board made the following determination:

Brianne Bergson Gluckstern appeared.

The following documents were presented:

1. Survey of Lot # 2 Subdivision -Bergson, Tax Lot 78.18-1-3.12 dated 0529/20 with the latest revision date of 10/25/ 22 signed and sealed by Jay A. Greenwell, L.S..
2. E-mail correspondence concerning the tax lot numbers and addresses coordinating correctly: Jim Davies, Orangetown Tax Assessor, Jay Greenwell, Land Surveyor for the subdivision, Michele Marzella, Rockland County Office of Fire and Emergency Services.

Brianne Bergson Gluckstern testified that they have a gravel driveway and would like to keep it gravel, rather than to blacktop it; that every other driveway in the neighborhood is gravel with the exception of one at #36 which is blacktop.

Larry Bucciarelli commented that the applicant's father probably prepared the tax map showing all of the other gravel driveways in the area. Brianne Bergson Gluckstern stated that he did.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2023 SEP 15 A 10:08
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 gravel driveway:

1. The driveway shall be gravel.

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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- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
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- 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
2023 SEP 15 A 10:08
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 "Survey of Lot #2 Subdivision-Bergson tax lot 78.18-1-3.12" ; Gravel Driveway is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled Survey of Lot #2 Subdivision-Bergson tax lot 78.18-1-3.12" ; Gravel Driveway as submitted; was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli and carried as follows: Thano Schoppel, aye Loren Plotkin, aye; William Walter, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye. Margaret Raso and Allen Ryff 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: September 12, 2023

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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TOWN BOARD MEMBERS
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