

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
OCTOBER 10, 2023

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

ABSENT: Allen Ryff

ALSO PRESENT: Stefanie Schera, Deputy Town Attorney
Gina Raymond, Senior Clerk Typist
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>
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NEW ITEMS:

CAMPBELL 667 Oak Tree Road Palisades, NY 78.17 / 2 / 31; R-40 zoning district	ADDITION APPROVED AS SUBMITTED	HABR#23-16
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NEIRA 2 Hauser Terrace Tappan, NY 77.11 / 1 / 8.2; R-15 zoning district	DRIVEWAY, PAVER AREA, AND DECKING APPROVED AS SUBMITTED	HABR#23-17
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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 7:50 P.M.

DATED: October 10, 2023

HISTORICAL AREAS BOARD OF REVIEW
BY: 
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2023 OCT 18 P 1:31
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Margaret Fowler (Campbell)
500 North Broadway
Nyack, NY 10960

HABR#23-16
October 10, 2023
BLDR-3791-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-16: Application of Michael Campbell for review of an addition to house to enclose portion of carport and add a small sunporch to the rear of an existing single-family residence at 667 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 / 31; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 10, 2023 at which time the Board made the following determination:

Margaret Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans labeled "Campbell Residence" dated 07/27/2023 signed and sealed by Margaret Fowler, Architect. (8 pages)
2. Site plan labeled "Additions and SESC Plan" dated July 27, 2023 signed and sealed by Thomas W. Skrable, P.E.
3. Zoning Board of Appeals decision #23-35.

Margaret Fowler, Architect, testified that they are proposing to enclose a portion of the carport that they do not use to improve the interior of flow of the house; That the columns are staying in place; that they are moving the dining room to a more accessible area and adding a sunporch to the rear of new dining area; that they are using Timberline Architectural shingles in charcoal gray and horizontal Hardie Plank in Rich Espresso; that the soffits and fascia shall be wood or Azek in Chelsea gray; that the gutters and leaders shall be copper or bronze metal 12 round; that the windows shall be Marvin or equal in bronze clad to match existing windows; that the front and rear door shall be bronze glass and the lighting shall be Gloss Mist Blue bronze or gun metal by Rejuvenation Carson Gooseneck Scones and the walkway shall be bluestone.

William Walther asked about the entrance and the front door; he also noted that the new dining room area is smaller than the existing dining room; and asked if the sunroom has doors; and that the flat roof is not changing.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
OCT 18 11:31
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 addition:

1. The roof shall be Timberline Lifetime Architectural shingles in charcoal gray.
2. The siding shall be horizontal Hardie Plank in Rich Espresso.
3. The soffits and fascial shall be either wood or Azek painted Chelsea Gray (HC-168).
4. The gutters and leaders shall be either bronze or copper ½ round.
5. The windows shall be Marvin or equivalent bronze clad.
6. The trim shall be wood or Azek painted Chelsea gray (HC-168).
7. The front door shall be bronze and glass Marvin or equivalent.
8. The rear door shall be bronze clad glass Marvin or equivalent.
9. The lighting shall be Gloss Mist Blue in bronze or gun metal by Rejuvenation Carson Gooseneck Scones.
10. The walkway shall be bluestone.

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

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TOWN OF ORANGETOWN

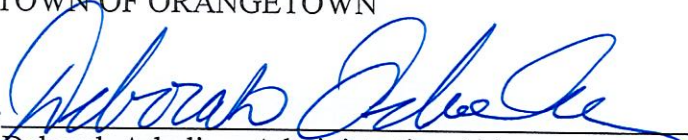
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled “Architectural plans labeled “Campbell Residence” dated 07/27/2023 signed and sealed by Margaret Fowler, Architect. (8 pages); Site plan labeled “ Additions and SESC Plan” dated July 27, 2023 signed and sealed by Thomas W. Skrable, P.E.; Zoning Board of Appeals decision #23-35 ; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled “Architectural plans labeled “Campbell Residence” dated 07/27/2023 signed and sealed by Margaret Fowler, Architect. (8 pages); Site plan labeled “ Additions and SESC Plan” dated July 27, 2023 signed and sealed by Thomas W. Skrable, P.E.; Zoning Board of Appeals decision #23-35 ; was presented and moved by Larry Bucciarelli, seconded by Scott Wheatley and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Loren Plotkin, aye; William Walter, aye; and Scott Wheatley, aye. Allen Ryff 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: October 10, 2023

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

- | | |
|--------------------------------|--------------------------|
| APPLICANT | TOWN CLERK |
| TOWN BOARD MEMBERS | HIGHWAY DEPARTMENT |
| HABR MEMBERS | TOWN HISTORIAN |
| SUPERVISOR | DEPT. OF ENVIRONMENTAL |
| TOWN ATTORNEY | ENGINEERING |
| DEPUTY TOWN ATTORNEY | HABR, PB, FILE |
| OBZPAE | PB, ZBA, ACABOR CHAIRMAN |
| BUILDING INSPECTOR- Ken Louden | |

TOWN CLERK'S OFFICE
2023 OCT 18 P 1:31
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED: MUST RETURN FOR DRIVEWAY PILLARS TO BE REVIEWED

TO: Jose Neira
19 Hauser Terrace
Tappan, NY 10983

HABR#23-17
October 10, 2023
BLDR-3740-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-17: Application of Jose Rodrigo Neira for a review of repaving a driveway, adding pavers and replacing deck boards on an existing deck at an existing single-family residence located at 2 Hauser Terrace, 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 / 8.2; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 10, 2023 at which time the Board made the following determination:

Jose Neira, Rose Duy and Otto Aguilar, contractor, appeared.

The following documents were presented:

1. Copy of a plot plan with paver area, driveway and deck drawn on plan.
2. Three computer generated pictures of the deck and house.
3. An e-mail dated October 5, 2023 from John Morton, 86 Kings Highway, Tappan stating concern regarding new pillars that are not shown on the application.
4. The applicant also showed the Board more pictures of the property from her phone.

Rose Duy explained that they did not know they needed a permit to repave his driveway, and they were stopped from completing the job and that is when they found out that the house is in the Historic District; that they would like permission to finish fixing the driveway and to complete an area with pavers for their sons to play basketball and to replace the decking and handrails on the existing deck; that the pavers would be Cambridge Onox natural large stone and the deck would be Trex foggy white with a DCK rapid rail; and that they will make a separate permit application for the pillars with the lights.

The Board discussed the violation and that no changes were being made to the size of the deck.

Stefanie Schera, Deputy Town Attorney, stated that the applicant would have to apply for a building permit for the pillars with lights and return to the Historic Board for those to be reviewed.

PUBLIC COMMENT:

Joseph Hauser, 3 Hauser Terrace, stated that he supports the project and that pavers are good because of the flood plain.

TOWN CLERK'S OFFICE
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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 driveway, additional paver area and deck:

1. The pavers shall be Cambridge Onox Natural Large Stone.
2. The replacement decking shall be Trex Foggy White.
3. The railing for the deck shall be DLC Rapid Rail.
4. The driveway shall be blacktop.
5. The applicant shall return to the Historic Board for review of pillars with lights at the end of the driveway, these are NOT being reviewed or approved at this time.

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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TOWN CLERK'S OFFICE

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TOWN OF ORANGETOWN

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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 “plot plan with paver area, driveway and deck drawn on plan”; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled “plot plan with paver area, driveway and deck drawn on plan” as submitted; was presented and moved by Thano Schoppel, seconded by William Walther and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Loren Plotkin, aye; William Walter, aye; and Scott Wheatley, aye. Allen Ryff 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: October 10, 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- Dom M.

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

TOWN OF ORANGELTOWN
2023 OCT 18 P 1:31
TOWN CLERK'S OFFICE