

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
February 14, 2017**

MEMBERS PRESENT: William Walther  
Margaret Raso  
Larry Bucciarelli  
Thano Schoppel  
Scott Wheatley  
Joseph Chabot  
Wayne Garrison

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Aide  
Denise Sullivan, Deputy Town Attorney  
Ann Marie Ambrose, Official Stenographer  
Christian Catania, Senior Clerk Typist

Margaret Raso, Chairperson, called the meeting to order at 7:30 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>                    |                 |               |
| NEW OLD STONE HOUSE                  | APPROVED        | HABR#17-02    |
| 4 Woods Road, Palisades, NY          | AS PRESENTED    |               |
| 78.18 / 1 / 48; R-40 zoning district |                 |               |


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 8:15 P.M.

DATED: February 14, 2017

HISTORIC AREAS BOARD OF REVIEW

BY:

  
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
BUILDING INSPECTOR (Individual Decisions)  
TOWN BOARD MEMBERS SUPERVISOR

TOWN OF ORANGETOWN  
2017 FEB 23 PM 1 12  
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

TO: Barry Terach (New Old Stone House LLC)  
8 Turner Road  
Central Valley, N.Y. 10917

HABR # 17-02  
February 14, 2017  
Permit #46072

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-02: Application of New Old Stone House LLC for review of an addition to an existing single-family residence located at 4 Woods Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.18 / 1 / 48; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 14, 2017 at which time the Board made the following determination:

Barry Terach, Architect, appeared.

The following documents were presented:

1. Architectural plans labeled "Proposed Garage Dormers & Sunroom for New Old Stone House, L.L.C." with the latest revision date of January 31, 2017, signed and sealed by Barry Terach, Architect.

Barry Terach, Architect, stated that this application has two parts, the existing stone house will get an addition to the recessed corner of a classic conservatory glass sunroom in a dull silver color and stone to match the house; that there will be black French doors and windows to match the existing and the floor will be radiant heat; that there will be no additional outdoor lighting; that they are still figuring out how they will connect the low shed roof to the existing stone of the house; that there is no basement in the house and the second part of the proposal is to add shed dormers on the garage with the same metal as the roof; that they are adding a bathroom/ gym and heat and air-conditioning to the structure; and that there are similar structures across the street in both directions.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE

2017 FEB 23 PM 1 12

TOWN OF ORANGETOWN

FINDINGS OF FACT:

1. The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed additions : ( Architectural plans labeled “ Proposed Garage Dormers & Sunroom For New Old Stone House, L.L.C.” with the latest revision date of January 31, 2017, signed and sealed by Barry Terach, Architect)
1. The roof shall be silver to match the raised seam metal roof that is already there and it is manufactured by Alas.
2. The siding shall be red cedar clapboard painted black (Farrow & Ball #57 Charcoal) to match the existing siding.
3. The soffits and fascia shall be black ( Farrow & Ball #256 Stovepipe) to match existing.
4. The windows shall be Marvin Ultimate to match existing.
5. The stone around the sunroom shall match the existing house.
6. There shall be no new outdoor lighting.

THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH 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 HISTORIC 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 AREA BOARD OF REVIEW AT (845) 359-8419

New Old Stone House LLC

HABR# 17-02

Permit #46072

Page 3 of 3


1. DECISION: In view of the foregoing and the testimony before the Board, the application for the ( Architectural plans labeled “ Proposed Garage Dormers & Sunroom for New Old Stone House, L.L.C.” with the latest revision date of January 31, 2017, signed and sealed by Barry Terach, Architect) is APPROVED.

The foregoing resolution to approve the spa was presented and moved by Thano Schoppell, seconded by Larry Schoppell; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppell, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Joseph Chabot, aye; and Wayne Garrison, 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: February 14, 2017

HISTORIC 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  
2017 FEB 23 PM 1 12  
TOWN CLERKS OFFICE