

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
July 11, 2017**

MEMBERS PRESENT: William Walther
Scott Wheatley
Margaret Raso
Thano Schoppel

ABSENT: Larry Bucciarelli
Carol Schelin
Wayne Garrison

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Denise Sullivan, Deputy Town Attorney
Ann Marie Ambrose, Official Stenographer

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>
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NEW ITEMS:

GOLEMAN 80 Ludlow Lane, Palisades, NY 80.06 / 1 / 20; R-80 zoning district	APPROVED WILL RETURN WITH OUTDOOR STAIRCASE AND FRONT DOOR SELECTION	HABR#17-08
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ANDREA CURRIER CHEER HALL LLC 8 Washington Spring Road, Palisades, N.Y. 78.19 / 1 / 20; R-22 zoning district	APPROVED	HABR#17-09
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NEW OLD STONE HOUSE LLC 4 Woods Road, Palisades, NY 78.18 / 1 / 48; R-40 zoning district	APPROVED	HABR#17-10
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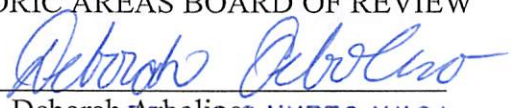
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 9:15 P.M.

DATED: July 11, 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 JUL 20 P 2:34

TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Daniel Goleman
80 Ludlow Lane
Palisades, New York 10964

HABR # 17-08
July 11, 2017
Permit # 46533

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-08: Application of Daniel Goleman for review of an addition and alteration to an existing single-family residence located at 80 Ludlow Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.06 / 1 / 20; R-80 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 11, 2017 at which time the Board made the following determination:

Michael Esmay, Architect, Kaitlyn Burke, Designer, appeared.

The following documents were presented:

1. Architectural plans dated April 4, 2017 with the latest revision date of June 29, 2017, signed and sealed by Michael Esmay, Architect. (7 pages)

Michael Esmay, Architect, stated that two years ago they were before the Board with Phase I of the project; that they have finished the first floor and are here for phase II, that they are proposing some small additions and changes to the west side for storage area and a mud room addition and the deck is slightly different and the trellis has been eliminated; that there will be a small balcony off the second floor; that a balcony is a very small balcony; that they are proposing a spiral staircase outside to be the entrance to the caretakers space; that the garage has been eliminated; and an additional air conditioning unit and emergency generator will be installed at the northeast of the dwelling where the other units are and there will not be any motion lights.

Kaitlyn Burke, Designer, stated that the staircase to the caretakers space will not have severe turn; that they are looking at local iron workers to design the staircase; that they are considering the artist, Eric David Laxman; that the staircase has not been designed or picked out yet; that it will have a bronze patina similar to the proposed lights by Urban Archeology; that there will be lights by the two front doors, side doors, French doors and balconies; that the deck will be mahogany with wood posts and bronze cable rails; that the front door has not been selected yet; that it will be a Colby 7' mahogany double door with two transom side lights and a transom above; that the hardware will be rocky mountain bronze hardware; and she will return in September with the staircase and door.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

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 addition/alteration: [Architectural plans dated April 4, 2017 with the latest revision date of June 29, 2017, signed and sealed by Michael Esmay, Architect. (7 pages)]

1. The roof shall be GAF three tab asphalt shingles in grey to match the existing roof.
2. The siding shall be cedar shingle natural to match existing.
3. There soffits and fascia shall match the existing.
4. The windows shall be vinyl clad wood Andersen windows to match the existing.
5. The trim shall be white composite azek.
6. The brick veneer will match the existing brick veneer.
7. The decks shall be mahogany with wood posts with bronze cable rails.
8. The lighting shall be tug lights by Urban Archeology be every door, 2 front doors, back door, 2 side doors and French doors.
9. The front door and proposed spiral staircase have not been finalized and the applicant will return in September with the choices selected.

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

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

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

DECISION: In view of the foregoing and the testimony before the Board, the application for the addition/alteration: [Architectural plans dated April 4, 2017 with the latest revision date of June 29, 2017, signed and sealed by Michael Esmay, Architect. (7 pages)] is APPROVED with the Specific Condition that the applicant returns to the Board for approval of the outdoor metal staircase to the caretaker's space and the front door when they are selected.

The foregoing resolution to approve the addition/ alteration was presented and moved by William Walthers, seconded by Margaret Raso; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Margaret Raso, aye. Larry Bucciarelli, Carol Schelin and Wayne Garrison 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: July 11, 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- G.M.

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

TOWN OF ORANGETOWN
2017 JUL 20 P 2: 34
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Randell Bostwick (Currier)
37 Hempstead Road
Spring Valley, New York 10977

HABR # 17-09
July 11, 2017
Permit #46586

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-09: Application of Andrea Currier Cheer Hall LLC for review of a proposed barn/garage at an existing single-family residence located at 8 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 78.19 / 1 / 20; R-22 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 11, 2017 at which time the Board made the following determination:

Jonathan Kirk Boswick, Architect, and Randell Bostwick, Contractor, appeared.

The following documents were presented:

1. Architectural plans dated June 26, 2017, signed and sealed by Jonathan Kirk Bostwick Architect. (7 pages)
2. Topographic Survey dated September 30, 2014 with the latest revision date of 6/10/2016 by James E. Drumm, L.S.

Randell Bostwick stated that the applicants are in need of storage space; that they have two adult children and they have an interest in sailing; that they would like to build the barn structure for storage of the sailboats and the outdoor furniture; that three years ago, they appeared before the Board and received permission to fix the greenhouse; that they have completed that project and would like to use the existing gravel roadway and utilize the existing steep slope to build the storage barn into it; that from above it will appear to be one story but it will have a second floor for additional storage.

Kirk Bostwick, Architect, stated that the building will sit into the hillside; that it will have a low profile; the building will look like a single story structure from above; that the building will match the other houses on the lot; that the garage doors will be standard panel cedar painted white; that the stone shall be on the east side facing the river, north and south and a little bit on the west side uphill; that the lights if there are any will match the lights on the house; and the doors above will custom made and painted white, and he submitted a picture of them.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

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 Barn/ garage: [Architectural plans dated June 26, 2017, signed and sealed by Jonathan Kirk Bostwick Architect. (7 pages)' Topographic Survey dated September 30, 2014 with the latest revision date of 6/10/2016 by James E. Drumm, L.S.]

1. The roof shall be Timberline GAF asphalt shingles in Weathered Wood.
2. The siding shall be 5/4 x 9 custom milled cedar painted gray.
3. The soffits and fascia shall be custom milled cedar painted white.
4. The gutters and leaders shall be copper.
5. The windows are white vinyl clad exterior by Marvin.
6. The trim shall be 2 x 4 custom milled cedars.
7. All of the doors, including garage doors, shall be cedar or mahogany custom vertical beaded plank painted white.
8. If any lighting is added to the building it will match the existing lighting on the houses.
9. The stone shall complement the existing stone on site, sandstone.
10. The apron and driveway loop to the rear of the building shall be gray processed stone with stone dust mix.

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.

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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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- 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

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

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


DECISION: In view of the foregoing and the testimony before the Board, the application for the proposed Barn/ garage: [Architectural plans dated June 26, 2017, signed and sealed by Jonathan Kirk Bostwick Architect. (7 pages)' Topographic Survey dated September 30, 2014 with the latest revision date of 6/10/2016 by James E. Drumm, L.S.] is APPROVED.

The foregoing resolution to approve the barn/garage was presented and moved by Thano Schoppell, seconded by William Walther; and carried as follows: Margaret Raso, aye; William Walther, aye; Scott Wheatley, aye; and Thano Schoppel, aye. Larry Bucciarelli, Carol Schelin, and Wayne Garrison 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: July 11, 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-R.A.O.

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

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

DECISION

APPROVED AS MODIFIED

TO: William Bosley
12 Sugar Hill Road
Nyack, New York 10960

HABR # 17-10
July 11, 2017
Permit # 46072

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-10: Application of the New Old Stonehouse LLC for review of a shed, emergency generator & fence, and French doors at an existing single-family residence (amendment to HABR# 17-02) 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, July 11, 2017 at which time the Board made the following determination:

William Bosley appeared.

The following documents were presented:

1. Architectural plans dated January 7, 2015 with the latest revision date of June 27, 2017, signed and sealed by Barry Terach, Architect. (5 pages)
2. Handed in at the meeting a partial copy of the site plan showing the emergency generator drawn in and a proposed fence around it.
3. The generator specs for Generac 16/20/22 kW Guardian Series (5 pages).

William Bosley, Contractor, stated that they are proposing to add a shed to the garage for storage; that they would like to add the French doors on the back of the sunroom for easy access to the patio; that the knee wall for the sunroom is stone from the site; that they would also like to adjust the permit and add the emergency generator on a slab, five feet from the property line with the same six foot tall fence that is around the property.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

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 addition/alteration:[Architectural plans dated January 7, 2015 with the latest revision date of June 27, 2017, signed and sealed by Barry Terach, Architect. (5 pages); Handed in at the meeting a partial copy of the site plan showing the emergency generator drawn in and a proposed fence around it; generator specs for Generac 16/20/22 kW Guardian Series (5 pages)]

1. The roof shall be grey metal manufactured by Union.
2. The siding shall be Black Cedar and the decorative siding shall be black cedar.
3. The garage doors shall be black custom wood by Azek.
4. The back door shall black wood by Marvin.
5. The generator shall be 5' from the property line on a slab surrounded by the same six-foot fence that exists around the property.
6. The applicant shall amend his building permit to add the generator and fence.

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.

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- SOFFITS & FASCIA
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- 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

TOWN OF ORANGETOWN
2017 JUL 20 P 2:34
TOWN CLERK'S OFFICE

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


DECISION: In view of the foregoing and the testimony before the Board, the application for the shed, French doors, fence and generator: [Architectural plans dated January 7, 2015 with the latest revision date of June 27, 2017, signed and sealed by Barry Terach, Architect. (5 pages); Handed in at the meeting a partial copy of the site plan showing the emergency generator drawn in and a proposed fence around it; generator specs for Generac 16/20/22 kW Guardian Series (5 pages)] is APPROVED.

The foregoing resolution to approve the application was presented and moved by Margaret Raso, seconded by William Walthers; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Margaret Raso, aye. Larry Bucciarelli, Carol Schelin, and Wayne Garrison 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: July 11, 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 JUL 20 P 2:34
TOWN CLERK'S OFFICE