

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
April 10, 2018**

MEMBERS PRESENT: William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Scott Wheatley
Carol Schelin

ABSENT: Loren Plotkin

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Dennis Michaels, 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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CONTINUED ITEM:

TEVIOT INVESTMENTS 35 Washington Spring Road Palisades, NY 78.19 / 1 / 9; R-22 zoning district	POSTPONED	HABR#18-04
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NEW ITEM:

YAMIN 31 Heyhoe Woods Road Palisades, NY 78.13 / ` / 4; R-40 zone	APPROVED	HABR#18-05
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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 7:45 P.M.

DATED: April 10, 2018

HISTORIC AREAS BOARD OF REVIEW

BY: *Deborah Arbolino*
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

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

TOWN CLERK'S OFFICE
2018 APR 18 P 1:43
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Ernest Schlesinger (Yamin)
8 Corinthion Road
New City, N.Y. 10956

HABR # 18-05
April 10, 2018
Permit #47395

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-05: Application of Michael Yamin for review of an emergency generator at an existing single-family residence located at 31 Heyhoe Woods Road, in the Town of Orangetown, Hamlet of Palisades, New York, as per Chapter 12, Section 12-4(A), Historic Areas Board of Review of the Code of the Town of Orangetown.
Tax Numbers: 78.13 / 1 / 4; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 10, 2018 at which time the Board made the following determination:

Michael Yamin and Ernest Schlesinger appeared.

The following documents were presented:

1. A site plan showing where the emergency generator will be installed.
2. A memorandum dated January 18, 2018 to Christine Peifer regarding the gas hook-up for the property.
3. Two pictures showing the location of the installation of the generator.
4. Five pages of details for the proposed Generac 16/20/22/ kw emergency generator.

Ernest Schlesinger stated that they are proposing to upgrade to gas service for the house; that they are going to abandon the tank and install gas lines for the house and an emergency generator; that the generator will be located next to the guest cottage in the rear of the property; that the lot is a four acre lot and the generator will not be seen by any adjoining properties.

PUBLIC COMMENT:

No public comment.

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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 emergency generator:

1. The emergency generator shall be installed next to the guest cottage which is located in the rear of the property behind the house.
2. The lot is a four acre heavily wooded lot.

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 HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.

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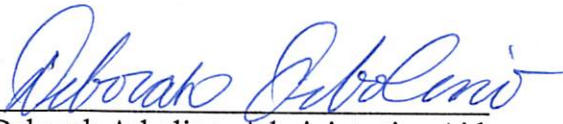
DECISION: In view of the foregoing and the testimony before the Board, the application for the emergency generator is APPROVED.

The foregoing resolution to approve the emergency generator, as presented, was moved by Thano Schoppell, seconded by Carol Schelin; and carried as follows: William Walther, aye; Scott Wheatley, aye; Thano Schoppell, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Carol Schelin, aye. Loren Plotkin 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: April 10, 2018

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

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TOWN CLERK'S OFFICE