

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
May 9, 2017**

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

ABSENT: Wayne Garrison  
Thano Schoppel

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>
<u>NEW ITEMS:</u>		
BRUCE ADDITION 14 Lawrence Lane, Palisades, NY 80.07 / 1 / 3; R-40 zoning district	APPROVED AS PRESENTED	HABR#17-04
CICCO RESIDENCE 35 Washington Spring Road Palisades, NY 78.19 / 1 / 9; R-22 zone	APPROVED AS PRESENTED	HABR#17-05

OTHER BUSINESS:

Amendment to HABR#16-12: Application of William Walther for review of a new single-family residence to be located at 692 Oak Tree Road, Palisades. The application was referred back to the Historic Areas Board of Review for a few minor changes: (1) the garage shall be rotated 90 degrees, to face west, the design remains the same; (2) The western elevation of the kitchen has changed, the original plan had an outdoor storage unit attached to the house; that area has been added to the kitchen area with no change to the footprint of the building; (3) The bedroom on the south side of the house had two windows separated and those windows have been moved closer together; (4) the shed roofs on the south and west shall be standing seam metal in dark bronze; (5) the applicant presently owns the existing house in the front of this lot and explained to the Board that he would like to install a shadow box fence to separate the two properties, starting at the deer fence by Larry Bucciarelli's property turning west to meet the deer fence on the Walther property with no gate. (The applicant shall submit pictures of the fence and its location on the site plan to the building inspector.) Margaret Raso made a motion to approve these minor changes; which motion was seconded by Larry Bucciarelli and carried as follows: Carol Schelin, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Margaret Raso, aye; and William Walter recused himself.

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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 8:00 P.M.

DATED: May 9, 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  
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DECISION

APPROVED AS PRESENTED

To: Walter Aurell ( Bruce)  
171 Kings Highway  
Orangeburg, New York 10962

HABR #17-04  
Date: May 9, 2017  
Permit # 46201

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-04: Application of Jeffery and Rebecca Bruce for review of an addition/ renovation to an existing single-family residence located at 14 Lawrence Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Orangetown Code Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Map Designation: 80.07 / 1 / 3; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 9, 2017 at which time the Board made the following determination:

Rebecca Bruce and Walter Aurell, Architect, appeared.

The following documents were presented:

1. Site plan for Bruce Residence dated February 21, 2017 with the latest revision date of March 21, 2017 signed and sealed by David A. Getz, P.E..
2. Architectural plans dated April 5, 2017 signed and sealed by Walter Aurell, Registered Architect (6 pages).

Walter Aurell, Architect, showed the board eight pictures of the existing house and lot; and explained that the property is long and narrow and located with the river on one side and the Palisades cliff on the other; that they are proposing to preserve the existing house and add on two addition at either end of the existing house; that Joe Tonetti owned the house and clad the house is teak siding outside and mahogany inside the windows; that the south side addition shall house the kitchen, great room/ living room and fireplace and the north side addition shall house the garage, master bedroom wing and two additional bedrooms; that the additions shall be painted aluminum by "metal sales" painted zinc gray; that the deck over the garage shall have a waterproof membrane; that the additions shall have a charcoal gray wood siding, shiplap painted Benjamin Moore 21-32-30 Charcoal Gray; that the existing teak windows shall be charcoal and the trim shall be charcoal; that new windows shall be Duratherm natural teak to match the existing; that the stone fireplace shall be Palisades stone; that the decking shall be acetylated wood, which is pressure treated with strong vinegar that changes the wood cells and will weather to gray; that here is a 2 x4 stripped lattice in front of the shiplap that is see through and will carry through on top for a spacer.

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 addition : (Site plan for Bruce Residence dated February 21, 2017 with the latest revision date of March 21, 2017 signed and sealed by David A. Getz, P.E.; Architectural plans dated April 5, 2017 signed and sealed by Walter Aurell, Registered Architect -6 pages)

1. The roof shall be grey standing seam metal by Firestone.
2. The siding shall be wood painted charcoal grey.
3. The soffits and fascia shall be wood shiplap painted Benjamin Moore 21-32-39 Charcoal Gray.
4. The gutters and leaders shall be copper.
5. The windows shall be manufactured by Duratherm natural teak.
6. The trim shall be natural teak to match the windows and painted charcoal gray.
7. The front and back door shall be manufactured by Duratherm in teak.
8. The garage doors shall be teak wood manufactured by Duratherm.
9. The lighting shall be natural aluminum by Paulsen (SKOK).
10. The walkways shall be natural bluestone.
11. The air conditioning units have not been located on the site plan yet but they will be properly screened.
12. The deck shall be built from acetylated wood, which will weather to gray.
13. The stone for the fireplace shall be palisade stone.

**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

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**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 additions/ alterations to the house is APPROVED as Presented.

The foregoing resolution to approve the application was presented and moved by William Walther seconded by Scott Wheatly; and carried as follows: William Walther, aye; Scott Wheatley, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Carol Schelin, aye. Wayne Garrison and Thano Schoppel 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: May 9, 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  
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TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: William Bosley  
12 Sugarhill Road  
Nyack, New York 10960

HABR # 17-05  
May 9, 2017  
Permit #46237

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-05: Application of Martin Cicco for review of the installation of French doors and sandstone patio repairs at an existing single-family residence located at 35 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Orangetown Code Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Map Designation: 78.19 / 1 / 9; R-22 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 9, 2017 at which time the Board made the following determination:

William Bosley, Contractor, appeared.

The following documents were presented:

1. Survey dated June 10, 2001 by Anthony Celentano PLS.
2. Existing Conditions by Paul Keyes Associates drawn by PK not signed or sealed.
3. Layout and Materials Plan by Paul Keyes Associates drawn by PK not signed or sealed.
4. Planting Plan by Paul Keyes Associates drawn by PK not signed or sealed.
5. Architectural plans dated March 18, 2017, signed and sealed by Edward Stuart Gellman, Architect. (4 pages)

William Bosley stated that they are proposing to remove windows and replace them with a triple sliding door that looks like a French door; that the walls of the existing house are very thick; that the single door and two other windows will remain; that the kitchen and living room are in the basement portion of the house and they would like to open it up to more light and to the patio and pool area; that they are repairing the sandstone patio with some of the original sandstone but some pieces are too damaged and will be replaced with Pennsylvania sandstone to match the darker shades of the existing sandstone and they plan to white wash to the patio to blend as much as possible to existing; that they are also reusing the bluestone and repairing the patio and the pieces that are broken will be replaced; the existing deck is being rebuilt as is ; there will not be any additional lighting and the existing roof is in bad shape and they would like permission to fix it; that the building is not structurally sound enough for a slate roof; that they would like to fix the roof with GE Timberline Asphalt shingles in the color gray named "Slate".

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
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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 French doors and patio: (Survey dated June 10, 2001 by Anthony Celentano PLS; Existing Conditions by Paul Keyes Associates drawn by PK not signed or sealed; Layout and Materials Plan by Paul Keyes Associates drawn by PK not signed or sealed; Planting Plan by Paul Keyes Associates drawn by PK not signed or sealed; Architectural plans dated March 18, 2017, signed and sealed by Edward Stuart Gellman, Architect- 4 pages)

1. The windows shall be wood windows by Anderson painted white.
2. The French Doors shall be wood doors by Anderson painted white.
3. There decorative siding shall be custom wood siding painted white.
4. The trim for the doors and windows shall be custom wood trim painted white.
5. The stone for the patio shall be Pennsylvania red sandstone.
6. Some of the walkways shall be bluestone and others shall be brick herringbone design.
7. The existing deck is being re-built in kind.
8. The Board acknowledged that the roof is in need of repair and gave their permission for the applicant to repair and replace the existing roof with GE Timberline Asphalt shingles in the color Slate, which is gray.

**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:**

- ROOFING SHINGLES (IF CHANGING COLOR)
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- 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

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**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 sliding door that look like French doors, roof shingles, deck and patio: (Survey dated June 10, 2001 by Anthony Celentano PLS; Existing Conditions by Paul Keyes Associates drawn by PK not signed or sealed; Layout and Materials Plan by Paul Keyes Associates drawn by PK not signed or sealed; Planting Plan by Paul Keyes Associates drawn by PK not signed or sealed; Architectural plans dated March 18, 2017, signed and sealed by Edward Stuart Gellman, Architect- 4 pages) is APPROVED.

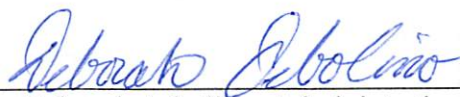
The foregoing resolution to approve the was presented and moved by William Walther, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Scott Wheatley, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Carol Schelin, aye. Wayne Garrison and Thano Schoppel were absent.

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: May 9, 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  
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ENGINEERING  
HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

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