

MINUTES
HISTORIC AREAS BOARD OF REVIEW
September 13, 2016

MEMBERS PRESENT: William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Joseph Chabot

ABSENT: Scott Wheatley
Wayne Garrison

ALSO PRESENT: Elizabeth Decort, Senior Clerk Typist
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>NEW ITEMS:</u>	<u>DECISION</u>	<u>HABR #</u>
CALABRETTA RESIDENCE 95 Closter Road, Palisades, NY 80.05 / 1 / 47.1; R-40 zoning district	APPROVED	HABR#16-09
TAPPAN REFORMED CHURCH 32 Old Tappan Road, Tappan, NY 77.10 / 2 / 18; R-15 zoning district	APPROVED	HABR#16-10
TRUDEAU DEMOLITION 55 woods Road, Palisades, NY 78.18 / 1 / 9; R-80 zoning district	APPROVED	HABR#16-11
WALTHER NEW REISIDENCE 692 Oak Tree Toad, Palisades, NY 78/17 / 2 / 20; R-40 zoning district	APPROVED WITHOUT FENCE	HABR#16-12

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 9:30 P.M.

DATED: September 13, 2016

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 CLERKS OFFICE
2016 SEP 26 AM 9 57
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Jason Calabretta
95 Closter Road
Palisades, N.Y. 10964

HABR # 16-09
September 13, 2016
Permit # 45470

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-09: Application of Jason and Kim Calabretta for review of an addition to an existing single-family residence located at 95 Closter Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.05 / 1 / 47.1; R-40 zoning district

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 13, 2016 at which time the Board made the following determination:

Jason Calabretta and Kier Levesque, Architect, appeared.

The following documents were presented:

Kier Levesque, Architect, testified that the proposed addition is to the side and rear of the house; that it is consistent with the existing structure; that the northern portion has some of the same siding and they are working to replicate existing siding; that they are changing rear and north side windows; that the shed roof will be maintained; that the kitchen addition will be removed from the south side; that the proposed addition will create space for the new kitchen, basement and master bedroom with a new location for the bathroom on the first floor; that they will be completing a new roof, white aluminum windows, recessed lighting in the porch ceiling; that the air conditioning will be in the rear of the house near the basement entry; that there are woods in rear of the house and the house was built between 1780 and 1790.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
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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 addition: (Site plan dated June 8, 2016 based on survey done by Sparaco & Youngblood PLLC dated May 5, 2016, signed and sealed by Kier B. Levesque, Architect and Architectural plans signed and sealed by Kier Levesque, Architect, dated 6/8/2016)
1. The roof shall be GAF composite in pewter gray.
2. The siding shall be wood painted white to match existing.
3. The soffits and fascia shall be wood painted white.
4. The gutters and leaders shall be white aluminum.
5. The windows shall be white wood by weather shield.
6. The trim shall be white wood.
7. The shutters shall be wood painted black; and will be on the main house only.
8. The front door shall be the existing door painted white.
9. The back door shall be wood by Morgan or Simpson painted white.
10. The new porch shall have recessed aluminum halo lights.
11. The walkway shall be either slate or bluestone.
12. The porch floor shall be painted gray wood.
13. The porch posts shall be wood painted white.

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
2016 SEP 26 AM 9 57
TOWN CLERKS 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 addition: (Site plan dated June 8, 2016 based on survey done by Sparaco & Youngblood PLLC dated May 5, 2016, signed and sealed by Kier B. Levesque, Architect and Architectural plans signed and sealed by Kier Levesque, Architect, dated 6/8/2016); is APPROVED.

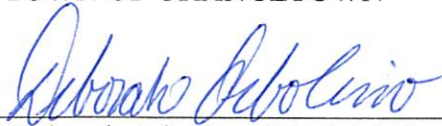
The foregoing resolution to approve the proposed addition was presented and moved by Larry Buciarelli, seconded by Margaret Raso; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye and Joseph Chabot, aye. Scott Wheatley and Wayne Garrison were 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: September 13, 2016

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
2016 SEP 26 AM 9 57
TOWN CLERKS OFFICE

DECISION

APPROVED AS PRESENTED

TO: Jane Slavin (Tappan Reformed Church)
200 Erie Street East
Blauvelt, N.Y. 10913

HABR # 16-10
September 13, 2016
Permit #45071

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-10: Application of Tappan Reformed Church for review of a proposed shed located at 32 Old Tappan Road, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.
Tax Numbers: 77.10 / 2 / 18; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 13, 2016 at which time the Board made the following determination:

Reanard Belliville, Eva Marchesseault, Joe Agnello, Contractor, and Jane Slavin, Architect, appeared.

The following documents were presented:

1. Plot plan dated 5/23/2016 based on survey done by John E. Collazuol & Associates dated April 1, 2001, signed and sealed by Jane Slavin, Architect.
2. Architectural plans signed and sealed by Jane Slavin, Architect, dated 7/14/2016.

Jane Slavin, Architect, stated that for many years the church was set up to sell Christmas trees; that they are looking to upgrade the area with a stand; that there will not be any electric lighting; that the shed would be used seasonally for the sales of trees; that the shed meets the required front yard setback and does not require a variance; and it will have four columns and is modeled after the original barn.

Joe Agnello, contractor, stated that the shed is located on the church property; that they located it there so that they would not block the entrance to the cemetery; that the shed will be utilized for storage after the Christmas season; and they will have temporary signage for the Christmas season.

Reanard Belliville stated that the front porch area will have a gravel floor; that the sliding barn door will be located on the side of the building; that the floor inside the shed will be plywood and the columns shall be white.

PUBLIC COMMENT:

Carol Lavallee, Tappan Historical Society, stated that the applicant is a wonderful presence in the community during Christmas season and throughout the year; and she is in full support of the application.

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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 shed: (Plot plan dated 5/23/2016 based on survey done by John E. Collazuol & Associates dated April 1, 2001, signed and sealed by Jane Slavin, Architect; Architectural plans signed and sealed by Jane Slavin, Architect, dated 7/14/2016)

1. The roof shall be Timberline Asphalt shingles in Charcoal.
2. The siding shall be painted red and made of cedarwood.
3. The soffits and fascia shall be white cedar.
4. The shall be no gutters and leaders.
5. The windows shall be white vinyl by Anderson.
6. The trim shall be white and constructed from cedar.
7. The door shall be wood painted red.
8. The columns shall be painted white.

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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 shed: (Plot plan dated 5/23/2016 based on survey done by John E. Collazuol & Associates dated April 1, 2001, signed and sealed by Jane Slavin, Architect; Architectural plans signed and sealed by Jane Slavin, Architect, dated 7/14/2016); is APPROVED.

The foregoing resolution to approve the proposed shed: (Plot plan dated 5/23/2016 based on survey done by John E. Collazuol & Associates dated April 1, 2001, signed and sealed by Jane Slavin, Architect; Architectural plans signed and sealed by Jane Slavin, Architect, dated 7/14/2016) was presented and moved by Thano Schoppel;, seconded by Joseph Chabot; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, aye. Scott Wheatley 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: September 13, 2016

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 CLERKS OFFICE
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TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: William Bosley (Trudeau)
12 Sugarhill Road
Nyack, N.Y. 10960

HABR # 16-11
September 13, 2016
Permit # 45533

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-11: Application of Garry Trudeau for review of the demolition of an existing single-family residence. The premises are located at 55 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 / 9; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 13, 2016 at which time the Board made the following determination:

Logan Leachman, Architect, and William Bosley, Contractor, appeared.

The following documents were presented:

1. Boundary and topographic survey by Steven J. Collazuol, P.E. and LS dated November 2, 2015 with the proposed structures to be removed highlighted.

Logan Leachman, Architect, stated that they appeared before the Board once before for a consultation; that Bill Murray lives two house away from this house and would like the house moved and relocated on his property at a later date; that the house has to be taken down stone by stone; that an extensive study was done to see the best way to move the house and it cannot be moved whole because too many trees would need to be taken down; that slate timbers shed are to be salvaged with the idea to reconstruct the house as its original prior to previous additions; that the new home will be 3,000 sq. ft. along the same scale with stone walls, single story to 1 ½ stories high; that the pool will be demolished; that soil studies were completed and show that the new house should be 25' from the existing cliff edge; that the house was built in the 1920's but is not an historic structure and drawings can be submitted to show what exists so it can be replicated in kind at the Murray property. The new additions to the original home will NOT be saved.

PUBLIC COMMENT:

Alice Gerard, 80 Corbett Lane, Palisades, stated that she wrote a book about historical Palisades and the way this house was originally constructed; that she applauds the idea of the house being relocated as she grew up knowing the house quite well.

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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 demolition and proposed reconstruction:

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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- 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 demolition of the existing structures is APPROVED with the SPECIFIC CONDITON that (Photo documentation and as-builts be submitted to the Clerk detailing that the house is not repairable prior to demolition).

The foregoing resolution to approve the demolition with the Specific Condition that (1) Photo documentation and as built details detailing that the house is not repairable be submitted to the Clerk prior to demolition permit being issued) was presented and moved by William Walther, seconded by Joseph Chabot; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, aye. Wayne Garrison and Scott Wheatley 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: September 13, 2016

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
2016 SEP 26 AM 9 57
TOWN CLERKS OFFICE

DECISION
APPROVED AS PRESENTED WITHOUT THE FENCE

TO: William Walther
694 Oak Tree Road PO Box 651
Palisades, N.Y. 10964

HABR # 16-12
September 13, 2016
Permit #45649

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-12: Application of William Walther for review of a new single-family residence. The premises are located at 692 Oak Tree Road, in the Town of Orangetown, Hamlet of Palisades, New York, Chapter 12, Section 12-4 (A), Historic Areas Board of Review.

Tax Numbers: 78.17 / 2 / 20; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 13, 2016 at which time the Board made the following determination:

William Walther, Board member and applicant, recused himself from this application.

Larry Bucciarelli, stated on the record that although he is an adjoining property owner that he believed he could be an impartial member of the Board, and vote on this application.

Dorian Walther Fish and Sue and William Walther, Architect, appeared.

The following documents were presented:

1. Plot plan dated August 10, 2016 by Jay A. Greenwell , L.S., and Edward Maikish, P.E..
2. Architectural plans signed and sealed by William Walther, Architect, dated August 2016.
3. Photo documentation of the proposed house with details

William Walther stated that he lives in the house in the front of this lot; that the subdivision is complete and this is a flag lot; that they working on creating a barn-like structure to give the feel that the house is not a flag lot; that the front door is not going to face the back door of the exiting house; that they are proposing a linear wide board fence 7' high to just reach below the eve of the garage with an opening into a courtyard; that the garage and fence would screen the house from the house in the front; that the colors were selected because they blend into the forest behind and around the house; that the dark colors recede into the background and the house is pushed back to separate it from the existing house; that the front house is up for sale; that he has spoken to the highway department about making two cuts on the property to give access to Oak Tree Road a little further from the intersection; that the Bucciarelli have been great neighbors and he would like to listen to all of their input; and they would remove the proposed fence from the application and come back at a later date after working out a compromise with the neighbors.

Dorian Walther Fish stated that there is no basement in the proposed house; that the garage would be used for the cars and storage; that the lighting above the garage doors would be concentrated on the doors; that the air-conditioning unit would be on the east side as shown on the site plan; that the air-conditioner unit would a Mitsubishis type; that all of the leaders and gutters would be painted to match the trim; that the 7' fence would separate the air-conditioning units and wrap around to cancel connections between the house and neighboring properties for privacy and screening.

TOWN CLERKS OFFICE

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PUBLIC COMMENT:

Nancy Bucciarelli, an abutting property owner, stated that she has two concerns, the exterior lighting and the placement of the air-conditioning units; that she thinks it looks more like a compound structure than she originally anticipated; that she doesn't want lighting to intrude into their backyard; and that they sleep with the windows open and do not want to hear the air-conditioning units.

Frank Xing, 676 Oak Tree Road, stated that he is in favor of the application but is concerned about drainage because he is downstream; that he doesn't think the fence is a problem; that his family's fence is horizontal and he suggests a vertical fence may be better.

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 new house and garage: (Plot plan dated August 10, 2016 by Jay A. Greenwell, L.S., and Edward Maikish, P.E.; Architectural plans signed and sealed by William Walther, Architect, dated August 2016; Photo documentation of the proposed house with details)

1. The roof shall be Timberline Asphalt weathered wood.
2. The siding shall be Board and Batten clapboard painted charcoal.
3. The soffits and fascia shall be wood painted stovepipe.
4. The gutters and leaders shall be aluminum painted "Stove Pipe".
5. The windows shall be painted stovepipe wood/aluminum with divided lights (Kolbe-Kolbe or Pella).
6. The trim shall be painted stovepipe and constructed of wood.
7. The cladding shall be Farrow & Ball in Pitch Black.
8. The front door shall be Andersen or Pella, Straight line, 194 wood painted stovepipe.
9. The patio doors shall be Andersen or Pella Colonial, 400 Series wood painted stovepipe.
10. The garage doors shall be Clopay Doors, Reserve Collection, Design 6-SQ23 wood painted stovepipe.
11. The new porch shall have stovepipe or black lights from Restoration Hardware.
12. The garage shall have lights over each garage door.
13. There shall be lights near the doors on the North side; with no lights on the East side.
14. The walkway shall be gravel stone pavers.
15. The fence has been removed from the proposal.

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TOWN CLERK'S OFFICE

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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- DOORS
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- LOCATION OF AIR CONDITIONING UNITS
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- POOLS, SPAS AND FENCES
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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 new house and garage (without the proposed fence) is APPROVED.

The foregoing resolution to approve the house and garage (without the proposed fence) was presented and moved by Thano Schoppel, seconded by Joseph Chabot; and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Joseph Chabot, aye. Wayne Garrison and Scott Wheatley were absent. William Walther recused himself.

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: September 13, 2016

HISTORIC AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
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TOWN CLERK
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HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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TOWN OF ORANGETOWN