


There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:30 P.M.

DATED: June 11, 2024

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Katlyn Bettmann
Senior Clerk Typist

TOWN OF ORANGETOWN
2024 JUN 25 P 1:12
TOWN CLERK'S OFFICE

DECISION

APPROVED WITH CHANGES AND SUGGESTIONS

TO: James Guarasci (Antrim Playhouse /Tappan Reform Church – Manse Barn)

32 Old Tappan Road
Tappan, NY 10983

HABR#24-03
June 11, 2024
SIGN-4938-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-03: Application of Antrim Playhouse, Tappan Reform Church – Manse Barn, for review of two (2) new signs on an existing building located at 32 Old Tappan Road, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (E), Historical Areas Board of Review.

Tax Map Designation: 77.10 / 2 / 15; R-15 & CS zone(s)

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 11, 2024 at which time the Board made the following determination:

Doreen DiBenedetto appeared.

The following documents were presented:

1. Copy of a survey for Tappan reform church, by Steven J. Collazuol New York P.L.S., & P.E., dated 04/02/2001.
2. Two computer generated pictures of the proposed sign, by All Type Signs, dated 2/25/2024.
3. Email from dated June 11, 2024, giving Doreen DiBenedetto permission to represent this project at the meeting.

Doreen DiBenedetto, Antrim Players Inc., stated that Antrim community theater has a long term lease with the Tappan Reform Church; that they are almost ready to open and would like to have these two signs installed onto the building; that the proposal is for two separate aluminum signs each being white with maroon lettings screwed to the building with wood screws; that the proposed signs are to be 24” x 152” and the other is to be 20” x 120”; that there is no new lighting proposed the existing dusk to dawn lighting is to remain; that there would be no objection to additional lighting; that lighting for the sign that is viewable from the road vs the lighting for the sign that is viewable from the driveway would be different; that the Antrim Players Inc. organization has existed since 1936; that the area and building they were in were in bad shape and someone wanted to buy it; that they found the manse barn and are really happy to be in this community and hopefully bring in a lot more people into the area for restaurants and local businesses; that they are a historical organization and the area is also a historical area; and that they would like to put on a USO show in the future.

Margaret Raso, Chair, stated there used to be a USO show there in the past; that there should be two signs of the same size; and that if they decide that they would like to make any changes to lighting they will need to come back with those changes if you wish to add them.

Thano Schoppel stated that it was nice to see traditions carried out.

Scott Wheatley stated that he thinks it’s great that they were at the other location in Ramapo and are now moving here to Tappan; and that he has an idea of what the signs will look like because they have temporary signs up now.

William Walther stated that the scale of the letters on the smaller 20” x 120” sign looks nicer; that the scale on the larger sign 24” x 152” looks smaller; he also suggested multiple, possibly 3, hanging lights, alongside the length of the sign, that hang over and shine, similar to a vintage saloon style with a charming yellowish glowing beam only turned on the nights when there is a performance; that it would be a throwback to the period of the structure.

PUBLIC COMMENT:

Carol Schelin, 215 Washington Street, apartment 28, Tappan, New York stated that in response to the Boards questions about the sizes of the signs she believes a person coming in from the church is a larger entrance and a big parking lot so that would make sense for that to be a bigger sign; that whereas the long building entrance is not prominent and people won't see it as much from main street and it would be more like an identifying sign.

The Board, and Doreen DiBenedetto, clarified that it is in fact the opposite for the scale of the signs.

Carol Schelin stated that she believes having the signs the same size would be better; that there is a great difference in visibility between coming in from the parking lot and coming in from the other side.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed signs:

1. The sign on the side of the building which faces Main Street shall remain as 20" x 120" x 1/4" white aluminum sign face with maroon letters, lettering to be vinyl. Sign to be screwed to building front using wood screws.
2. The sign on the side of the building which faces Kings Highway shall change to 20" x 120" x 1/4" white aluminum sign face with maroon letters, lettering to be vinyl. Sign to be screwed to building front using wood screws.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED 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 HISTORICAL 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

2024 JUN 25 P 4:12
TOWN OF TAPPAN

- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

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


DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled “ copy of a survey for Tappan reform church, by Steven J. Collazuol New York P.L.S., & P.E., dated 04/02/2001, two computer generated pictures of the proposed sign, by All Type Signs, dated 2/25/2024.”; the sign on the side of the building which faces Main Street shall be 20” x 120” x ¼” white aluminum sign face with maroon letters, lettering to be vinyl. Sign to be screwed to building front using wood screws, the sign on the side of the building which faces Kings Highway shall be 24” x 152” x ¼” white aluminum sign face with maroon letters, lettering to be vinyl. Sign to be screwed to building front using wood screws; is APPROVED WITH CHANGES THE SIZE OF THE SIGN PROPOSED TO FACE KINGS HIGHWAY SHALL NOW BE 20” x 120” x ¼”.

The foregoing resolution to approve the Plans labeled “copy of a survey for Tappan reform church, by Steven J. Collazuol New York P.L.S., & P.E., dated 04/02/2001, two computer generated pictures of the proposed sign, by All Type Signs, dated 2/25/2024.”; The sign on the side of the building which faces Main Street shall remain as 20” x 120” x ¼” white aluminum sign face with maroon letters, lettering to be vinyl. Sign to be screwed to building front using wood screws, the sign on the side of the building which faces Kings Highway **shall change to 20” x 120” x ¼”** white aluminum sign face with maroon letters, lettering to be vinyl. Sign to be screwed to building front using wood screws; was presented and moved by Thano Schoppel, seconded by William Walther and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye. Larry Bucciarelli and Allen Ryff were absent.

The Senior Clerk Typist 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: June 11, 2024

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Katlyn Bettmann, Senior Clerk Typist

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- Glenn M

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

TOWN CLERK'S OFFICE
2024 JUN 25 P 1:13
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Glen Lumia (Hubert Pedroli Revocable Living Trust) (Pedroli – Tiegreen)
204 Livingston Street
Northvale, New Jersey 07647

HABR#24-04
June 11, 2024
BLDR-5145-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-04: Application of Hubert Pedroli Revocable Living Trust, for review of building steps over an existing paver patio and an addition at the front of an existing single-family dwelling located at 42 Closter Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (E), Historical Areas Board of Review.
Tax Map Designation: 80.06 / 1 / 1; R-40 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 11, 2024 at which time the Board made the following determination:

Glen Lumia, Builder, and Hubert Pedroli appeared.

The following documents were presented:

1. Architect plans labeled addition / 2nd floor bedroom & bathroom alterations dated February 16, 2024 signed and sealed by Robert J. Murphy R.A. (2 pages A-1 & A-4)
2. Survey of property dated October 9, 2020, by Robert F. Oicle, PLS
3. Computer generated pictures submitted with the application (1 page)
4. A letter dated February 12, 2024 authorizing Creative Design as the acting agent for this project.

Glen Lumia, Creative Design, stated that there are a few things in the home they are looking to do to make it safer and to get more natural light; that there going to bump out the space to make more room for furniture; that they would like to frame the floor flush and in order to do that they will need to raise the back area up one step; that they will be eliminating the upper gable window and changing the front windows to match and changing all windows in kind; that they will be adding a side fireplace; and that all colors of the home are to remain the same as existing.

Margaret Raso, Chair, had no objections said that application looks very nice.

The rest of the Board agreed.

PUBLIC COMMENT:

No public comment.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed steps over an existing paver patio and an addition at front of house:

1. The roof of the family room addition shall be GAF asphalt shingles in slate, to match the existing roof of the house.
2. The siding of the family room addition shall have Natural Wood painted cedar siding, painted Benjamin Moore color CC900, to match the existing siding of the house.
3. The soffits and the trim shall be white natural painted pine, to match the existing soffits and trim of the house.
4. The gutters and leaders shall be Alcoa white aluminum, to match the existing gutters and leaders of the house.
5. The windows shall be white Andersen Vinyl Clad throughout.
6. The front door shall remain black/white steel.
7. The back door shall remain white steel.
8. The garage door shall be white wood by Coplay.
9. The rear sliding door shall be re-installed Andersen white vinyl clad, as exists.
10. The lighting shall be re-installed copper bronze coach lights, as exists.
11. The walkway shall remain.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED 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

TOWN OF BURLINGTON
2024 JUN 25 PM 4:15
TOWN OF BURLINGTON

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

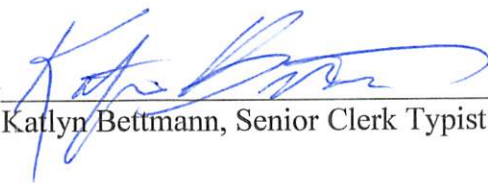
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), architect plans labeled addition / 2nd floor bedroom & bathroom alterations dated February 16, 2024 signed and sealed by Robert J. Murphy R.A. (2 pages A-1 & A-4), survey of property dated October 9, 2020, by Robert F. Oicle, PLS., computer generated pictures submitted with the application (1 page); is APPROVED AS SUBMITTED.

The foregoing resolution to approve the architect plans labeled addition / 2nd floor bedroom & bathroom alterations dated February 16, 2024 signed and sealed by Robert J. Murphy R.A. (2 pages A-1 & A-4), survey of property dated October 9, 2020, by Robert F. Oicle, PLS., computer generated pictures submitted with the application (1 page); submitted with the application set forth in this Decision; was presented and moved by William Walther, seconded by Loren Plotkin and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye. Larry Bucciarelli and Allen Ryff were absent.

The Senior Clerk Typist 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: June 11, 2024

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Katlyn Bettmann, Senior Clerk Typist

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- Glenn M.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
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ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE
2024 JUN 25 P 1:13
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Luke Petrocelli (Bergson-Gluckstern)
204 Livingston Street
Northvale, New Jersey 07647

HABR#24-05
June 11, 2024
BLDR-3030-2023

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-05: Application of Bergson – Gluckstern, for review of new doors and windows at an existing single-family dwelling located at 56 Woods Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review. Tax Map Designation: 78.18 / 1 / 3.12; R-80 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 11, 2024 at which time the Board made the following determination:

Luke Petrocelli, architect, appeared.

The following documents were presented:

1. Architect plans labeled 56 Woods Road cottage renovation, with the most recent revision date of April 15, 2024 signed and sealed by Luke Petrocelli, R.A. (3 pages G101.00, A100.00, & A200.00)
2. Computer generated pictures of the cottage renovation color scheme, submitted with the application (1 page)
3. Computer generated pictures of the as it exists today, submitted with the application (1 page)
4. A letter dated May 17, 2024 authorizing Luke Petrocelli as the acting applicant for this project.
5. A vicinity map of 56 Woods Road, submitted with this application.
6. Architectural plans of the existing adjacent main house, with the most recent revision date of September 12, 2022, drawn by Colgan Perry Lawler Aurell Architects (1 page – A-4.1).

Luke Petrocelli, architect, stated that they are renovating the existing cottage; that their goal is to match the existing main house so that they will be one in kind; that this is an existing care takers cottage and will mostly be used as a guest house and home office; that there would be no addition to the cottage they would like to replace the siding windows and doors; that the existing roof is to remain and there are no skylights; that the small windows that are present exist that way today; that they will be adding a transom window on the south side and a window on the north elevation eastern side; that they will be adding two exterior Hinkley bronze finish lights at each entry door the same light that is on the main house.

Margaret Raso, Chair, stated that she likes the natural tones, and that they go with the area.

The Board had some questions as to the use of the home and changing of windows, which the applicant was able to answer to their satisfaction.

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 all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed steps over an existing paver patio and an addition at front of house:

1. The roof shall be GAF Timberline HDZ architectural asphalt shingles in shakewood.
2. The siding shall be Fiber cement James Hardie in copper penny.
3. The soffits and the trim shall be Fiber cement James Hardie in copper penny.
4. The gutters and leaders shall be gutter supply aluminum dark bronze.
5. The windows shall be dark bronze Andersen wood and vinyl.
6. The front door shall be dark bronze Andersen wood and vinyl.
7. The back door shall be dark bronze Andersen wood and vinyl.
8. The garage door shall be white wood by Coplay.
9. The lighting shall be Hinkley metal and glass in light oiled bronze.
10. The walkway shall be locally sourced crushed gravel mix gray white and brown stones.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

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- 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

2024
APR 24 10 21 AM
HISTORICAL AREAS BOARD OF REVIEW

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

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), architect plans labeled 56 Woods Road cottage renovation, with the most recent revision date of April 15, 2024 signed and sealed by Luke Petrocelli, R.A. (3 pages G101.00, A100.00, & A200.00), computer generated pictures of the cottage renovation color scheme, submitted with the application (1 page), computer generated pictures of the as it exists today, submitted with the application (1 page), a vicinity map of 56 Woods Road, submitted with this application, architectural plans of the existing adjacent main house, with the most recent revision date of September 12, 2022, drawn by Colgan Perry Lawler Aurell Architects (1 page – A-4.1); is APPROVED AS SUBMITTED.

The foregoing resolution to approve the architect plans labeled 56 Woods Road cottage renovation, with the most recent revision date of April 15, 2024 signed and sealed by Luke Petrocelli, R.A. (3 pages G101.00, A100.00, & A200.00), computer generated pictures of the cottage renovation color scheme, submitted with the application (1 page) set forth in this Decision; was presented and moved by Loren Plotkin, seconded by Thano Schoppel and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye. Larry Bucciarelli and Allen Ryff were absent.

The Senior Clerk Typist 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: June 11, 2024

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Katlyn Bettmann, Senior Clerk Typist

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- Glenn M

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

TOWN OF ORANGETOWN
2024 JUN 25 P 1:14
TOWN CLERK'S OFFICE