

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
JULY 9, 2024**

MEMBERS PRESENT: Margaret Raso, Chair
Loren Plotkin
Scott Wheatley
Larry Bucciarelli
William Walther
Thano Schoppel

ABSENT: Allen Ryff

ALSO, PRESENT: Stefanie Schera, Deputy Town Attorney
Anne Marie Ambrose, Official Stenographer
Katlyn Bettmann, Senior Clerk Typist

Margaret Raso, Chair, called the meeting to order at 7:00 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>		
GRIFFIN / PASSANANTI 143 Washington Spring Road Palisades, New York 78.18 / 2 / 6; R-40 zone	APPROVED AS PRESENTED	HABR#24-06
FEENEY 14 Brandt Avenue Tappan, New York 77.10 / 3 / 25; CS & R-15 zones	APPROVED AS PRESENTED	HABR#24-07

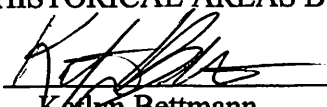
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:20 P.M.

DATED: July 9, 2024

TOWN OF CANTON
JUL 12 A 9 48
2024

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Katlyn Bettmann
Senior Clerk Typist

DECISION

APPROVED AS PRESENTED

TO: George Alatsas (Griffin / Passananti)
143 Washington Spring Road
Palisades, New York 10964

HABR#24-06
July 9, 2024

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-06: Application of Daniel Griffin and Jessica Passananti, for review of a new deck at an existing single-family dwelling located at 143 Washington Spring 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: 78.18 / 2 / 6; R-40 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 9, 2024 at which time the Board made the following determination:

George Alatsas, Contractor, appeared.

The following documents were presented:

- 1. Copy of a plot plan with new deck drawn on it (1 page).
- 2. Copy of the survey, certified by William E. James, P.E., P.L.S., dated October 17, 2023.

George Alatsas, Contractor, presented pictures to the board on an iPad device, stated that this is a single family home; that this is a heavily wooded area on either side of the property, that you can't see this area from the road or from the neighbor's view, that currently there is a landing with (2) steps coming off the back of the house where the deck will go; that the new homeowners would like to have a deck there and have it raised up so that they don't have too steps; that the deck will be made the width of the house; that currently where the bluestone patio exists is where the deck will extend to; that the steps will extend straight off the back of the deck; that the deck will be constructed of pressure treated material and once it is dry he will use a Benjamin Moore product "Hidden Valley #1134" semi-translucent stain to allow the grain of the wood to come through as it is not very heavy saturated; that the railings around the deck will be constructed from two (2") inch by two (2") inch wood material; that the railings will be stained to match the deck with no accents; that there will be no lighting added at this time.

Scott Wheatley stated that the deck was good, to which 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 deck:

- 1. The deck shall be 24'6" x 15' pressure treated material.
- 2. The railings shall be 2" x 2" wood material.
- 3. The railings, stairs, and deck shall be Benjamin Moore "hidden valley #1134" semi-translucent stain.

HISTORICAL AREAS BOARD OF REVIEW
546 W 21ST ST
ORANGETOWN, NY 10964

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
- 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), copy of a plot plan with new deck drawn on it (1 page), prepared by Sean Cleere, dated 6/12/2024 (1 page), copy of the survey, certified by William E. James, P.E., P.L.S., dated October 17, 2023; is APPROVED AS SUBMITTED.

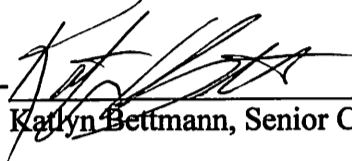
The foregoing resolution to approve the copy of a plot plan with new deck drawn on it, prepared by Sean Cleere, dated 6/12/2024 (1 page), as submitted, prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Scott Wheatley, seconded by Larry Bucciarelli and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli aye; Loren Plotkin, aye; William Walter, aye; and Scott Wheatley, aye. Allen Ryff was absent.

EMANUELE G. MARI
575 N. ZEPHYRUS
MIDDLEBURY, VT 05753

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: July 9, 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- Ken L

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

20240709 10:00 AM
b6 b7 c1 d1 d2
20240709 10:00 AM

DECISION

APPROVED AS PRESENTED

TO: Sean Cleere (Feeney)
211 Harping Street
Tappan, NY 10983

HABR#24-07
July 9, 2024

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-07: Application of William and Barbara Feeney, for review of a new deck at an existing single-family dwelling located at 14 Brandt Avenue, 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 / 3 / 25; CS and R-15 zones

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 9, 2024 at which time the Board made the following determination:

Sean Cleere, Contractor, appeared.

The following documents were presented:

1. Copy of a plot plan with new additional deck drawn on it, prepared by Sean Cleere, dated 6/12/2024 (1 page).
2. Copy of the survey, certified by Robert E. Surace, PLS, dated March 31, 1992.
3. Computer generated pictures of the existing house (4 pages).
4. A letter dated 6/14/2024 giving Sean Cleere of Fineline Construction authorization to appear in front of the Historic Board on the Homeowners behalf.

Sean Cleere, Contractor, stated that they will be adding onto an existing deck; that they are resurfacing the pressure treated one (1") inch by six (6") inch deck board that exists; that the deck is fairly low to the ground and is barely visible the roadway; that there will be one set of stairs located at the center of the new deck addition; that there will be two or three steps approximately four (4') feet wide; that currently existing is a heavy natural wood deck made of two (2") inch by four (4") inch wood; that they will be removing the existing railings, stairs, and surface board and leaving the structure and framing which is two (2") inch by eight (8") inch joists; that they will then be adding on using pressure treated lumber; that they will be resurfacing the whole deck to make it a uniform look with one (1") inch by six (6") inch pressure treated material; that the deck will need a full season to dry out if the homeowner wants to stain it; that they may decide to leave the deck natural and not stain it; that they would like to make the railings white with black aluminum powder coat to make it less maintenance; that there will be no lighting installed on the deck, under the deck, or on the stairs at this time.

Margaret Raso, Chairwoman, asked if they would be staining the deck?

William Walther asked if the existing railing and deck were being taken apart?

The Board all agreed that what is presented looks good.

PUBLIC COMMENT:

No public comment.

20240614 10:00 AM
6/14/2024 10:00 AM
20240614 10:00 AM

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 deck:

1. The deck shall be 24' x 7'2", added to existing.
2. The deck and stair shall be pressure treated material, left in its natural state.
3. The railings shall be white with black aluminum powder coat.

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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- SIGNS
- 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), copy of a plot plan with new additional deck drawn on it, prepared by Sean Cleere, dated 6/12/2024 (1 page), copy of the survey, certified by Robert E. Surace, PLS, dated March 31, 1992, computer generated pictures of the existing house (4 pages); is APPROVED AS SUBMITTED.

09 15 24 10:00 AM


10:00 AM

The foregoing resolution to approve the copy of a plot plan with new additional deck drawn on it, prepared by Sean Cleere, dated 6/12/2024 (1 page), as submitted, prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Thano Schoppel, seconded by Scott Wheatley and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Loren Plotkin, aye; William Walter, aye; and Scott Wheatley, aye. Allen Ryff was 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: July 9, 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- Ken L

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

2024 JUL 11 10 50 AM
TOWN OF ORANGETOWN