

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
October 8, 2024**

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

ABSENT:

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>
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NEW ITEMS:

GOLEMAN 80 Ludlow Lane Palisades, New York 80.06 / 1 / 20; R-80 zone	APPROVED AS PRESENTED	HABR#24-11
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55 WOODS ROAD TRUST 55 Woods Road Palisades, New York 78.18 / 1 / 9; R-80 zone	APPROVED AS PRESENTED	HABR#24-12
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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 7:30 P.M.

DATED: October 8, 2024

HISTORICAL AREAS BOARD OF REVIEW

BY: 

Katlyn Bettmann
Senior Clerk Typist

TOWN OF ORANGETOWN
2024 OCT 15 A 11:03
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Allen D. Ross (Goleman)
153 Main Street
New Paltz, New York 12561

HABR#24-11
October 8, 2024
Permit # BLDR-5659-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-11: Application of Daniel Goleman for a review of an accessory structure, and unheated tea room, and a rail on upper balconies at an existing single-family dwelling located at 80 Ludlow Lane, 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 / 20; R-80 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 8, 2024 at which time the Board made the following determination:

Allen D. Ross, Architect, appeared.

The following documents were presented:

1. Architectural Plans for “Accessory structure(teahouse) & exterior modifications”, with the most recent revision date of August 26, 2024, signed and sealed by Allen Douglas Ross, R.A. (6 pages).
2. A copy of a Topography Survey with the most recent revision date of June 8, 2024.
3. A package of computer-generated renderings, done by Allen Ross Architecture, dated August 23, 2024 (7 pages).
4. HABR Decision #22-15 for exterior revisions.
5. A letter dated June 21, 2024 from Tara and Daniel Goleman, giving Allen D. Ross authorization to act as their Agent for this project.

Allen D. Ross stated that the work being done to the house itself is to add the decking and the glass railing; that for the deck work they will be creating two decks over the existing flat roofs that will be mostly not be visible; that they will be using low iron glass railings for an unobstructed view; that the clients switched to stainless steel stanchions without any color, for them to be less visible; and that they are adding the railings so that these can become decks; that the current walkway blends into the landscape and was constructed from remnant bricks from the house before it was renovated; that the current walkway is a much wider straight walkway then what is being proposed; that the current walkway also leads to nowhere; that they are proposing a curved stark natural stone walkway with a variety of warm colors, that gives a more organic and relaxed appearance; that the teahouse is from a partially reclaimed teahouse from Massachusetts, that holds sentimental value to the client; that the teahouse will have cedar siding and cedar roof shingles; that the cedar will be treated with clear preserve; that the teahouse is clearly supported in form; that rather than the teahouse being located in a prominent focal point the teahouse will be located in an unobtrusive place; that the location of the teahouse will act as a transition from the woods to the residence;

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2024 OCT 15 A 11:03
TOWN OF ORANGETOWN

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 tea house and glass railings on upper balconies, and walkways:

1. The roof of the tea house shall be natural cedar shingles treated with clear preserve.
2. The siding of the tea house shall be natural cedar treated with clear preserve.
3. The soffits & fascia of the tea house shall be natural cedar treated with clear preserve.
4. The windows of the tea house shall be dark brown vinyl clad.
5. The window trim of the tea house shall be natural cedar treated with clear preserve.
6. The front door of the tea house shall be natural cedar treated with clear preserve.
7. The lighting shall be a hanging lantern, rejuvenated or equal 7" pendant light, in oil rubbed bronze.
8. The railings shall be clear low iron glass.
9. The stanchions for the railings shall be stainless steel, with no patina or added color.
10. The walkway shall be native natural stones, in a variety of warm colors.
11. The stepping stones shall be native natural stones, in a variety of warm colors.

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.

TOWN CLERK'S OFFICE
2024 OCT 15 A 11:03

TOWN OF ORANGE TOWN

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 “Architectural Plans for “Accessory structure(teahouse) & exterior modifications”, with the most recent revision date of August 26, 2024, signed and sealed by Allen Douglas Ross, R.A. (6 pages), copy of a Topography Survey with the most recent revision date of June 8, 2024, package of computer-generated renderings, done by Allen Ross Architecture, dated August 23, 2024 (7 pages); is APPROVED AS PRESENTED.

The foregoing resolution to approve the Plans labeled “Architectural Plans for “Accessory structure(teahouse) & exterior modifications”, with the most recent revision date of August 26, 2024, signed and sealed by Allen Douglas Ross, R.A. (6 pages), copy of a Topography Survey with the most recent revision date of June 8, 2024, package of computer-generated renderings, done by Allen Ross Architecture, dated August 23, 2024 (7 pages); as submitted, with the following condition: 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; William Walther, aye; and Scott Wheatley, aye; Loren Plotkin, aye.

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: October 8, 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- Mike M

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

TOWN OF ORANGETOWN
2024 OCT 15 A 11: 03
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Eric Bosley (55 Woods Rd Trust)
7 Sugarhill Road
Nyack, New York 10960

HABR#24-12
October 8, 2024
Permit # BLDR-5647-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-12: Application of 55 Woods Road Trust for a review of a renovation to rebuild and extend the front and rear of existing attached garage at an existing single-family dwelling located at 55 Woods 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 / 1 / 9; R-80 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 8, 2024 at which time the Board made the following determination:

Eric Bosley, General Contractor, Bill Bosley, General Contractor, and Logan Leachman, Architect appeared.

The following documents were presented:

1. Architectural Plans for “55 Woods Road House”, dated July 16, 2024, signed and sealed by Ashley Melinda Sullivan, R.A. (12 pages).
2. An “As built survey”, with the most recent revision date of February 6, 2019, signed by Steven J. Collazuol, P.E. & L.S..
3. A letter notarized July 10, 2024 from 55 Woods Road Trust, giving Logan Leachman, JLF & Associates, Inc., authorization to act as their Agent for this project.

Logan Leachman stated that the owners asked to create a dining space and a relaxed space adjacent to the pool, and that they have also lengthened the garage towards the front of the house; that currently they are adding twelve (12’) feet to fourteen (14’) feet of garage space; that the existing garage will be used for the new pool room; that none of the existing foundation will be removed; that they will be adding foundation and an entrance off of the driveway, into the new space; that all of the materials to be used will match the existing home, there will be no new materials; that is will be the same barn wood siding; that they will be using the same roll-up garage door, however the garage will be made smaller that what currently exists; that currently the garage is a two car garage, and they will be making it a one and half car garage; that the existing lights are to be reused, with no additional lighting; that the metal roof will be matching the existing; that the stone will be continued to match; and that they try to fit whatever environment they are working with.

Eric Bosley stated that they will be adding some space to the front of the house, as well as well as some to the back; asked what the gutters will be.

Bill Bosley stated that the existing layout lacks a mudroom entrance; that the gutters will be the same as the existing; that everything will be the same and you won’t be able to tell the difference.

The Board agreed that their previous work has come out nicely and this fits in nicely.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2024 OCT 15 A 11:04
TOWN OF ORANGETOWN

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 rebuild and extension of the front and rear of an existing attached garage:

1. The roof shall be standing seam metal in “bonderized” color, to match existing.
2. The siding shall be reclaimed oak siding in weathered wood, to match existing.
3. The soffits & fascia shall be oak siding in weathered wood, to match existing.
4. The gutters and leaders shall be galvalume, to match existing.
5. The windows shall be Marvin aluminum/wood black in color, to match existing.
6. The window trim shall be reclaimed oak weathered wood, to match existing.
7. The back door shall be reclaimed oak weathered wood, to match existing.
8. The garage door shall be wood in “green/grey” color, as it exists.
9. The “other” door shall be aluminum/wood Optimum bi-fold black in color.
10. The lighting shall be metal bronze in color, to match existing.
11. The stone shall be bluestone blue/grey/rust in color, to match existing.

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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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

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

TOWN CLERK'S OFFICE

2024 OCT 15 A 11: 04

TOWN OF ORANGETOWN

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 “Architectural Plans for “55 Woods Road House”, dated July 16, 2024, signed and sealed by Ashley Melinda Sullivan, R.A. (12 pages), an “As built survey”, with the most recent revision date of February 6, 2019, signed by Steven J. Collazuol, P.E. & L.S.; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled “Architectural Plans for “55 Woods Road House”, dated July 16, 2024, signed and sealed by Ashley Melinda Sullivan, R.A. (12 pages), an “As built survey”, with the most recent revision date of February 6, 2019, signed by Steven J. Collazuol, P.E. & L.S.; as submitted, with the following condition: 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 William Walther, seconded by Thano Schoppel and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye.

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: October 8, 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

TOWN CLERK'S OFFICE
2024 OCT 15 A 11:04
TOWN OF ORANGETOWN