

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
July 9, 2019

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

ABSENT: NONE

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 7:00 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 ITEM:</u>		
SCHNEIDER SUBDIVISION 40 Van Wardt Place Tappan, NY 77.15 / 1 / 72; R-15 zoning district	APPROVED AS AMENDED	HABR#19-13
MARTIN 61 Woods Road Palisades, NY 78.18 / 1 / 8; R-80 zoning district	APPROVED AS PRESENTED	HABR#19-14

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: July 9, 2019

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

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TOWN CLERK'S OFFICE

DECISION

APPROVED AS MODIFIED

TO: Bill Brodsky (Schneider)
350 Boxberger Road
Valley Cottage, New York 10989

HABR #19- 13
July 9, 2019
Permit #48882

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-13: Application of Schneider subdivision for review of a new single-family residence. The premises will be located at 40 Van Wardt Place, in the Town of Orangetown, Hamlet of Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4(A), Historical Areas Board of Review.

Tax Map Designation: 77.15 / 1 / 72; R-15 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 9, 2019 at which time the Board made the following determination:

Bill Brodsky, Contractor, appeared.

The following documents were presented:

1. Architectural plans dated 02/14/2019 signed and sealed by Barry Terach, Architect, labeled "Proposed Single-Family Dwelling for Schneider Sub-division" 2 pages.
2. Plan labeled "Grading, Drainage & Utility Plan with Erosion Control for Schneider" dated 11/29/2018 with the latest revision date of 03/06/2019 signed and sealed by Paul Gdanski, .E. and Jay A. Greenwell, PLS.
3. An 11" x 17" color picture of the front façade of a house.
4. An 8" x 1" inch page with two outdoor lights: Quoizel Newbury 3 light lantern and Quoizel Newbury 1 light lantern.

Bill Brodsky, contractor, stated that the project has received a preliminary approval from the Planning Board, and approvals from ACABOR and the ZBA and he is before this Board for review of the house details; that he would have no problem adding shutters to both sides of the house and wrapping the windows with Aztec Board and painting it to match the trim; that the air conditioning units are on the south western corner and they will be screened by boxwood; that the window grilles are on the inside of the glass; that the proposed siding is Certainteed Main Street 42 gage but if the board prefers the .046 gage he will use the monogram if it is available in seagrass; that there will be two lights by the front door and one light in the rear by the sliding glass door; that the railings will be treks railing system and the columns will be concrete composite painted to match the trim; that the front steps will be bluestone with risers to match and the rear steps will be limestone; and that he went to the ZBA for a street frontage variance and a front yard variance.

PUBLIC COMMENT:

Carol Lavallo, spoke on behalf of the Tappantown Historic Society, stated that the concerns with this house is the possibility of future development of this property and the change in the

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character of the neighborhood because of future development.

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 new single-family residence:

1. The roof shall be GAF Timberline Asphalt architectural shingle in Slate.
2. The siding shall be vinyl double 4" clapboard .046 Monogram in Seagrass.
3. The decorative siding shall be vinyl shake in .046 Monogram in the front peaks of the house also in Seagrass.
4. The soffits and fascia shall be light maple vinyl /aluminum monogram.
5. The windows shall be vinyl double hung ply Gem Silverline and all windows shall be wrapped in Aztec board and painted to match the fascia board. (to match the windows in the front of the house)
6. The trim shall be vinyl .046 Monogram in light maple.
7. The shutters shall be solid vinyl Ply Gem in Musket Brown and shall be on the front and both sides of the house.
8. The front door shall be fiberglass by Therma Tru in Musket Brown.
9. The garage doors shall be white 4050 vinyl no windows by Clopay (2) 8' x 8' vinyl.
10. The decorative stone shall be Heritage Chardonnay Cultured Stone by Stonecraft.
11. The windows on the front and sides of the house shall be wrapped in Aztec Board painted to match the fascia board and all shall have the solid vinyl Ply Gem in Musket Brown.
12. The front steps shall be bluestone wit bluestone risers and the rear stairs shall be concrete with limestone treads.
13. The porch roof shall be dark bronze metal.
14. The front door shall have 2 side lights and the patio door in the rear will have one light Quoizel Newbury Outdoor light 12.5" tall outdoor wall sconce antique bronze.
15. The garage door lights: 2 Quoizel Newbury light 20" tall outdoor wall sconce with clear glass antique bronze.

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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 DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

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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), the application for the new house is APPROVED with the following SPECIFIC MODIFICATIONS: (1) The windows on both sides of the house shall be wrapped to match the windows in the front of the house and they shall have shutters that match the shutters in the front of the house; (2) The siding shall be upgraded to .046 gage Monogram in Seagrass; (3) The front steps shall be bluestone with bluestone risers and the rear steps shall be concrete with limestone treads; (3) All railings shall be trek railing systems and columns shall be concrete composite painted to match the trim; (4) The front door shall have 2 side lights and the patio door in the rear will have one light Quoizel Newbury Outdoor light 12.5" tall outdoor wall sconce antique bronze and the garage door lights: 2 Quoizel Newbury light 20" tall outdoor wall sconce with clear glass antique bronze.

The foregoing resolution to approve the new single-family residence as presented was presented and moved by Thano Schoppel, seconded by Scott Wheatley; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, aye.

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: July 9, 2019

HISTORICAL 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

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DECISION

APPROVED AS PRESENTED

TO: Catherine Martin
530 East 86th Street Apt 9C
New York, New York 10028

HABR #19-14
July 9, 2019
Permit #48836

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-14: Application of Jeff and Cathy Martin for review of a renovation of an existing single-family residence. The premises will be located at 61 Woods Road, in the Town of Orangetown, Hamlet of 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 / 8; R-80 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 9, 2019 at which time the Board made the following determination:

John Bruning, McBride Architects and Cathy Martin appeared.

The following documents were presented:

1. Vicinity Map and Survey, Site Plan: Zoning Diagram; Construction Plan and Notes; Existing & Proposed Plans and Notes First Floor –Main House; Construction Plan and Notes Second Floor-Main House; Exterior Elevations and Notes Existing & Proposed North Elevation-Main House; Exterior Elevations and Notes Existing & Proposed “East Elevations- Main House; Exterior Elevations and Notes Existing & Proposed South Elevations –Main House; Exterior Elevations and notes Existing & Proposed West Elevations- Main House; Exterior Elevations and Notes Existing & Proposed North, East, South & West Elevations –Cottage; Exterior Photographs and Notes for “ The Renovation of The Residence of Cathy and Jeff Martin” dated 06/12/2019 signed and sealed by Donald Craig McBride, Architect.

John Bruning stated that they are planning several improvements to the property, that they would like to replace the slate roof on the south wing of the house and replace it with a standing seam copper roof to match the north wing; that the addition that was done in 2002 took out all interior walls and did not structurally support the roof properly and now it is in poor repair; that it must be fixed and they would like to make it match the other side of the house; that they would also like to add a dormer at the same time for more head room and to increase the views; that many of the windows are in poor repair and they would like to repair the ones that can be saved and replace the ones that are beyond repair with in kind mahogany windows painted to match the existing; that they are adding one new window to match the window facing north; that they will patch the stone that needs to be repaired with matching stone; and they are also replacing the two wood front doors with steel doors.

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 partial roof replacement, addition of a new dormer, addition of two new windows and limited repair and replacement of existing windows and doors:

1. The south wing roof shall be oxidized copper, copper standing seam by Revere Copper Products, Inc.
2. The dormers shall be oxidized copper by Revere Copper Products, Inc.
3. The soffits and fascia on the west dormer shall be grey/brown cedar.
4. The windows shall be painted blue to match the existing painted mahogany wood windows by Marvin Windows and Doors.
5. The trim (rake board) shall be grey/brown cedar.
6. The front door shall be changed to steel doors painted to match the existing.
7. All other doors shall be painted blue mahogany doors.
8. There shall be no change to the outdoor lighting.
9. The stone/rock shall match the 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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- GUTTERS AND LEADERS
- WINDOWS
- TRIM

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- 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 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), the application for the proposed renovation (Vicinity Map and Survey, Site Plan: Zoning Diagram; Construction Plan and Notes; Existing & Proposed Plans and Notes First Floor –Main House; Construction Plan and Notes Second Floor-Main House; Exterior Elevations and Notes Existing & Proposed North Elevation-Main House; Exterior Elevations and Notes Existing & Proposed “East Elevations- Main House; Exterior Elevations and Notes Existing & Proposed South Elevations –Main House; Exterior Elevations and notes Existing & Proposed West Elevations- Main House; Exterior Elevations and Notes Existing & Proposed North, East, South & West Elevations –Cottage; Exterior Photographs and Notes for “ The Renovation of The Residence of Cathy and Jeff Martin” dated 06/12/2019 signed and sealed by Donald Craig McBride, Architect) is APPROVED.

The foregoing resolution to approve the improvements/ repairs as presented was presented and moved by William Walther, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, aye.

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: July 9, 2019

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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