

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
MARCH 12, 2019**

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

ABSENT: Carol Schelin

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 ITEMS:</u>		
KONNER EMERGENCY GENERATOR 99 Corbett Lane Palisades, NY 78.19 / 1 / 23; R-80 zoning district	APPROVED	HABR#19-01
SKULLY 19 Ludlow Lane Palisades, NY 80.06 / 1 / 29; R-80 zoning district	APPROVED	HABR#19-02
CHRISS 49 Woods Road Palisades, NY 78.18 / 1 / 10; R-40 zoning district	APPROVED	HABR#19-03
HEAVEN TOO TRUST 40 Washington Spring Road Palisades, NY 78.19 / 1 / 13; R-22 zoning district	APPROVED	HABR#19-04
FRASCA BARN 79 Corbett Lane Palisades, NY 78.19 / 1 / 21; R-22 zoning district	APPROVED	HABR#19-05

TOWN CLERK'S OFFICE
2019 MAR 18 P 1:01
TOWN OF ORANGETOWN

111 WASHINGTON SPRING LLC.
111 Washington Spring Road
Palisades, NY
78.18 / 2 / 10; R-22 zoning district

APPROVED

HABR#19-06

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 8:15 P.M.

DATED: March 12, 2019

HISTORICAL AREAS BOARD OF REVIEW

BY: *Deborah Arbolino*
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2019 MAR 18 P 1:01
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Will Buechli (Konner Emergency Generator)
188 Burda Avenue
New City, New York 10956

HABR # 19-01
March 12, 2019
Permit #48510

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-01: Application of Konner Estate for review of an emergency generator at an existing single-family residence. The premises are located at 99 Corbett Lane, 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: 78.19 / 1 / 22; R-80 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 12, 2019 at which time the Board made the following determination:

Will Buechli, Henel Contracting Corporation, appeared.

The following documents were presented:

1. Site plan with location of the proposed generator drawn on it dated 2/13/2019.

Will Buechli, Contractor, stated that they are proposing to install an emergency generator at the house adjacent to the air conditioning units because that is where the utilities are for the house; and that they can screen it with a fence or evergreen bushes, whichever the Board likes better.

PUBLIC COMMENT:

No comment.

TOWN OF ORANGETOWN
MAR 18 P 1:01
TOWN CLERK'S OFFICE

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 emergency generator.

1. The emergency generator will be enclosed with evergreens.

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.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:01
TOWN CLERK'S OFFICE

Konner Emergency Generator
HABR# 19-01 Permit # 48510
Page 3 of 3

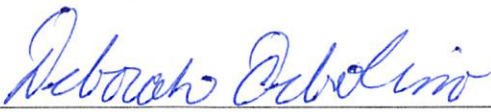
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for the emergency generator is APPROVED.

The foregoing resolution to approve the emergency generator with evergreen screening as presented was presented and moved by Larry Bucciarelli, seconded by Thano Schoppl; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Carol Schelin was 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: March 12, 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- M.M.

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

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Walter Aurell (Skully)
171 Kings Highway
Orangeburg, New York 10962

HABR # 19-02
March 12, 2019
Permit #48523 (AC)
Permit # 48163 (paint)

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-02: Application of Sean Scully for review of revised house colors and the installation of an air conditioning unit for the house which is located at 19 Ludlow Lane, 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: 80.06 / 1 / 29; R-80 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 12, 2019 at which time the Board made the following determination:

Walter Aurell, Architect, appeared.

The following documents were presented:

1. Survey of property showing where the generator is being located.
2. Color swatch paint Benjamin Moore 2155-40 Semolina to tone down house color.
3. Four pictures of the red ozier dogwood proposed for screening.

Walter Aurell, Architect, stated that the last time he came before the Board to show the color that they would use to tone down the original paint color; and they would like to add a small emergency generator to be placed next to the existing air conditioning units and they are proposing to screen all of them with red ozier dogwood and he submitted pictures of the plants through four seasons.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

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 generator and red ozier dogwood screening and the paint color Semolina Benjamin Moore #2155-40.

1. The emergency generator shall be installed next to the existing air conditioning units and will be screened by red ozier dogwoods.
2. The house shall be painted with Benjamin Moore #2155-40 Semolina.

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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- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
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IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

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 generator and red ozier dogwood screening and the paint color Semolina Benjamin Moore #2155-40 is APPROVED.

The foregoing resolution to approve the proposed generator and red ozier dogwood screening and the paint color Semolina Benjamin Moore #2155-40 as presented was presented and moved by Larry Bucciarelli, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Carol Schelin was 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: March 12, 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

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

DECISION

WINDOWS APPROVED AS PRESENTED

TO: William Bosley (Chriss)
10 Sugarhill Road
Nyack, New York 10960

HABR # 19-03
March 12, 2019
Permit #48503

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-03: Application of Neil Chriss for review of new windows at an existing single-family residence. The premises are located at 49 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 / 10; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 12, 2019 at which time the Board made the following determination:

William Bosley, contractor, appeared.

The following documents were presented:

1. As-built survey dated 10/4/2016 signed and sealed by Jay A. Greenwell, L.S.
2. Seven pages of drawings of the windows and their measurements.

William Bosley explained that the applicants would like to replace the screens in the porch area with windows to be able to make the room usable year round, making the screened room into a sunroom and that the windows will match the house and be painted blue.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

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 windows for the sunroom.

1. The windows will be wood Marvin windows painted blue.

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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- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
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IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

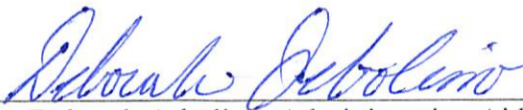
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for the windows for the proposed sunroom is APPROVED.

The foregoing resolution to approve the windows was presented was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Carol Schelin was 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: March 12, 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- R.A.O.

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

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

DECISION
FENCE, GATE, PAINT & SHUTTERS APPROVED AS PRESENTED

TO: Margaret Fowler (Heaven Too Trust)
55 North Broadway
Upper Nyack, New York 10960

HABR # 19-04
March 12, 2019
Permit #48530

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-04: Application of Heaven Too Trust for review of fence, gate, paint and shutters at an existing single-family residence. The premises are located at 40 Washington Spring 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: 78.19/ 1 / 13; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 12, 2019 at which time the Board made the following determination:

Margaret Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 01/30/2019 signed and sealed by Margaret L. Fowler, for "40 Washington Springs Road" (1 page).
2. Survey dated January 31, 2019 signed and sealed by Steven J. Collazuol, L.S. & P.E. labeled "Fence Site Plan Existing Conditions Site Plan". (1 page)
3. Four color pictures of the house.
4. Gate drawing with pillars and lanterns dated March 12, 2019 signed and sealed by Margaret Fowler, Architect.
5. Computer generated pictures of the lanterns.

Margaret Fowler, Architect, stated that the applicant has been doing interior work on the house and now they would like to make some improvements to the exterior; they are proposing to change the white shutters to blue Benjamin Moore #805; that they are planning to paint all of the white iron work on the exterior of the rear of the house black; that the door by the bay window will be removed and a new window will be installed; that they are also replacing the fence, which will be ten feet away from the Tennis Court and adding the electronic gate to the driveway; that the fence and gate will be weathered gray Normandy Benjamin Moore and the lights will be black 40 WSR Lantern & Scroll -NC 25.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

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 the fence, gate, painted shutters, painted wrought iron, new window and painted doors. (Architectural plans dated 01/30/2019 signed and sealed by Margaret L. Fowler, for "40 Washington Springs Road" (1 page) and Survey dated January 31, 2019 signed and sealed by Steven J. Collazuol, L.S. & P.E. labeled "Fence Site Plan Existing Conditions Site Plan". (1 page)

1. The fence is weathered gray cedar with transparent light gray stain to match the gate.
2. The gate is cedar with transparent light gray stain for a weathered look and the piers are stucco painted H-V-172 Revere Pewter with Westchester self-closing gate.
3. The Piers and doors at the house shall have black lanterns 40 WSR NC-25.
4. The shutters shall be painted BM 805 "New York State of Mind".
5. The front door and back door shall both be painted High Gloss Black.
6. The wrought iron scroll work at the rear of the house that is presently white shall be painted black.

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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- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

- 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 fence, gate, painted shutters ,painted wrought iron, new window and painted doors are APPROVED.

The foregoing resolution to approve the fence, gate, painted shutters, painted wrought iron, new window and painted doors as presented was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Walter Wheatley, aye; and Loren Plotkin, aye. Carol Schelin was 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: March 12, 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- D.M.

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

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

DECISION

BARN APPROVED AS PRESENTED

TO: Margaret Fowler (Frasca barn)
500 North Broadway
Upper Nyack, New York 10962

HABR #19-05
March 12, 2019
Permit #48524

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-05: Application of Frasca Barn for review of the reconstruction of a circa 1830's barn at an existing single-family residence. The premises are located at 79 Corbett Lane, 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: 78.19/ 1 / 21; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 12, 2019 at which time the Board made the following determination:

Margaret Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 01/31/2019 signed and sealed by Margaret Fowler, Architect, labeled "Frasca Residence Reclaimed Barn" 2 pages.
2. Site plan dated 3/31/2018 signed and sealed by Thomas W. Skrable, P.E.
3. Seven pictures of the reclaimed wood and property.

Margaret Fowler, Architect, stated that the reclaimed barn was transported down to the property from Vermont; that the old timbers are in good shape ; that it is going to be located where the pile of stones are on the property; that they do need a height variance; that they have already planted an apple orchard on the property; that the barn will be 22' x 29'; that they are hoping to find more reclaimed wood in order to complete the whole barn in it; that there will be casement windows with two sided divided lights; that the door will be a sliding door in blue gray, Newberry port blue; that he roof with copper standing seam and gray metal and the soffits and gutters will be copper and the lighting will be copper that match the lights on the house.

PUBLIC COMMENT:

Randall Bostwick stated that he works for Andrea Currier, an abutting property owner and he asked what the size and height of the barn would be.

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

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 Barn: Architectural plans dated 01/31/2019 signed and sealed by Margaret Fowler, Architect, labeled "Frasca Residence Reclaimed Bard" 2 pages; Site plan dated 3/31/2018 signed and sealed by Thomas W. Skrable, P.E.

1. The roof shall be gray metal and standing seam copper.
2. The siding shall be weathered reclaimed wood.
3. The fascia and soffits shall be copper.
4. The windows shall be black Riveria Bronze steel windows with two sided divided lights .
5. The front and rear door shall be wood painted HC-155 Newburyport blue.
6. The lighting shall be copper to match the lighting on the house.

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- SHUTTERS
- DOORS
- LIGHTING

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

- 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 Barn: Architectural plans dated 01/31/2019 signed and sealed by Margaret Fowler, Architect, labeled "Frasca Residence Reclaimed Bard" 2 pages; Site plan dated 3/31/2018 signed and sealed by Thomas W. Skrable, P.E.is APPROVED.

The foregoing resolution to approve the split rail fence as presented was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Carol Schelin was 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: March 12, 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- M.M.

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

TOWN OF ORANGETOWN
2019 MAR 18 P 1:02
TOWN CLERK'S OFFICE

DECISION

BARN APPROVED AS PRESENTED

TO: Margaret Fowler (111 Washington Spring LLC)
500 North Broadway
Upper Nyack, New York 10962

HABR #19-06
March 12, 2019
Permit #48430

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-06: Application of 111 Washington Spring LLC. for review of an addition to an existing single-family residence. The premises are located at 111 Washington Spring 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/ 2 / 10; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 12, 2019 at which time the Board made the following determination:

Margaret Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 12/10/2018 signed and sealed by Margaret Fowler, Architect, labeled "11 Washington Spring Road" 10 pages.
2. Site Plan dated 12/12/2018 signed and sealed by Thomas Skrable, P.E.. (1 page)
3. Picture of the wall mount lantern.
4. Two pictures of the house.

Margaret Fowler, Architect, stated that the front of the house is not being altered in any way; that they are painting the front door; that the screened porch in the rear of the house is going to be enclosed as a sunroom and the other side of the former is being bumped out as a new screened in porch with a deck above it; that the window, paneling, slate roof and copper valleys will all match the existing house; that this work is being driven by the addition of a master bathroom suite on the second floor; that the front door shall be painted Jamestown Blue HC 148; that the sconces will be on both sides of the door and the shutters are remaining as is.

Seth Glasser, contractor, stated that the house has great proportions; that the front elevation is a classic Rockland County house from the 1830's; and that the previous addition was done with sensitivity to that.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
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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 Architectural plans dated 12/10/2018 signed and sealed by Margaret Fowler, Architect, labeled "11 Washington Spring Road" 10 pages; Site Plan dated 12/12/2018 signed and sealed by Thomas Skrable, P.E.. (1 page)

1. The roof shall be slate or imitation slate.
2. The siding shall be white clapboard to match existing.
3. The decorative siding shall be white wood.
4. The soffits and fascia shall be white wood.
5. The gutters and leaders shall be white aluminum.
6. The windows shall be white wood SDL's Marvin or Lincoln.
7. The trim shall be white wood to match existing.
8. The shutters shall be black to match existing.
9. The lights shall be Kensington wall mount lantern textured back finish.
10. The walkway shall be brick and bluestone with brick piers.

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

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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

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 Architectural plans dated 12/10/2018 signed and sealed by Margaret Fowler, Architect, labeled "11 Washington Spring Road" 10 pages; Site Plan dated 12/12/2018 signed and sealed by Thomas Skrable, P.E.. (1 page) is APPROVED.

The foregoing resolution to approve the screened in porch, and sunroom with deck above as presented was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Carol Schelin was 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: March 12, 2019

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

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TOWN OF ORANGETOWN
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