

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
APRIL 9, 2019**

MEMBERS PRESENT: Margaret Raso, Chair
Scott Wheatley
William Walther
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 ITEMS:</u>		
SULLIVAN FENCE 69 Closter Road Palisades, NY 80.05 / 1 / 17; R-40 zoning district	CEDAR FENCE APPROVED	HABR#19-07
QUINN SOLAR PROJECT 40 Highland Avenue Palisades, NY 78.18 / 2 / 16; R-40 zoning district	SOLAR APPROVED	HABR#19-08
TEVIOT 35 Washington Springs Road Palisades, NY 78.19 / 1 / 9; R-22 zoning district	SERVING COUNTER, PERGOLA AND TRASH RECEPTACLE APPROVED	HABR#19-09

OTHER BUSINESS:

HABR# 17-04: Bruce Residence requesting a change to exterior staircases between approved decks on the river side of the house and the addition of a trellis to connect the garage to the house. Premises are located at 14 Lawrence Lane, Palisades New York and is identified on the Orangetown Tax Map as Section 80.07, Block 1, Lot 3 in the R-40 zoning district. The Board discussed the proposed changes and that the proposed materials shall match the previously approved materials and Scott Wheatley made a motion to approve the circular staircases and the pergola that connects the garage; which motion was seconded by Larry Bucciarelli and carried unanimously.

TOWN CLERK'S OFFICE
2019 APR 17 P 1:58
TOWN OF ORANGETOWN

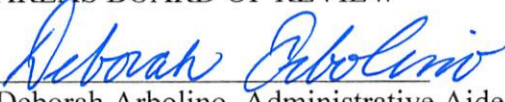
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:20 P.M.

DATED: April 9, 2019

HISTORICAL AREAS BOARD OF REVIEW

BY:


Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Kim Sullivan
69 Closter Road
Palisades, New York 10964

HABR #19-07
April 9, 2019
Permit #48489

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-07: Application of Kim Sullivan for review of an existing six-foot fence at an existing single-family residence. The premises are located at 69 Closter 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: 80.05 / 1 / 17; R-40 zoning district

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

Kim Sullivan appeared.

The following documents were presented:

1. A letter dated February 21, 2019 from Kim Sullivan and Brett Ackerman to the Board.
2. Two e-mails dated October 9, 2019 and October 10, 2018 between Kim Sullivan and Elizabeth DeCort, Building Department with an attachment of Section 5.226 Fences and Walls from the Orangetown Code.
3. Five color pictures of the site.
4. A copy of the survey.
5. A letter from an abutting neighbor.

Kim Sullivan stated that she never meant to do anything improper; that she contacted the building department several times and thought that she was following their instructions properly; that it was not her intention to construct a fence but the next door neighbor clear cut that area of the property that originally had been very private because of all of the greenery; and that she put up the fence to try to gain back part of that privacy.

PUBLIC COMMENT:

Lyn Fowler, 5 HeyHoe Woods Road, stated that she has no objection to the fence and questioned how fence height is measured.

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
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 natural wood cedar fence.

1. The fence is natural cedar six-foot fence and is set back 15' from the front yard along the side of the property.
2. The Historical Areas Board of Review endorses the Zoning Board of Appeals approval of the necessary variances to permit the fence to remain where it is installed.

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

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
TOWN CLERK'S OFFICE

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 natural cedar fence is APPROVED as presented.

The foregoing resolution to approve the natural cedar fence 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; 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: April 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

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Christopher Hale (Quinn)
147 Valley Street
Sleepy Hollow, New York 10591

HABR #19- 08
April 9, 2019
Permit #48542

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-08: Application of Aidan Quinn for review of solar panels to be installed on the roof of the house which is located at 40 Highland Avenue, 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 / 16; R-40 zoning district

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

Christopher Hale and Jonathan Bonhomme, Sun Blue Energy, appeared.

The following documents were presented:

1. Aerial View of the property with a roof plan for placement of the modules dated 01/17/2019 signed and sealed by Wells L. Holmes P.E..
2. LG Neon R 60 cell information sheet.
3. Solar edge Single Phase Inverter information sheet.
4. Seven pictures of the Quinn residence from different angles showing the proposed modules.

Jonathan Bonhomme stated that the proposed panels would be installed on the south and east roof; that the house is surrounded by woods and adjacent to Route 9W and the Lamont nursery school which is 263 feet away; that the panels sit four inches above the rood and the asphalt shingles remain on the roof.

Chris Hale stated that the industry is evolving but the solar shingles are not there yet; that they are not available yet and should be available in a few years.

PUBLIC COMMENT:

No public comment.

The board discussed the potential problem that solar panels propose for houses in the historic area; that they approved another house recently because it sat high on the lot and the panels would not be visible to neighbors and they discussed the possibility of houses in the downtown area of Palisades asking to place these panels on historic homes and that it may become a problem in the near future. Larry Bucciarelli stated that he would abstain from voting because he has a historic home directly across from the Post Office in Palisades.

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
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 solar energy system is Approved.

1. The solar energy system shall be black silicon/aluminum placed on the south and east roof.
2. This house is located in the Historic District of Palisades but the house is not a historic structure and it is surrounded by woods and the closest neighbor is Lamont Nursery School which is 263 feet away.

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

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
TOWN CLERK'S OFFICE

Quinn

HABR# 18-19-08

Permit #48542

Page 3 of 3

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 solar energy system is APPROVED.

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

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: April 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- R.A.O.

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

TOWN CLERK'S OFFICE
2019 APR 17 P 1:58
TOWN OF ORANGETOWN

DECISION

PERGOLA, SERVING COUNTER AND TRASH RECEPTACLE APPROVED AS PRESENTED

TO: Mufson Landscaping (Teviot)
133 Piermont Avenue
Norwood, New Jersey 07648

HABR #19-09
April 9, 2019
Permit #48485

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-09: Application of Teviot Investments LLC for review of the installation of a serving counter, pergola and trash receptacle at an existing single-family residence. The premises are located at 35 Washington Springs 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 / 9; R-22 zoning district

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

Nat Mufson, Mufson Landscape Design, and Kareth Whitchurch appeared.

The following documents were presented:

1. Plans labeled "Proposed Wall & Patio Plan" dated 07/25/2018 with the latest revision date of 12/06/2018 signed and sealed by Michael J. Hubschman, P.E., 6 pages.
2. Three pictures of the trash receptacle, Cedar wood Pergola and Dry Stacked Native Fieldstone Walls.

Kareth Whitchurch stated that they are before the Board for an amendment to a previously approved plan for the outdoor patio space; that they would like to move the Pergola closer to the edge of the property, close to an existing stone wall; that the serving counter is a new addition to the plan and the trash receptacle is also new; that the materials for the pergola have not changed; that the third page of the plans shows the proposed location of all three items; that the counter will be stone and the trash receptacle will be cedar and it will be located directly behind the existing stone wall with the picket fence above it.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
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 serving counter, pergola and trash receptacle are acceptable as presented.

1. The Pergola is cedar unpainted to weather and grey out.
2. The trash receptacle shall be cedar unpainted to weather and grey out.
3. The serving counter shall be earth tones and stone to match the existing granite top.
4. The Historical Areas Board of Review reviewed these items with respect to their appearance and not their location on the property.

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

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
TOWN CLERK'S OFFICE

- 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 serving counter, pergola and trash receptacle is APPROVED.

The foregoing resolution to approve the appearance of the serving counter, pergola and trash receptacle as presented was presented and moved by Loren Plotkin, seconded by William Walther; 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: April 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- M.M.

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

TOWN OF ORANGETOWN
2019 APR 17 P 1:58
TOWN CLERK'S OFFICE