

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
July 10, 2018**

MEMBERS PRESENT: Margaret Raso  
Larry Bucciarelli  
Loren Plotkin  
Scott Wheatley  
Carol Schelin

ABSENT: William Walther  
Thano Schoppel

ALSO PRESENT: Christian Catania, Senior Clerk Typist  
Dennis Michaels, Deputy Town Attorney  
Ann Marie Ambrose, Official Stenographer

Margaret Raso, Chairperson, called the meeting to order at 7:30 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>
COOK 34 Woods Road Palisades, NY 78.18/ 1 / 39; R-80 zone	APPROVED AS PRESENTED	HABR#18-09
FRASCA 79 Corbett Lane Palisades, NY 78.19 / 1 / 21; R-22 zone	APPROVED AS PRESENTED	HABR#18-10
BARAK 136 Washington Spring Road Palisades, NY 78.18 / 1 / 33; R-40 zoning district	APPROVED AS PRESENTED	HABR#18-11

OTHER BUSINESS:

TRUDEAU Amendment to HABR# 16-14: APPROVED Arbor adjacent to pool and fence and  
55 Woods Road AS PRESENTED fence and gate at western property  
Palisades, NY line: no lighting plan  
78.18-1-9;R-40 zone

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 8:30 P.M.

DATED: July 10, 2018

HISTORICAL AREAS BOARD OF REVIEW

BY: 

Deborah Arbolino  
Administrative Aide

TOWN CLERK'S OFFICE  
2018 JUL 17 P 2:13  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

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

HABR # 18-09  
July 10, 2018  
Permit #47671

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-09: Application of Ellen Cook for review of a new bay window and infill of porch at an existing single-family residence located at 34 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 / 39; R-80 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 10, 2018 at which time the Board made the following determination:

William Bosley, contractor, Jeff Shiozaki, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 05/04/2018 signed and sealed by Richard A. Cook, Architect, labeled "Cook Residence" 22 pages.

William Bosley stated that the original architect for the house was Charlie Winter; that the front of the house is high-end mahogany; that the interior of the porch is being repaired with new interior windows and the window on the exterior of the house that is being added is a Dermatherm mahogany window; that the flat porch roof is being replaced with the same materials and color and it cannot be seen from the street.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2018 JUL 17 P 2:13  
TOWN CLERK'S OFFICE

**FINDINGS OF FACT:**

1. 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 Historic Area and the surrounding area, the design and materials for the proposed window and porch: (Architectural plans dated 05/04/2018 signed and sealed by Richard A. Cook, Architect, labeled "Cook Residence" 22 pages)
  
1. The window shall be Dermatherm Mahogany.
2. The trim shall be mahogany.
3. The porch roof will be replaced in kind.

**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 HISTORICALAL 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 AREAS 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 CLERK'S OFFICE

TOWN OF ORANGETOWN


4. 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 materials for the proposed window and porch: (Architectural plans dated 05/04/2018 signed and sealed by Richard A. Cook, Architect, labeled "Cook Residence" 22 pages) is APPROVED.

The foregoing resolution to approve the bay window and infill of the porch as presented was presented and moved by Larry Bucciarelli, seconded by Scott Wheatley; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, aye. William Walther and Thano Schoppel were 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: July 10, 2018

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  
2018 JUL 17 P 2:13  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Meg Fowler (Frasca)  
500 North Broadway  
Nyack, New York 10960

HABR # 18-10  
July 10, 2018  
Permit #47490

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-10: Application of Curt and Sabelle Frasca for review of the renovation of an existing Bullshed, the removal of an existing shed and for a new gatehouse/carport and new barn from reclaimed wood at an existing single-family residence 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, July 10, 2018 at which time the Board made the following determination:

Curt Frasca and Meg Fowler, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 04/30/2018 signed and sealed by Margaret L. Fowler, Architect, labeled "Frasca Residence" 9 pages.
2. Site Plan dated 03/13/2018 signed and sealed by Thomas W. Skrable, P.E. based on survey prepared by John J. Bezuyen, PLS dated 01/03/2017.

Curt Frasca explained to the Board that he and his wife returned to Palisades in 2006 to raise their children closer to his mother-in-law, who still lives on Ludlow Lane; that they spent six years in the "Stewart" house, a charming four-square on Closter Road, and are back in Sneden's Landing since finding their forever home on Corbett Lane in 2013; that they are aware of the need to strike a balance between historic preservation and modernization, that by using locally sourced materials such as shot rock, bluestone and reclaimed wood, the intention is to both restore their historic structure, returning the bull shed to its original glory and expand the non-historic existing structures to better complement the abundant pastoral beauty and historical significance on which they sit; that in order to responsibly increase functionality and energy efficiency, the carport roof will be able to harness the sun's full arc with the use of advanced Tesla slate solar tiles without sacrificing aesthetics.

Meg Fowler, Architect, stated that the barn has been withdrawn from the application; that the additions would create privacy on the property and the windows would be operable.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE  
2018 JUL 17 P 2:13  
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 Historic Area and the surrounding area. The design and materials for the proposed new garage and carport and renovations to the existing Bullshed: (Architectural plans dated 04/30/2018 signed and sealed by Margaret L. Fowler, Architect, labeled "Frasca Residence" 9 pages; Site Plan dated 03/13/2018 signed and sealed by Thomas W. Skrable, P.E. based on survey prepared by John J. Bezuyen, PLS dated 01/03/2017)

1. The roof shall be grey slate solar by Tesla.
2. The siding shall be wood with the color to be determined.
3. The gutters and leaders shall be copper.
4. The windows shall be black metal by Hope Windows.
5. The front and back doors shall be reclaimed wood doors.
6. The outside side lighting shall be copper.
7. The stone shall be grey rock.

**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 AREAS 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:**

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- 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 CLERK'S OFFICE

2018 APR 13 P 2:13

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), the application for the proposed new garage and carport and renovations to the existing Bullshed: (Architectural plans dated 04/30/2018 signed and sealed by Margaret L. Fowler, Architect, labeled "Frasca Residence" 9 pages; Site Plan dated 03/13/2018 signed and sealed by Thomas W. Skrable, P.E. based on survey prepared by John J. Bezuyen, PLS dated 01/03/2017) are APPROVED with the Specific Condition that a revised survey be submitted with the "proposed barn" removed.

The foregoing resolution to approve the Architectural plans dated 04/30/2018 signed and sealed by Margaret L. Fowler, Architect, labeled "Frasca Residence" 9 pages; Site Plan dated 03/13/2018 signed and sealed by Thomas W. Skrable, P.E. based on survey prepared by John J. Bezuyen, PLS dated 01/03/2017 with the Specific Condition that the "proposed barn" be removed from the site plan; was presented and moved by Larry Bucciarelli, seconded by Loren Plotkin; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye Loren Plotkin, aye; and Scott Wheatley, aye. William Walther and Thano Schoppel were 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: July 10, 2018

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 CLERK'S OFFICE  
2018 JUL 17 P 2:13  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Avi and Natalie Barak  
136 Washington Spring Road  
Palisades, New York 10964

HABR # 18-11  
July 10, 2018  
Permit #47490

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-11: Application of Avi and Natalie Barak for review of renovation of existing porch at north elevation and eliminating one window and adding two new windows at an existing single-family residence located at 136 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 / 1 / 33; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 10, 2018 at which time the Board made the following determination:

Avi and Natalie Barak and Seth Glasser, contractor, and appeared.

The following documents were presented:

1. Survey dated 04/03/2018 revised 06/08/2018 signed and sealed by Anthony R. Celentano, P.L.S..
2. Architectural plans labeled "Barak Residence" dated 01/18/2018 signed and sealed by Margaret L. Fowler, Architect ( 3 pages).

Natalie Barak stated that the top porch runs full length and they would like to make the bottom porch the same size because right now it is dead space; that they are eliminating one window and adding an additional window; that they may also add a trellis to block the sunlight if it is needed; that the window will be Anderson STL encasement in white.

Seth Glasser stated that there will not be any outdoor lighting and the porch is within the existing envelope.

**PUBLIC COMMENT:**

No public comment.

TOWN OF ORANGETOWN  
2018 JUL 17 P 2:14  
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 Historic Area and the surrounding area. The design and materials for the proposed porch, window, siding and walkway: (Survey dated 04/03/2018 revised 06/08/2018 signed and sealed by Anthony R. Celentano, P.L.S.. & Architectural plans labeled "Barak Residence" dated 01/18/2018 signed and sealed by Margaret L. Fowler, Architect ( 3 pages).

1. The roof shingles shall be asphalt to match existing.
2. The siding shall be wood to match the existing.
3. The gutters and leaders shall be white aluminum.
4. The trim shall be white.
5. The window shall be Anderson STL White Casement window.
6. There may be a trellis to block sunlight on the lower deck.

**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
- 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  
2018 JUN 17 P 2:14

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 porch, possible trellis, bluestone walkway and window is APPROVED.

The foregoing resolution to approve the as presented was presented and moved by Larry Bucciarelli, seconded by Carol Schelin; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, aye. William Walther and Thano Schoppel were 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: July 10, 2018

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY: *Deborah Arbolino*  
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  
2018 JUL 17 P 2: 14  
TOWN CLERK'S OFFICE