

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
June 11, 2019**

MEMBERS PRESENT:

Scott Wheatley  
William Walther, Acting Chair  
Loren Plotkin  
Larry Bucciarelli  
Thano Schoppel  
Carol Schelin

ABSENT: Margaret Raso, Chair

ALSO PRESENT: Deborah Arbolino, Administrative Aide  
Dennis Michaels, Deputy Town Attorney  
Ann Marie Ambrose, Official Stenographer

William Walther, Acting 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>		
GOLEMAN 80 Ludlow Lane Palisades, NY 80.06 / 1 / 20; R-80 zoning district	APPROVED AS PRESENTED	HABR#19-12

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 8:10 P.M.

DATED: June 11, 2019

HISTORICAL AREAS BOARD OF REVIEW

BY: Deborah Arbolino  
Deborah Arbolino, Administrative Aide

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DECISION

**APPROVED AS PRESENTED**

TO: Allen D. Ross  
153 Main Street  
New Paltz, New York 12461

HABR #19-12  
June 11, 2019  
Permit #46533

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-12: Application of Goleman Residence for Phase 2 for review of an addition and alteration of an existing single-family residence. The premises are located at 80 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 / 20; R-80 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 11, 2019 at which time the Board made the following determination:

Allen Ross, Architect appeared.

The following documents were presented:

1. Architectural plans dated 08/31/2018 with the latest revision date of 04/08/2019 signed and sealed by Allen Douglas Ross, Architect, labeled "Goleman Residence first floor Dimension Plan and Second "Floor Dimension Plan" ( A-111 and A-112) 2 pages.
2. Architectural plans dated 06/07/2018 with the latest revision date of 04/08/2019 signed and sealed by Allen Douglas Ross, Architect, labeled "Goleman Residence" ( T-001 Title page) A-101: 1<sup>st</sup> Floor Proposed Plans dated 8/25/2017 latest revision 4/8/2019; A-102 2<sup>nd</sup> Floor Proposed Plan View last revised 4/8/2019; A-103 3<sup>rd</sup> Floor Proposed Plan View revised 04/08/ 2019; A-201 Back and Side Exterior Proposed Plans dated 4/8/2019 ; A-202: Front Exterior Proposed Plans dated 4/8/ 2019

Allen Ross testified that there have been some design changes to the plan since the applicant received the last approval; that the spiral staircase has been removed; that the volume of the building is the same; that there is a new opening to the guest bedroom; that the condensers have been moved to the east side of the lot and they will be screened with bushes; that the stairs on the rear deck have been changed from a wide staircase in the center to narrow steps on the sides in order to preserve the pretty rock garden; that the front deck has been increased from 12' to 14' and it is 29" from the ground and does not require a rail because it is under 30"; that part of this deck will have a single pipe rail only and a portion of this deck will not have any rail to preserve the view from the kitchen area of the house to the river; that the 2<sup>nd</sup> floor decks will have the cable and wood post railing that was previously approved; that three windows were added to be symmetrical and allow light into the entry way below; that the deck in the front layout previously had a depth of 10' and is proposed to have a depth of 16'; that they added an interior stair to the guest room; that the recess on the original house was mirrored to the main and they now have one continuance roof and a window setback, a void, and a solid; that they have simplified things; that the roof plan has three direct chimney stacks; that the double French doors were removed and replaced with the French casement windows; that some doors were switched out for windows and doors were added where there were windows;

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that the siding is natural cedar; that the windows have dark brown sashes that the front door will be solid panel mahogany door with white trim to match the windows and other doors; that the soffits are 2 ¼ vinyl that looks like bead board; that the last three pages of the plans have all of the dimension drawings.

PUBLIC COMMENT:

No public comment.

**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 additions and alterations Phase 2 Goleman Residence

1. The roof shall be grey asphalt shingles GAF to match the existing.
2. The siding shall be natural cedar shingles t match existing.
3. The soffits and fascia shall match existing.
4. The gutters and leaders shall be copper colored aluminum.
5. The windows shall be Anderson vinyl clad dark brown.
6. The trim shall be white composite by Azek.
7. The front door shall be natural Mahogany.
8. The other doors shall be Anderson Brown Vinyl Clad.
9. The lighting shall be by Urban Archeology in Brown/ Antique Brass.
10. The walkways shall be bluestone
11. The skylight shall be black Aluminum and Glass by Velux.

**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:**

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- 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.**


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 Phase II of the addition/alteration is APPROVED with the Specific condition that the new entry door shall be rimmed to match the trim boards of the windows.

The foregoing resolution to approve Phase II of the addition/alteration of the Goleman Residence at 80 Ludlow Lane as presented was presented and moved by William Walther, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Thano Schoppel, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Carol Schelin, aye; and Loren Plotkin, aye. Margaret Raso 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: June 11, 2019

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
BUILDING INSPECTOR-G.M.

TOWN CLERK

HABR FILE

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