

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
June 12, 2018**

MEMBERS PRESENT: William Walther  
Margaret Raso  
Larry Bucciarelli  
Thano Schoppel  
Loren Plotkin  
Scott Wheatley  
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 7:30 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>
KIRSCH 49 Kings Highway Tappan, NY 77.11/ 1 / 74; R-15 zone	APPROVED	HABR#18-07
CARDONA 128 Greenbush Road Tappan, NY 77.10 / 2 / 8; R-15 zone	APPROVED	HABR#18-08

Other Business:

Amendment to HABR#17-12: Andrew Goffe to change the color of the trim to a custom brown that matches the siding. The premises are located at 4 Lawrence Lane, in the Town of Orangetown, Hamlet of Palisades, New York and are identified on the Orangetown tax Map as Section 80.07, Block 1, lot 1 in the R-40 zoning district. APPROVED

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 8:50 P.M.

DATED: June 12, 2018

HISTORICAL AREAS BOARD OF REVIEW

BY: *Deborah Arbolino*  
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
TOWN ATTORNEY

BUILDING INSPECTOR (Individual Decisions)  
SUPERVISOR  
DEPUTY TOWN ATTORNEY

TOWN OF ORANGETOWN  
2018 JUN 20 P 2:42  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Maria Kirsch  
49 Kings Highway  
Tappan, N.Y. 10983

HABR # 18-07  
June 12, 2018  
Permit #47137

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-07: Application of Maria Kirsch for review of an open breezeway at an existing single-family residence located at 49 Kings Highway, 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: 78.19 / 1 / 9; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 12, 2018 at which time the Board made the following determination:

Maria Kirsch appeared.

The following documents were presented:

1. Architectural plans labeled "Alterations to 49 Kings Highway, Tappan, NY" dated 01/18/2015 with the latest revision date of 02/19/2018 signed and sealed by Robert Hoene, Architect.

Maria Kirsch stated that she is proposing to add a roof over the rear entrance to the house and attach it to the rear entrance to the detached artist studio; and that she will check with her architect if the roof needs to be extended to cover the handrail and stoop at the artist studio.

William Walther questioned the width of the proposed overhang to the detached structure and asked how many steps there are into the structure. He advised the applicant that she may want to extend the proposed roof a minimum of 6" to make sure that it extends past the handrail.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE  
2018 JUN 20 P 2:42  
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 canopy roof connecting the garage:

1. The roof shingles shall match the existing roof and are blue grey by Owens Corning Supreme.
2. The gutters shall be white aluminum by Amerimax.
3. The bracket shall be white polyurethane by Fypon.

**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 HISTORIC 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 AREA BOARD OF REVIEW AT (845) 359-8410.**

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TOWN OF GRANBY

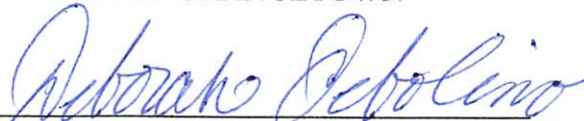
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports ( if any), the application for the new canopy roof connecting the garage is APPROVED and the applicant may choose to extend such canopy by up to 12" past the handrail.

The foregoing resolution to approve the new canopy roof connecting the garage as presented or as suggested by the Board may extend the canopy by up to 12" past the handrail; 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: June 12, 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 JUN 20 P 2:43  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Christopher Cardona  
128 Greenbush Road  
Tappan, N.Y. 10983

HABR # 18-08  
June 12, 2018  
Permit #47586

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-08: Application of Christopher Cardona for review of a renovation and addition to an existing single-family residence located at 128 Greenbush Road, 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: 77.10 / 2 / 8; R-15 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 12, 2018 at which time the Board made the following determination:

Christopher Cardona and Elizabeth Parks, Architect, appeared.

The following documents were presented:

1. A Site Plan based on a survey by Peter E. Roffino, PLS, dated September 11, 1999.
2. Architectural plans dated 12/08/2017 with the latest revision date of 4/23/2018 by Elizabeth Parks, Architect, A001: Site Plan & Project Data; A002: Abbreviations, Notes & symbols; A100: Existing Floor Plans; A101: Proposed Floor Plans; A102: Cellar & Foundation Plans; A200: Exterior Elevations; A300: Building Sections & Details; E100: Electrical Layouts.
3. Eleven pictures of hardware, doors, windows, and lights.

Christopher Cardona stated that would like to show the board pictures of the existing structures on the lot and the show what was built first and added later and what he would like to remove and that he would be removing the 1950's addition and extending it by 12', enclosing the chimney; the house would remain a 1 ½ story structure and he would offer some history to the lot; that the original portion of the building was a school; that the roof was lifted off the building and put back on to make it a 1 ½ story structure; that sometime in the 50's a solarium shed and screened porch was added and the house was converted to a two-family structure; that he would like to keep the concept of the outbuilding but have it attached to the house; that his thought is to keep what is old and add onto it but keep the identity the original structure separate; that the barn was brought onto the property from someone in Snedan's landing; that the addition would like a barn that the screened in porch would be kept and incorporated into the house; that the addition will be the same height as the existing house; that they would like to keep the existing large by window and the western façade would be broken up by the shed; and the façade door; that there will be a patio, that will be past the main entrance; that he will not be re-cladding the walls because the windows will fit into the existing cutouts; that he is having custom doors made for the new door openings; that the roof will be completely replaced with weathered wood GAF dimensional shingles; that there will be two new air-conditioning units and one will be on the street facing corner and the other will be by the railroad tracks at the corner of the shed; that he will landscape by the road; that he plans to find old bricks to match the existing fireplace ; that he cannot afford to complete the addition with copper gutters to match the existing ones but he will for aluminum gutters in weathered copper that will match as close as possible; that he will use weathered copper lights, a larger one on the northern side and similar one that would match the two existing on the southern side without being exactly the same;

Elizabeth Parks, architect, stated that the windows will fit into the existing spaces that the proposed windows are acceptable by most historic preservation boards because they are energy efficient and from the street look authentic; that the shiplap in vertical lines is visually quite subtle; that the boards are notched and have a flat plane; that they will look like a barn; that the barn doors will open and close over the proposed glass French doors and will slide on a track, which will give the feel of completely open space; and it is not unusual to have an addition to a historic structure that is not trying to match the historic structure.

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 Historic Area and the surrounding area. The design and materials for the proposed addition/ alteration:

1. The roof shall be GAF asphalt shingles in weathered wood.
2. The siding shall be 1" Pine Shiplap by Mead Lumber and Mill stained barn red.
3. The soffits and Fascia shall be wood painted Spanish Moss.
4. The gutters and leaders shall match the existing copper as close as possible but will be aluminum in the color copper.
5. The windows shall be Pella Clad Wood in Deep Olive and shall fit into the existing clapboard without any patch work..
6. The front door shall be wood from Yesteryears Vintage Doors painted "Turned Earth".
7. The Double French Doors shall be Pella Clad Wood in Deep Olive.
8. The outdoor lights shall be by Bellacon Natural copper.
9. The chimney shall be natural brick.
10. The air conditioning unit by the road shall be screened with evergreen plantings.

**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
- 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 AREA 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 addition/alteration: Site Plan based on a survey by Peter E. Roffino, PLS, dated September 11, 1999; Architectural plans dated 12/08/2017 with the latest revision date of 4/23/2018 by Elizabeth Parks, Architect, A001: Site Plan & Project Data; A002: Abbreviations, Notes & symbols; A100: Existing Floor Plans; A101: Proposed Floor Plans; A102: Cellar & Foundation Plans; A200: Exterior Elevations; A300: Building Sections & Details; E100: Electrical Layouts) is APPROVED.

The foregoing resolution to approve the addition/alteration as presented was presented and moved by Margaret Raso, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, nay; Margaret Raso, aye; Larry Bucciarelli, aye; Scott Wheatley, aye; and Loren Plotkin, abstained. 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: June 12, 2018

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:

  
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
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