

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
May 14, 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:

APPLICANTS

DECISION

HABR#

NEW ITEMS:

HEATON 45 Main Street Tappan, NY 77.14 / 1 / 5.1; R-15 zoning district	APPROVED AS PRESENTED	HABR#19-10
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HEAVEN TOO TRUST 40 Washington Spring Road Palisades, NY 78.19 / 1 / 13; R-22 zoning district	APPROVED AS PRESENTED	HABR#19-11
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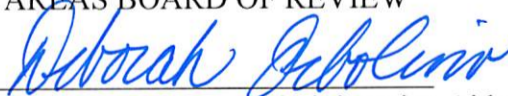
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:00 P.M.

DATED: May 14, 2019

HISTORICAL AREAS BOARD OF REVIEW

BY:

  
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2019 MAY 21 A 11: 11  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Kevin Heaton  
10 Van Terrace  
Sparkill, New York 10976

HABR #19-10  
May 14, 2019  
Permit #47531

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-10: Application of Kevin Heaton for review of a renovation and repair of a front porch and roof at an existing single-family residence. The premises are located at 45 Main Street, 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: 77.14 / 1 / 5.1; R-15 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 14, 2019 at which time the Board made the following determination:

Kevin Heaton appeared.

The following documents were presented:

1. Survey of the property with the latest revision date of October 15, 2005 signed and sealed by Robert R. Rahnefeld, P.L.S.
2. An e-mail dated May 7, 2018 from Kevin Heaton stating that the proposed application is to replace a damaged front porch area approximately 210 sq. ft. and to replace damaged front porch roof approximately 574 sq. ft. and to remove water damaged plaster lath in the living room and replace with sheetrock.
3. Seven color pictures of the house and the damage.
4. A hand drawing with measurements of the damaged area.

Kevin Heaton stated that the house has been in his family for over a 100 years; that the porch and porch roof are in need of repair; that the house was built in 1867; that the roof on the porch was leaking and he repaired it with GAF Asphalt Shingle and originally it had rolled out asphalt on it; that the porch is disintegrating and he is going to repair it with tongue and groove white pine and paint it gray to match the existing color.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
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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 porch roof repair and porch repair match the existing materials on the house.

1. The roof shingles shall be Natural Shadow Charcoal fiberglass asphalt GAF Timberline # 0601180.
2. The siding shall be wood to match the existing.
3. The trim shall be white wood.
4. The porch floor shall be Douglas Fir White Pine painted gray Benjamin Moore #N12274.

**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  
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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 front porch and front porch roof repair is APPROVED.

The foregoing resolution to approve the front porch repair as presented was presented and moved by Thano Schoppel, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, 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: May 14, 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 MAY 21 A 11: 11  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Meg Fowler  
500 North Broadway  
Upper Nyack, New York 10960

HABR #19-11  
May 14, 2019  
Permit #48773

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#19-11: Application of Heaven Too Trust for review of (3) three accessory structures, repair of a pool and spa/ cover; relocation of a generator and to install electrical panels and transfer switch and resurface the driveway 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, May 14, 2019 at which time the Board made the following determination:

Meg Fowler, Architect, and Seth Glaser, Contractor, appeared.

The following documents were presented:

1. Architectural plans dated 04/12/2019 signed and sealed by Margaret L. Fowler, Architect, labeled "Heaven Too Trust 40 Washington Spring Road" 13 pages.
2. Survey dated January 23, 2019 with the latest revision date of April 18, 2019 signed and sealed by Steven J. Collazuol, P.E. & L.S.
3. Updated materials list for the three accessory structures handed in at the HABR meeting May 13, 2019.

Meg Fowler, Architect, stated that they are renovating the existing three accessory structures on the property; that the roofs on all of the buildings will be imitation gray slate by DaVinci Roofslates; that the siding on the pool house and gym will match the house; that the garage/studio will match the existing stucco; that the soffits and fascia shall be white wood; that their first choice for gutters and leaders is copper if the budget permits, otherwise they will be powder coated white aluminum; the shutters will be wood painted Benjamin Moore Blue #805; that the lighting will be aged bronze lantern & Scroll Nc-25; that the walkways and patios shall be bluestone and brick and the driveway shall be tar & chip medium gray; and for clarity she is submitting a material list break down for each accessory structure.

PUBLIC COMMENT:

No Public comment.

TOWN OF ORANGETOWN  
2019 MAY 21 A 11: 11  
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 three (3) accessory structures shall be:

1. The roof for all three buildings shall be gray imitation slate by DaVinci Roofslates ( smoke gray) as the first choice and second choice will be Timberline Architectural Shingles in Charcoal Gray .
2. The pool house cabana and the gym shall be sided to match the existing house (same color).
3. The doors for the existing garage and pool cabana shall be HC-154 Hale Navy and the window trim shall be white.
4. The Shutters on the pool cabana shall be BM 805 New York State of Mind ( to match the house).
5. The garage/ studio shall be painted Barleyfield Beige and the window trim shall be PM8 Charcoal Slate, and he existing garage doors shall be weathered Gray.
6. The soffits and fascia for the accessory structures shall be white wood.
7. The gutters and leaders shall be copper if it is within the budget and if not they shall be white powder coated aluminum.
8. The lighting shall be aged bronze Lantern & Scroll NC-25.
9. The walkways and patios shall be bluestone and brick.
10. The driveway shall be medium gray tar & chip.

**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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TOWN OF ORANGETOWN  
2019 MAY 21 A 11:11  
TOWN CLERK'S OFFICE

**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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- 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 the renovation and repair of the three existing accessory structures is APPROVED.

The foregoing resolution to approve the three accessory structures as presented was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley; 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: May 14, 2019

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
HABR MEMBERS  
BUILDING INSPECTOR- D.M.

TOWN CLERK  
TOWN HISTORIAN

TOWN CLERK'S OFFICE  
2019 MAY 21 A 11:11  
TOWN OF ORANGETOWN