

**MINUTES
HISTORIC AREAS BOARD OF REVIEW
May 8, 2018**

MEMBERS PRESENT: William Walther
Margaret Raso
Larry Bucciarelli
Thano Schoppel
Loren Plotkin
Carol Schelin

ABSENT: Scott Wheatley

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>
<u>CONTINUED ITEMS:</u>		
TEVIOT INVESTMENTS 35 Washington Spring Road Palisades, NY 78.19 / 1 / 9; R-22 zoning district	APPROVED	HABR#18-04
PALISADES PRESBYTERIAN CHURCH HANDICAPPED ACCESSIBLE RAMP 117 Washington Spring Road Palisades, NY 78.18 / 2 / 9; R-22 zoning district	APPROVED	HABR#17-15

NEW ITEM:

GOFFE 12 Lawrence Lane Palisades, NY 80.07/ 1 / 1; R-40 zone	APPROVED	HABR#18-06
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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 8:45 P.M.

DATED: May 8, 2018

HISTORIC AREAS BOARD OF REVIEW

BY: 

Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
TOWN ATTORNEY

BUILDING INSPECTOR (Individual Decisions)
SUPERVISOR
DEPUTY TOWN ATTORNEY

TOWN OF ORANGETOWN
MAY 17 P 12:28
TOWN CLERK'S OFFICE

DECISION

TO: Patrick Bolger (Teviot Investments)
72 Sunset Road
Blauvelt, N.Y. 10913

HABR # 18-04
March 13, 2018 & April 10, 2018
Permit # 47258

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-04: Application of Teviot Investments for review of replacement windows and slate roof at an existing single-family residence located at 35 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. Orangetown Tax Map Designation: 78.19 / 1 / 9; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at meetings held on the following Tuesdays, March 13, 2018 and April 10, 2018 at which time the Board made the following determination:

Patrick Bolger appeared.

The following documents were presented:

1. Plans labeled "Alterations to Teviot Investments LLC" signed and sealed by Michael William Ingui, Architect, dated 01/25/2018.
2. Fifteen pages of window specs from Pella.

Patrick Bolger explained that the house has been renovated on the interior and the roof and windows were leaking so they were replaced with new to match the historic house; that bids went out on the job and it was assumed that the people hired had gone through the proper channels for approval; that the Building Inspector came by and told them that they were working without a permit and that is why they are before the Board now; that 36 windows were replaced and the roof was re-done with slate; and that he will come back with whatever pictures he can find before the work and was done and after.

Thano Schoppel stated that acts like this diminish the historic district.

William Walther stated that before and after pictures should be made a part of the file to maintain a historic record that like replaced like.

PUBLIC COMMENT:

No public comment.

May 8, 2018

One member absent: Scott Wheatley

Submitted for this meeting:

1. Eight pictures of the house before the changes.

Patrick Bolger submitted the pictures and stated that if any other work was planned for the property they would make sure that they appeared before the Board prior to do any work.

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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 windows, roof and gutters and leaders: (Plans labeled "Alterations to Teviot Investments LLC" signed and sealed by Michael William Ingui, Architect, dated 01/25/2018)

1. The roof shall be grey slate by Vermont Slate Company.
2. The gutters and leader shall be copper by World Gutter Systems.
3. There windows shall be white wood windows by Pella.

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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Teviot Investments
HABR# 18-04
Page 3 of 3

Permit #47258


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), DECISION: the application for the windows, roof, gutters and leaders are APPROVED.

The foregoing resolution to approve the windows, roof, gutters and leaders was presented and moved by Thano Schoppel, seconded by Larry Buciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Carol Schelin, aye; Loren Plotkin, aye. Scott Wheatley 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 8, 2018

HISTORIC 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 MAY 17 P 12: 28
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: William Pfaff (Palisades Presbyterian Church) HABR # 17-15
208 Foss Drive November 14, 2017 December 12, 2017
Upper Nyack, New York 10964 May 8, 2018 Permit # 46856

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#17-15: Application of Palisades Presbyterian Church for review of a new handicapped accessible main entrance ramp and new main stair entrance and covered entry at the church located at 117 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.

Orangetown Tax Map Designation: 78.18 / 2 / 9; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at meetings held on the following Tuesdays, November 14, 2017 and December 12, 2017 at which time the Board made the following determination:

William Pfaff, Architect, appeared.

The following documents were presented:

1. Architectural plans dated September 5, 2017 with the latest revision date of September 13, 2017, signed and sealed by William E. Pfaff, Architect. (6 pages)

At the November 14, 2017 meeting, William Pfaff, Architect, stated that the project came about because the congregation needs a more accessible entrance to the worship space; that the members are getting older; that they are proposing the new ramp with a seating area and newly configured front steps and a better walkway to the office with a covered roof; that they need a variance for that portion of the design; that the church as it sits does not meet the required 30' setback and the covered entryway will cause a 24' side yard; that the ramp was designed to look as though it belongs to the building; that they are proposing to add stone to the outside to match the existing stone foundation; that the ramp would have a seating area for members to gather after services and eventually they may add memorial pavers; that the ramp would be concrete and the steps would be redesigned to meet the ramp and the door; that they would be open to adding low lighting on the walkway; that the ramp is a one in twelve pitch and the railing could be black wrought iron to match the existing railing in the rear; that the stone face would be a natural stone veneer "Northshore Mosaic" ; that they could add climbing hydrangea to the area between the sidewalk and the ramp; that he would have to ask about adding limestone to the steps because of cost; that the ramp is needed to accommodate the aging population of the church membership; and he does not know how many members would require the ramp; that the ramp meets the ADA requirements; and he will set up a time for the board to meet on site and see the interior of the church and how it works with the existing ramp; and asked for a continuance.

No Public Comment

December 12, 2017

Absent member: Carol Schelin

William Pfaff, Architect, testified that some of the Board members visited the Church and saw the existing conditions and understand better the need; that they have documented the need for the handicap entrance; that the visual impact of the ramp has been looked at by the operations committee and it cannot be moved and provide the same service; that they meet with Dan Sherman, a landscape architect and discussed plantings and the 18" planting area suggested by the Board is not feasible because the 18" between the building and the interior of the ramp is reasonable access for maintenance to the building; that this leaves about an 8" strip of land between the ramp and sidewalk that would accommodate low growing ivy; that the committee looked at other ways to do this and the collective committee said it was not feasible to offer

equal not secondary access any other way into the church except by the main entrance; that the ramp interior clearance is three feet, outside it is 3' 10"; that the board thought a metal structure ramp would be less appropriate for the building; that he is not sure if the mandate would be for an ADA compliant ramp for the church but that is what the congregation has determined is necessary; that they are listening to the Boards suggestions about the stone and after surveying surrounding areas, and looking at the sample of the stone face that was originally picked, they have decided to try to find a stone that will match the already established stone walls on the street; that the front of the church will be sloped away from the entrance doors ; that he is the Chairman of the Upper Nyack Planning Board and he understands the duty of the Board; that they do not have a separate Board for historic structures in Upper Nyack, so the Board is charges with those reviews; that they had a house in front of them that was constructed in the 1700's and the architect was proposing an addition that was larger than the existing house, and he thought it would easily be denied, but when the architect explained the history how houses in the area were added onto, the Board did approval the changes and the house is beautiful and useful for the 21st century; that he would appreciate a clear answer regarding the comments that it is a landscape issue; that landscape to him means some plantings in and around the proposed ramp and then he is hearing eliminate the double hard surfaces and add pavers and create a larger planting area and moving the ramp closer to the building; that the entrance can be pitched away; that the ramp cannot be moved closer to the building because of the existing roof; that they hired a surveyor to provide a topographic survey and that survey was used for the plan that is before the Board; that the Board is saying landscape issue but it is a grading issue; that this design works off the existing grades and he would like to request a continuance.

Public Comment:

Mary Cardenas, Orangetown Historian, Pine Tree Lane, Tappan, stated that the church was built in 1864 in Gothic Revival; that it is a beautiful county church; that in 1990 it went on the State National Register and she is opposed to the proposal before the Board because it is not in keeping with the character of the church.

Alice Gerard, 80 Corbett Lane, Palisades, stated that this church has been part of her life for 75 years; that in 1940 she went to Sunday School there; that in 1960 she taught Sunday School there; that she passes the building daily for past 60 years; that she is the unofficial historian of Palisades; that she is disappointed with the picture and this structure seems out of place and more massive than it needs to be; that she applauds handicap accessibility but this is not fitting into the character of the neighborhood and seems arbitrary; meetings should take place with the community because this building belongs to the whole community.

Susan Nemesdy, 19 Lawrence Lane, handed out a packet (11 pages) with her suggestions for a more appropriate ramp for the church; that this is one of the few public buildings in Palisades and it belongs to the community; that the \$90,000.00 could possibly be better spent, if the Church did a ramp similar to the Palisades Community Center, which cost only \$10,000.00; that the Church should work with the community to find a more viable solution; that the mass in front takes away too much.

John Cucciia, Operations Committee Chair for the Church, stated that the opinions from the community may be well intended but they will defer to their licensed architect for the feasible design; that the design follows ADA requirements and they cannot install a ramp that does not comply with ADA requirements for the safety of the people visiting the Church; that cutting the sidewalk away may help for screening but a car driving up may not be able to open their doors; that this structure thrives because of the congregation and the people in the congregation need to have accessibility to the building and without that the building will die.

Robert Adsema, 67 Ludlow Lane, thanked the Board for its service and stated that he is new to the project but thinks the Board should look at the papers submitted by Susan Nemesdy; that the Church picture from the 1900's shows the ground flat and the elevation at the front higher and lower in the back; that there is a 16" difference that could be solved by a landscape solution.

Reverend Angela Maddalone, Pastor, Palisades Presbyterian Church stated that this is not just about a building, that the church is about its people first; that they need to take care of the infirmed; that the donor that supplied the money for this project also provided the design concept and the congregation is bound to honor his generous donation and design.

Sue Webb, 64 Clinton Avenue, Nyack, elder of the Church and a member of the operations committee; that she does not understand the procedure of the Board; that the application was published to review the plans already submitted and she does not understand why plans are being considered by the Board that were just submitted by a member of the audience; that the committee has been working on this project for over a year; that the congregation continues to age and there are more people with walker and cans and it is getting harder and harder to navigate the stairs; that there is no way for a wheelchair bound person to enter the church without being lifted and carried down stairs; that the notice was posted and in the paper and the money for this project is not discretionary; that the ADA requirements were looked at by many and the members are just as concerned about the integrity of the building but they also need access to the building.

Kim Wekerle, 22 Devon Drive, Orangeburg, stated that she is clerk of sessions and she submitted that statistical reports; that the first issue is that the congregation is aging and over 65 is by the largest part of the congregation; and second that many of these people have mobility issues ; that there are two ushers present for services and many times they are both assisting members into the church; that this donation was made in November 2015 and has been posted on the church bulletin board all along and input was requested from the community; that it seems unfair that all these comments are being offered so late; that the church was built in 1864 and back then people were not living as long as they are today.

Scott Vanderhoef, 51 Leber Road, Blauvelt, church member, stated that he was a past president of the Rockland County Historical Society, that historic buildings become irrelevant if they cannot be accessed; that the Greenbush Church on Western Highway, the first English speaking church in the area has closed its doors; that the historic building and churches must be accessible; that he loves history and historic sights but they need to allow people to get to them; that the ramp may not be legally required but s is morally required.

Jamie Wekeley, 22 Devon Drive, Orangeburg, stated that he is a member of the church for twenty years; that he served his county and to watch this meeting tonight is sad; that the church needs this and the outside organizations that use the church require it.

Brenda Josephs, 120 Ludlow Lane, stated that she is not against handicap access, everyone wants handicap access but the church should work with the community to come to a compromise; that she is outside in tis ae all of the time and this area has a lot of activity and they should help to keep the character and integrity of the area.

Steven VanDyk, New Jersey, stated that he is a member of church and that they hired a very talented architect; that a great deal of work has gone into the project and they are the stewards of the church and they have done and will continue to do a good job; that they have had surveys done and repaired the steeple and the congregation brings the building to life; and they need to be able to access the building.

May 8, 2018

Items submitted for Review:

1. Architectural plans dated September 5, 2017, with the latest revision date of April 16, 2018, signed and sealed by William E. Pfaff, Architect. (6 pages)

TOWN CLERK'S OFFICE
MAY 11 2018
TOWN OF ORANGETOWN

Members absent on May 8, 2018: Scott Wheatley

William Pfaff, Architect, and John Cuccia, Operation Committee Chair for the Church appeared and testified.

William Pfaff, Architect, stated that after their last appearance before the Board on December 12, 2017, the church members discussed the Board's comments and suggestions and met with the community for their input on January 31st; that following that meeting, the Church members met with a site engineer to discuss re-grading of the lot; that they are back with a scaled down version of the proposal and a super imposed photo to show the look of the ramp, stairs and landing area; that the ramp is off to the side of the existing stairs and there is 5' x 5' turn area for wheel chairs and an area for a bench for congregants to meet and talk before or after services; that the ramp has been reduced and is closer to the church building, allowing for a wider planting area; that the committee met with a landscape architect and he suggested planting boxwood along the ramp; that the stone shown on the front would be similar to the stone on the walls that are visible as you enter the area; that the stone would be natural stone, not manufactured; that the railing would be black wrought iron similar to what presently exists; that they are not adding bluestone to the steps, however they are re-doing the stairs in natural concrete, which is what exists presently; and that they are not putting a grate by the front door because it may become a hazard for the handicap entrance; that they are going to have a ½ inch saddle at the door and the area will be pitched away for positive drainage.

John Cuccia, operations manager, stated that the church committee discussed a drain and a heating element in front of the front doors and decided that they would rather shovel snow than add either of these elements and that they are pitching the area away from the door for positive drainage.

PUBLIC COMMENT:

Susan Nemesday, 19 Lawrence Lane, Palisades, NY, stated that she was at the meeting with the Church in January; that she asked for changes and would like to thank the church for listening and making the changes.

Carol Baxter, 34 Lawrence Lane, Loren Plotkin's wife, stated that she realized that access to the front door for the handicapped is important; that the first round the ramp was too bulky; that she also would like to thank the church for listening; and that she thinks the addition of the stone will make the ramp bulky.

TOWN OF ORANGETOWN
2018 MAY 17 P 12:27
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 addition/alteration: [Architectural plans dated September 5, 2017 with the latest revision date of April 16, 2018, signed and sealed by William E. Pfaff, Architect. (6 pages)]

1. The roof over the walkway to the church office shall be cedar to match the existing roof.
2. The soffits and fascia shall be white wood.
3. The gutters and leaders shall be white aluminum.
4. There concrete ramp shall be faced with natural stone that will closely match the existing foundation.
5. The railings will be black wrought iron.

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
- ANY CHANGE IN THE ABOVE LIST, INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC 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 new handicapped accessible main entrance ramp and new main stair entrance and covered entry at the church office is APPROVED as amended .

The foregoing resolution to approve the new handicapped accessible main entrance ramp and new main stair entrance and covered entry at the church office was presented and moved by Carol Schelin, seconded by Margaret Raso; and carried as follows: William Walther, aye; Thano Schoppel, nay; Loren Plotkin, aye; Margaret Raso, aye; Larry Bucciarelli, aye; and Carol Schelin, aye. Scott Wheatley 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 8, 2018

HISTORIC 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 MAY 17 P 12: 27
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: William Bosley (Goffe)
12 Sugarhill Road
Nyack, N.Y. 10960

HABR # 18-06
May 8, 2018
Permit #46792

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-06: Application of Andrew Goffe for review of a split rail fence at an existing single-family residence located at 12 Lawrence 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.
Orangetown Tax Map Designation: 80.07 / 1 / 1; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 8, 2018 at which time the Board made the following determination:

William Bosley, contractor appeared.

The following documents were presented:

1. A survey signed and sealed by Steven Michael Sparaco, PE., dated June 27, 2017 with a revision date of 7/27/2017 with the fence drawn on it.
2. A picture of the proposed split rail fence.

Bill Bosley, contractor, stated that the fence was previously approved to surround the pool; that the client has decided that he would like to fence in the entire property instead of just the pool area; that the fence along Lawrence Lane will be set back 12 ½ feet from the Lane behind the privet hedge and will not be seen from the road;; that it is a split rail fence that will weather to gray; that there will be 2" x 2" wire and the fence and gates meet all the requirements for pool safety.

PUBLIC COMMENT:

Julie Katz, 11 Lawrence Lane, stated that it is a beautiful fence and placing it behind the privet means that it won't be seen from the street; that he only concern is that the wire part of the fence may impede the natural stone culvert if leaves get stuck in it.

TOWN OF ORANGETOWN
2018 MAY 17 P 12:27
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 split rail fence:

1. The fence is cedar split rail with 2" x 2" wire inside of it and there will be three self-closing gates.
2. The fence will be set back 12 ½' from Lawrence Lane and installed behind the privet hedge.

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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IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.

TOWN OF ORANGETOWN
2018 MAY 17 P 12:27


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 split rail fence is APPROVED.

The foregoing resolution to approve the split rail fence as presented was presented and moved by Larry Bucciarelli, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; and Loren Plotkin, aye. Scott Wheatley 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 8, 2018

HISTORIC 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
2018 MAY 17 P 12: 27
TOWN CLERK'S OFFICE