MINUTES HISTORICAL AREAS BOARD OF REVIEW NOVEMBER 13, 2018

MEMBERS PRESENT:

Margaret Raso

Scott Wheatley William Walther Loren Plotkin

ABSENT:

Larry Bucciarelli

Carol Schelin
Thano Schoppel

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 7:00 p.m. Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

<u>APPLICANTS</u>

DECISION

HABR#

CONTINUED ITEM:

HYUN

APPROVED AS

SUBMITTED

HABR#18-16

54 Highland Avenue

Palisades, NY

78.18 / 2 / 14; R-40 zone

NEW ITEMS:

EKKER/NEMESDY

APPROVED AS

PRESENTED

HABR#18-17

19 Lawrence Lane

Palisades, NY

80.07 / 1 / 10; R-40 zoning district

SCULLY

CONTINUED

HABR#18-18

19 Ludlow Lane

Palisades, NY

80.06 / 1 / 29; R-80 zone

CONTINUED

HABR#18-19

BUL KWANG ZEN CENTER

104 Route 303

Tappan, NY

77.07 / 1 / 2; LO zoning district

TOWN OF ORANGETOWN
TOWN OF ORANGETOWN

Minutes Page 2

SHRADY 40 Lawrence Lane

Palisades, NY 80.07 / 1 / 16; R-40 zoning district

APPROVED AS PRESENTED

HABR#18-20

BARRIS

75 Corbett Lane

Palisades, NY

78.18 / 1 / 13; R-22 zoning district

APPROVED

AS PRESENTED

HABR#18-21

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 9:00 P.M.

DATED: November 13, 2018

HISTORICAL AREAS BOARD OF REVIEW

BY.

Deborah Arbolin Administrative Aide

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
TOWN CLERK'S OFFICE

APPROVED AS PRESENTED

TO: Mikyong Hyun 139 Washingon Spring Road PO Box 689 Palisades, New York 10964

HABR # 18-16 October 9, 2018 & November 13, 2018 Permit #47957

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-16: Application of Mikyong Hyun for review of a new single-family residence located at 54 Highland Avenue, 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 / 2 / 14; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at meetings held on the following Tuesdays, October 9, 2018 and November 13, 2018 at which time the Board made the following determination:

Mikyong and Chul Hyun appeared.

The following documents were presented:

1. Architectural plans dated 09/18/2018 signed and sealed by John Ricotta, Architect, labeled "Proposed One family Dwelling 54 Highland Avenue Palisades, NY 78.18-2-14" 8 pages.

At the October 9, 2018 meeting, Mikyong Hyun stated that she has been a resident of Palisades for 18 years and has built two houses; that there are currently five houses on the street; that this proposal will be in keeping with the character of the neighborhood; that it has been designed to complement the Palisades Presbyterian Church; that it is a two-story one family house with four bedrooms; the horizontal siding will be broken up by gable ends; the windows and doors were selected because they were approved by the Board for other projects; that the siding will be six inch cedar both horizontal and vertical; the chimney shall be weathered brick and the roof shall have metal accents at the entrance; that there will be a lot of planting at the house; that the lighting at the entrance shall be by Modern Home Manufacturing; the air conditioning unit shall be behind the garage further back from the existing house; that the houses at 7.1 and 7.2 are built on 1/3 of an acre lots; that some of the houses in the area are closer to the street and some of the houses are higher because of the water levels; that the computer drawing does not convey the ins and out of the design, hand drawn plans are more realistic; that the metal roof breaks the front and gables ends break from one story to two story and the north elevation has a storage element to break up the wall; that this house is set back 47 feet from the wall and here is a fence; that the first floor ceiling height is 9 ft. and the second floor ceiling height is 8 ft.; that the house is 32 ft. high; she purchased the house from Corman; and she would like to a continuance be able to show the Board the breakup of the roof lines more clearly.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN TOWN CLERK'S OFFICE

Hyun HABR#18-16 Page 2 of 4

Permit #47957

The following documents were presented for review at the November 13, 2018 meeting:

 Architectural plans dated 09/18/2018 last revised 10/23/2018 signed and sealed by John Ricotta, Architect, labeled "Proposed One family Dwelling 54 Highland Avenue Palisades, NY 78.18-2-14" 7 pages.

Mikyong and Chul Hyun appeared.

Mikyong Hyun stated that she is back with the two items that the Board wanted her to address; that the first part is heights of other structures in the immediate area; that the proposed house is 32' 5" from the first floor to the peak; that the two houses on Highland Avenue are 31' and 29' 10"; that the house on the corner is 31.2' and the house across the street is 32'; so the proposed height of the house is in keeping with the character of the neighborhood; that the second item the Board requested was that an improvement be made on the north elevation; that the changes have been made and a second entrance to the home has been added; that the wall was recessed back and the gable end was enhanced; that a trellis was also added over the entrance which created layers to the elevation; that west elevation being pulled back and the gable being larger added more definition; that the hardy board vertical siding is costly compared to the cedar siding; that more light works better and this area is 25' from the next door and the smaller vertical works better.

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 new single family residence: (Architectural plans dated 09/18/2018 with the latest revision date of 10/23/2018 signed and sealed by John Ricotta, Architect, labeled "Proposed One family Dwelling 54 Highland Avenue Palisades, NY 78.18-2-14" 8 pages):

- 1. The roof shall be Timberline HC Asphalt shingles in the color charcoal.
- 2. The siding shall be cedar wood painted Benjamin Moore Arctic White.
- 3. The decorative siding shall be wood painted Benjamin Moore Arctic White.
- 4. The soffits and fascia shall be wood painted Benjamin Moore Arctic White.
- 5. The gutters and leaders shall be Artic white Aluminum Benjamin Moore.
- 6. The windows shall be dark bronze aluminum/wood Lincoln Windows.
- 7. The trim shall be wood painted Benjamin Moore Arctic White.
- 8. The front and back doors shall be brown wood by Simpsons Doors.
- 9. The garage doors shall be Haas Garage Doors brown wood.
- 10. The lighting shall be white/black. Glass/metal by Hinckley.
- 11. The stone for the structure and walkways will be bluestone.
- 12. The applicant may decide not to add board and batten to the shed and instead add vertical siding to the north elevation that contains the windows and doors. This is not a binding condition of the approval.

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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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- 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.

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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 design and materials for the proposed new single family residence: (Architectural plans dated 09/18/2018 with the latest revision date of 10/23/2018 signed and sealed by John Ricotta, Architect, labeled "Proposed One family Dwelling 54 Highland Avenue Palisades, NY 78.18-2-14" 8 pages):is APPROVED.

The foregoing resolution to approve the new residence as presented was presented and moved by William Walther, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Margaret Raso, aye; Loren Plotkin, aye; and Scott Wheatley, aye. Thano Schoppel, Carol Schelin, and Larry Bucciarelli 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: November 13, 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-G.M.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN OF ORANGETOWN

APPROVED AS PRESENTED

TO: Susan Ekker/ Gabor Nemesday PO Box 552 Palisades, New York 10964 HABR # 18-17 November 13, 2018 Permit #48034

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-17: Application of Susan Ekker and Gabor Nemesday for review of solar panels at an existing single-family residence located at 19 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.

Tax Map Designation: 80.07 / 1 / 10; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 13, 2018 at which time the Board made the following determination:

Susan Ekker and Chris Natle, Empire Solar Solution appeared.

The following documents were presented:

- 1. Residential Solar Panel Installation located at 19 Lawrence Lane, Palisades signed and sealed by Michael Edward Miele, P.E. (6 pages).
- 2. A letter dated August 3, 2018 from Michael Miele, PE.

Chris Natle, Empire Solar Solution, stated that they are proposing 70 panel roof mounted solar panels on the two structures on the property; that they are about 3 or 4 inches off the roof and are not visible from below; that they will catch the sun on the southeast and the panels are reflective but they will not be noticed because of the location of the structures; that in order to catch the refection a person would have to be standing on the top of the ridge far above the house; and that they do not reflect over the water to Westchester.

Susan Nemesday stated that the main house was constructed in 1947 and the guest house was built in 1965; that her present electric bills run from \$500.00 a month to \$1,000.00 a month; that the panels are being purchased over a 12 year period and they will not have any electric bills in 12 years.

PUBLIC COMMENT:

Carol Baxter, 34 Lawrence Lane, stated that he house sits very high on the lot and the panels will not be seen by anyone and this is good for the environment.

TOWN OF ORNGETOWN
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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 solar panels:

1. Residential Solar Panel Installation located at 19 Lawrence Lane, Palisades signed and sealed by Michael Edward Miele, P.E. (6 pages).

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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- 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 OF ORANGETOWN TOWN OF ORANGETOWN

Ekker/ Nemesday HABR# 18-17 Page 3 of 3

Permit # 48034

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 solar panels is APPROVED.

The foregoing resolution to approve the solar panels as presented was presented and moved by Loren Plotkin, seconded by William Walther; and carried as follows: William Walther, aye; Scott Wheatley, aye; Margaret Raso, aye; and Loren Plotkin, aye. Larry Bucciarelli, Thano Schoppel and Carol Schelin 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: November 13, 2018

HISTORICAL AREAS BOARD OF REVIEW TOWN OF ORANGETOWN

RV.

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

TOWN CLERK
HIGHWAY DEPARTMENT
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DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE

10WN OF ORANGETOWN

APPROVED AS PRESENTED

TO: William Bosley (Shrady) 12 Sugarhill Road Nyack. New York 10960

HABR # 18-20 November 13, 2018 Permit #48186

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-20: Application of Gale Shrady for review of an emergency generator at an existing single-family residence which is located at 40 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.

Tax Map Designation: 80.07 / 1 / 16; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 13, 2018 at which time the Board made the following determination:

William Bosley appeared.

The following documents were presented:

- 1. Plan not dated, not signed labeled "80.07/ 1/ 16" 1 page with the generator hand drawn on it.
- 2. Spec sheets for Generac Guardian Series 16/20/22 kW residential standby generator 6 pages.

William Bosley stated that the Shrady house is at the end of Lawrence Lane and when the power goes out they are the last to get power back; that she would like to install an emergency generator at the bottom of the stairs by the utilities at the end of the driveway; that the location of the utilities dictate where the generator should be located and this location will not be seen from anyone; and because of the location, they are not proposing any screening for the generator; and that it is a 22 Kw generator.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN TOWN OF ORANGETOWN 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 Historical Areas and the surrounding area. The design and materials for the emergency generator.

1. The emergency generator will be gray metal with no fence around it.

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
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Shrady HABR# 18-20 Page 3 of 3

Permit #48186

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 emergency generator is APPROVED.

The foregoing resolution to approve the split rail fence as presented was presented and moved by Loren Plotkin, seconded by Margaret Raso; and carried as follows: William Walther, aye; Margaret Raso, aye; Loren Plotkin, aye; and Scott Wheatley, aye. Thano Schoppel, Carol Schelin, and Larry Bucciarelli 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: November 13, 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

10MM CFERK.S OFFICE 10WM OF ORANGETOWN 10WM OF ORANGETOWN

APPROVED AS PRESENTED

TO: William Bosley (Barris)
12 Sugarhill Road
Nyack, New York 10962

HABR # 18-21 November 13, 2018 Permit #48191

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-21: Application of Mary Barris for review of an emergency generator at an existing single-family residence which is located at 75 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: 78.18 / 1 / 13; R-22 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 13, 2018 at which time the Board made the following determination:

William Bosley, Contractor, appeared.

The following documents were presented:

- 1. Site plan with generator location drawn on it prepared by William Bosley, 10/4/2018.
- 2. Spec sheets for Generac Guardian Deries 16/20/22 kw (6 pages).

William Bosley stated that the utilities for Barris are facing Washington Spring Road and that is where the generator is proposed to be installed; that it will be facing south next to the air conditioning unit and the generator will be enclosed by a four foot tall solid cedar fence with 1x6 slots touching each other.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
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 emergency generator:

- 1. The location of the generator is shown on the plan prepared by William Bosley dated 10/5/2018.
- 2. The generator is metal and it is tan.
- 3. The fence surrounding the generator will be 1 x 6 solid cedar fence four foot high.

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

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 emergency generator is APPROVED.

The foregoing resolution to approve the split rail fence as presented was presented and moved by Margaret Raso, seconded by Loren Plotkin; and carried as follows: William Walther, aye; Margaret Raso, aye; and Loren Plotkin, aye; and Scott Wheatley, aye. Thano Schoppel, Larry Bucciarelli, and Carol Schelin 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: November 13, 2018

HISTORICAL AREAS BOARD OF REVIEW TOWN OF ORANGETOWN

RV.

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
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HABR, PB, FILE
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