

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
September 11, 2018**

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

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administration 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>
PECK 26 Woods Road Palisades, NY 78.18 / 1 / 41; R-40 zoning district	APPROVED AS PRESENTED	HABR#18-12
TEVIOT PATIO 35 Washington Spring Road Palisades, NY 78.19/ 1 / 9; R-22 zone	APPROVED AS PRESENTED	HABR#18-13

OTHER BUSINESS:

Walther Amendment to HABR# 16-12
692 Oak Tree Road
Palisades, NY
78.17-2-20;R-40 zone

William Walther explained the changes to the house as follows: The north elevation of the house has two additional windows added on the second level and an additional door that exists to the outdoor eating area; the south elevation on the lower level two adjoining windows have been separated and this allows a more even light into the room; the west elevation two additional windows have been added; the east elevation a window was removed from the first level and an additional window was added to the second level. Changes to the garage: first the garage was rotated to face west toward the school, that was approved at the last amendment; that the garage floor has radiant heating that the doors to the garage are insulated flat metal doors without any embossing and they will be black to match the windows, gutters and leaders and a small window will be added above the garage doors; that the north elevation will have an additional window; that on the east elevation a window was replaced with a door; and on the south elevation a

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window was removed; that the generator and air-conditioner enclosure on the east side is clapboard to match the garage and the shadowbox fence between the properties has been changed to a split rail fence. Margaret Raso made a motion to approve the amendment to HABR#16-12 as stated above and marked on the plans dated 08/10/2016 with the latest revision date of 08/11/2018; which motion was seconded by Thano Schoppel and carried unanimously. William Walther recused himself.

The Historical Areas Board of Review will meet at 7:00 P.M. starting on October 9, 2018.

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 8:35 P.M.

DATED: September 11, 2018

HISTORICAL AREAS BOARD OF REVIEW

BY: _____

Deborah Arbolino
Deborah Arbolino
Administrative Aide

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DECISION

APPROVED AS PRESENTED

TO: Steven Peck
P.O. Box 604
Palisades, New York 10964

HABR # 18-12
September 11, 2018
Permit #47602

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-12: Application of Steven Peck for review of a patio, outdoor kitchen and deck with planters at an existing single-family residence located at 26 Woods 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: 78.18 / 1 / 41; R-40 zoning district

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 11, 2018 at which time the Board made the following determination:

Steven Peck appeared.

The following documents were presented:

1. Ten color pictures of the existing house inside and outside.
2. Four color pictures of the existing patio and rear yard.
3. Survey for Peck/Yu dated January 18, 2017 signed and sealed by William Youngblood, L.S.
4. Plot plan showing proposed outdoor patio and deck.
5. Enlarged plan for patio, deck and outdoor kitchen layout.
6. Outdoor kitchen mood board references: five color pictures.
7. Existing Bluestone material reference: 2 color pictures.
8. Deck, planters and cladding will be made of Ipe wood known for its durability and natural beauty and the color will match the existing wood accents throughout the interior of the house: 5 color pictures.

Steven Peck stated that they are proposing to add a new patio, an outdoor kitchen and a deck with planters; that the deck would be off of the master bedroom where there is an exterior door going nowhere; that they already have two outdoor sconces and they may add some string lights but no motion detector lights; that they will add a safety light by the steps; and the wood will match the existing wood and stone patio in the front of the house.

PUBLIC COMMENT:

No public comment.

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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 Historic Area and the surrounding area. The design and materials for the proposed patio, outdoor kitchen and deck with planters are approved as presented:

1. The patio shall be natural gray bluestone.
2. The deck and planters shall be constructed from natural wood IPE.

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

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA 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 patio, deck with planters and outdoor kitchen is APPROVED.

The foregoing resolution to approve the patio, deck and outdoor kitchen as presented was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, aye.

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: September 11, 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

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DECISION

APPROVED AS PRESENTED: WITH THE POOL FENCE ATTACHED TO THE HOUSE AS AMENDED AT MEETING

TO: Nat Mufson (Teviot Patio)
133 Piermont Road
Norwood, NJ 07648

HABR # 18-13
September 11, 2018
Permit #47935

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#18-13: Application of Teviot Investments LLC for review of new retaining walls, pool renovation, installation of a stone BBQ, Pergola, new dry laid patios and landscaping 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.
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, September 11, 2018 at which time the Board made the following determination:

Kareth Whitchurch, Michael Jameson, Nat Mufson, appeared.

The following documents were presented:

1. Proposed Wall & Patio Plan dated 07/25/2018, revised 09/05/2018 signed and sealed by Michael J. Hubschman, P.E., 12 pages.
2. Package of pictures and plans labeled "35 Washington Spring Road Landscape Materials Booklet dated 16 August 2018 Miranda Brooks Landscape Design. (25 pages)

Kareth Whitchurch stated that they are proposing to replace the existing patio with bluestone, presently it is flagstone; that they are proposing to scale back some of the existing stone terraced walls; that they will remain dry stacked walls but will be done with a more delicate technique that will complement the gardens; that the package that was handed out had a historic picture of the Ding Dong house and they are planning to match that as much as possible and place the white picket fence on top of the existing low stone wall; that the pool fence shall be code compliment four foot high cedar posts with black mesh and they will attach it to the house to meet code; that the pergola shall be unpainted cedar to weather to grey; that the hanging lanterns in the pergola are custom made in Morocco and part of the package of pictures that were submitted dated 16 August 2018 Miranda Brooks Landscape Design; and that the red surrounding the walls on the engineer plans 5 are showing walls to be rebuilt that proposed steps are in orange and they are replacing the steps in the front of the house.

PUBLIC COMMENT:

No public comment.

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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 Historic Area and the surrounding area. The design and materials for the proposed Patio, walls, fence, walkways, pergola, pool enclosure and lighting are acceptable as proposed. (Proposed Wall & Patio Plan dated 07/25/2018, revised 09/05/2018 signed and sealed by Michael J. Hubschman, P.E., 12 pages & Package of pictures and plans labeled "35 Washington Spring Road Landscape Materials Booklet dated 16 August 2018 Miranda Brooks Landscape Design. (25 pages))

1. The fence at the front of the house shall be painted white cedar fence by Fesco Fence.
2. The fence for the pool enclosure shall be cedar post/black mesh rough cedar/1" black metal landscape mesh screened with shrub plantings by Fesco Fence and attached to the house in order to be code compliant.
3. The stone or rock being used on the structure wall shall be native fieldstone in earth tones.
4. The stone or rock on the walkways shall be bluestone by Tompkins Bluestone Company.
5. The lantern lighting shall be steel custom made in Morocco.
6. The in-ground in-wall lights shall be weathered brass and brass by Davey Lighting and Aurora Lighting.
7. The Pergola shall be unpainted cedar to weather to grey.

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

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- 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 proposed Patio, walls, fence, walkways, pergola, pool enclosure and lighting are acceptable as proposed.(Proposed Wall & Patio Plan dated 07/25/2018, revised 09/05/2018 signed and sealed by Michael J. Hubschman, P.E.,12 pages &Package of pictures and plans labeled "35 Washington Spring Road Landscape Materials Booklet dated 16 August 2018 Miranda Brooks Landscape Design. (25 pages))is APPROVED.

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

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: September 11, 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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