

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
September 10, 2024**

MEMBERS PRESENT: Margaret Raso, Chair  
Loren Plotkin  
Scott Wheatley  
William Walther  
Thano Schoppel

ABSENT:

ALSO, PRESENT: Stefanie Schera, Deputy Town Attorney  
Anne Marie Ambrose, Official Stenographer  
Katlyn Bettmann, Senior Clerk Typist


Margaret Raso, Chair, 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>	<u>DECISION</u>	<u>HABR#</u>
<u>NEW ITEMS:</u>		
NC 77 MAIN OWNER, LLC. PANZELLA 77 Main Street Tappan, New York 77.15 / 1 / 3; R-40 zone	APPROVED WITH CONDITIONS & OPTIONS	HABR#24-08
QUARTER WATERS, LLC. 667 Oak Tree Road Palisades, New York 78.17 / 2 / 31; R-40 zone	APPROVED AS PRESENTED	HABR#24-09
PALAJ MANAGEMENT, INC. 125 Kings Highway Tappan, New York 77.11 / 1 / 21; R-15 zone	APPROVED AS PRESENTED	HABR#24-10

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: September 10, 2024

HISTORICAL AREAS BOARD OF REVIEW  
BY:   
Katlyn Bettmann  
Senior Clerk Typist

TOWN CLERK'S OFFICE  
2024 SEP 27 A 9:25  
TOWN OF ORANGETOWN

DECISION  
**APPROVED WITH CONDITIONS AND OPTIONS**

TO: Joseph Panzella (NC 77 Main Owner, LLC.)  
77 Main Street  
Tappan, NY 10983

HABR#24-08  
September 10, 2024

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-08: Application of NC 77 Main Owner, LLC., for a review of demolishing and rebuilding rear, first floor portion of existing structure at an existing commercial dwelling located at 77 Main Street, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (E), Historical Areas Board of Review.  
Tax Map Designation: 77.15 / 1 / 3; CS zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 9, 2024 at which time the Board made the following determination:

Joseph Panzella, manager, Andrew Rosenberg, manager, and Kevin Brodie, architect, appeared.

The following documents were presented:

1. Copy of plans labelled "Alteration and Reconstruction of Office Building", dated June 10, 2024 (12 pages).
2. A letter dated June 18, 2024, from Next Chapter Equities LLC (2 pages).
3. A package of computer-generated pictures with exhibits A thru 8D.
4. A package from the previous submission dated June 26, 2023.
5. A package from the previous submission dated January 12, 2023.

Joseph Panzella stated that this was their fourth time at the Historic Board; that the project is on its way; that they are ready to proceed with framing, finishes, and the colors of the building to complete the project; that some roof colors are back ordered so if they could do either color that would be better; that we felt it would be more important to have the "Gingerbread" trim remain on the front of the building where it is visible; that there is more damage to the trim than what is currently visible because of the tree that is covering it; that when the trim gets removed it is possible for the material to come apart; that out of all of the windows this line is the most expensive; that right now there are two windows on the porch, per exhibit 4c, and two front entrances; that they would like to add a third front door as an option; that they share a driveway with their neighbor and have offered to do the whole driveway; that they would like to add a deck to the rear of the building where the flat roof exists; that they may reconfigure the front porch to have the handicap ramp here, although they don't have a lot of room here; that the gravel driveway is not good for this access.

Andrew Rosenberg stated that for the roof they would like to use the same, or similar, color to what is there now; that the flat portion of the roof in the back will coincide instead of just black it would be a slate color to compliment; that the "gingerbread" trim detail on the fascia may need to be replaced; that they would like to preserve it, replace it, and put it back; that on the West side of the roof they would like to remove these pieces and put them on the left hand side where there are some missing pieces; that they do not know at the moment what the trim will need but they can try to replicate it; that the trim appears to be bent and cracking; that the gutters in the photos, exhibit two, which is page three of the submission, are the identical white to what exists; that they tried to find the best window to match the existing mullions; that the window is manufactured by "Marvin"; that they have a historical line of windows; that they will match the windows as close as possible to what is there, according to that historical line; that for the window trim they will be copying what is there, per exhibit three; that the windows will be trimmed in "Azek" brand composite window casing, which is a change from the original design; that they will be trimmed with the casing on the left side, around all of the windows, and the right side casing will go to the right side;

that the part on the right side is the oldest part of the building; that the shutters will be on the bottom floor of the building only; that they will be a louver design in a blueish grey color it is cutting edge "Tru-bilt" brand composite Wedgewood blue; that they can do the shutters in wood; that there are two front doors; that it is a center front double door; that there is a trim panel at the bottom that is glass; that the left side door is a single door with raised panels at the bottom; that a millwork worker met with them and gave them a price to try to copy the existing doors; that they are very thin with no weather stripping; that as they need to be replaced they now have two options; that option one would be to beef them up build them up from the back side; that they have not been able to find someone who would be able to do option one; that option two is to find put in thermal pane glass double transom on the top, per exhibit B, craftsman doors; that the they would then need to get a price to match as close as possible to the bottom of the raised panel, per Exhibit 4c; that if they are going to build the doors at this point then they should match them; that they would like to have the choice to do either door option; that the doors will be a different design but will be the same as what they have now; that when the doors are finished no one will come by and say that they look different; that they do not want to have to come back for the doors; that the rear door, per Exhibit 5B, is a colonial door in white and will be replaced with a door that has a different window location; that the lighting, per Exhibit 6A, they would like to keep there; that Exhibit 6B is another option for the lighting, but that it would be used in the same location; that every door will have the same light fixture next to it; that they would like to add recessed lighting into the eaves or onto the porch; that they will have red pavers on the sidewalks and gravel material for the driveway; that the deck windows would match the six over three window; that they are also proposing a two-story portion over staircase with a walk out balcony and double doors; that this would be sitting on top of the flat roof with a two-story bump out; that this would be invisible from the street; that there would be no added usable space; that the deck, per Exhibit 7, will be done in "Trex" brand brown composite decking with white railings; that the balusters will be composite one and a half (1 1/2") inch by one and a half (1 1/2") inch, in white; that the "Trex color is actually rock harbor with select classic white or possible island mist greyish that the staircase does not comply with any handicap or building codes; that they are aware that they may need to get approvals from other Boards for these items; that they would like to have security cameras installed; that they would like to have one on each side of the rear of the building; that they would like to have one on the front, tucked back, but they do not light up; that the security camera brand is hike vision and the cameras will all be white; that they would like to have them put in the eaves on each corner of the porch, not pointed at any of the neighbors; that one camera would be installed in the front left corner of the porch ceiling, and another in the front right corner of the porch ceiling; that these would be pointing towards the center of the porch, at the front doors; that there will be one camera on the Eastern side, and another on the South Eastern corner facing North; that there will also be two cameras in the back; that one would be on the South Eastern side, and the other would be on the Western corner; that both of these would be pointing down towards the driveway; that there would be a total of six security cameras, all facing entryways; that they would like the existing historic signage to remain; that they would also like to add a sign in cast bronze to be added with additional tenants listed; that there would be no lighting for the additional signage; that the HVAC system is shown on the plans; that the HVAC system is on the East side at the rear of the building; that there is an existing tree buffer for the HVAC system; that they would like to get an approval to the handicap ramp as it is currently proposed, and come back if there are to be any changes made.

Kevin Brodie stated that one gutter needs to be replaced; that the trim may not be that bad; that they can cut out the broken section of trim at the front gutter which is where he believes the water would be collecting behind it; that he believes the façade is roughly from the 1850's; that led paint was probably used and is good for preservation; that the window sash at the bottom of the new windows will be larger, and presented a sample; that these are aluminum clad and do not come with this trim; that they will be removing the windows from this trim; that the shutters at the Tappan library are not fifty-fifty; that the windows were field measured and ordered based on those measurements; that the measurements were done from the interior as the building was gutted; that the measurements are based on the dimensions taken at the site; that the site plan is scientifically developed;

that maybe a picture from his iPad will help clarify and showed a picture to the Board; that the windows were measured with "Marvin" and they have the same measurements; that the siding is to remain; that the window opening is to remain as it is; that the recessed lighting will be approximately eight (8') feet apart; that they can eliminate the lights at the windows; that they will put four lights under the eaves; that the existing siding is five (5") inch by three quarter (3/4") inch clapboard, or one (1") inch by five (5") inch lap siding with four (4") inch exposure; that they are going to conform to make them all have a four (4") inch exposure so that everything is matching; that this is not a stock item, but that it gives a better look; that they will be putting up new sheathing on the siding of the house; that the sheathing is a wood material with the same exposure; that right now the foundation has very little exposed, due to the grading; that they will cement patch and stucco to cover; that in the front the porch covers the foundation; that in the back there is some foundation seen; that there was a mix removed that was mostly stucco over rubblestone; and they would like to stay with that look; that in order to do the ramp they would need a railing and a drawing, which they do not have.

Chairwoman Raso stated that she likes either roof color option; asked if anyone has checked on the condition of the trim; stated that she would like to see it replaced in kind; that the shutters should be louvers with hinges to match; that the chimney that was existing was in bad shape, so they had to take it down; that they would like to patch it up and close off the roof, and eliminate the chimney; that the chimney was exposed only on the roof.

Thano Schoppel stated that whichever roof color option is not on back order would be good; that the Board has given them a lot of leeway in this project and he would like to see them keep the trim; stated that the shutters at the library are wood; stated that the front doors should remain distinct; that the photograph feels different from the photograph, and the spacing looks different; stated that if the applicant is going to be adding a third door than removing the shutters would be best; that they can put a pad at the back of building for the ramp.

Loren Plotkin stated that the trim element does not look like an element that is that old, but that it does look fragile; he also asked what is the oldest part of the building; asked if having the doors not look alike is something the applicant wants to do; that they don't have to match because they don't now; stated that he ok with either front door option.

William Walther stated that the if the door downstairs is a raised panel than the shutters should be done to match as a raised panel, not louver; that the time period you would want to be bringing back would have also had a raised panel; asked what the shutters on the Tappan library are, if they are split with the trim fifty-fifty; asked if they are putting shutters downstairs, why are you not putting them upstairs; agreed that the shutters should be louver with hinges to match; stated that if he is ok with them fixing the door, but that if would like to change the doors then he would like them to come back in front of the Board; that looking at the photograph provided it appears that the windows in the drawing are not the same as the windows in the photograph; that the distance between the window in the photograph and the windows in the drawing are greater; stated that they should double check the dimensions that are existing and come back to the Board; stated that the Applicant is not prepared to discuss the relocation of the handicap ramp at this meeting.

Scott Wheatly stated that the shutters at the Tappan library are also louvers; that the applicant likes this look as well; stated that the doors should be insulated and remain with a historical look; that they should be the same color white; asked what the driveway will look like, and asked if this is a flood area.

The Board agreed that the “Gingerbread” trim detail should be kept; they also agreed that recessed lighting should not be installed in the front side, only as specified.

The Board went into Executive session to discuss legal matters with Stefanie Schera, Deputy Town Attorney, and for further clarification as to what materials can be utilized. New materials consistent/compatible with original materials, not the same to make alterations to structure. Additional discussion to clarify and to discussion in regards to the possibility of an additional front door. The Applicants understand that the Historic Board can vote visually and on whether or not the door is harmonious with the surrounding areas for the door. However, further approval may need from other boards and/or the Building Department in order to receive their permit approval.

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 Historical Areas and the surrounding area. The design and materials for the renovations are listed below (some of which were not specifically outlined in the application. However, all items listed below were presented and voted on at the time of the HABR meeting):

1. The roof shall be GAF Timberline HDZ in oyster gray, hollow gray, or pewter gray, the same or similar to match the existing.
2. The flat roof shall be Liberty SBS in slate or black, to complement existing.
3. The trim shall be “Gingerbread” style and replicated to match existing.
4. The gutters shall match existing, in white.
5. The shutters (option, if applicant does not add a third front door) shall be, at the bottom floor only, louver style Tri-built open Wedgewood blue 004 with faux pin hinges in black metal.
6. The windows shall be Marvin brand Historical line, similar to the central union mission and queen anne seattle, mullion and window to match in kind to what currently exists.
7. The window trim shall be AZEK brand aluminum clad composite around all of the windows, different design from what currently exists.
8. The front door shall be Craftsman, or custom, center double door with trim pan at bottom of left door, and raised panel at bottom of right door in white.
9. The front doors shall be built up and insulated, but remain mismatched and look Historic.
10. The front door molding shall be white raised panel, as pictured.
11. The existing siding is to remain.
12. The siding to be added shall be 4” exposure to match existing.
13. The sheathing to be added will be wood material with same exposure, which is not a stock item.
14. The rear door will be reeb brand wood exterior, replaced to match in kind to what currently exists, with different window locations.
15. The lighting shall remain if possible, or be replaced in kind, per Exhibit 6B.
16. The recessed lighting shall be Halo Quicklink RL4-DM 0-10V installed in four locations approximately 8’ apart, in the eaves, not over the windows, and not where the other lighting is to exist.
17. The foundation shall be cement patched to match, stucco to match, and rubblestone to match existing.
18. The driveway shall be gravel material, and red pavers on sidewalk.
19. The decking shall be Trex Enhance brand composite, in Rocky Harbor or Coastal bluff color.

TOWN CLERK'S OFFICE

2024 SEP 27 9:25

TOWN OF ORANGE TOWN

20. The balusters shall be Trex Transend brand composite 1 ½” x 1 1/2 “classic white, or island mist.
21. The railings shall be Trex Select brand composite, in classic white.
22. The Security cameras shall be Hikvision brand, white in color. There shall be a total of 6 cameras, all focused on entryways. There shall be one on each corner of the front porch, facing centered towards the front doors. There shall be one on the Eastern side and one on the South Eastern Corner facing North. There shall be two in the back on the South Eastern and Western corner pointing down towards the driveway.
23. The existing Historical AA signage shall remain.
24. There shall be an additional signage added in cast bronze with no lighting.
25. There shall be a Durastar brand Sirius heat HVAC system model # DRA5H48M1A in the rear of the building on the East side, with an existing tree buffer.
26. The chimney shall be removed, closed off, and patched.
27. There shall be a handicap ramp, in Concrete Gray, and railings in galvanized steel, at the rear of the building, built as presented per the plans, and to code.

**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 , CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.**

TOWN OF ORANGETOWN  
2024 SEP 27 A 9 24  
TOWN CLERK'S OFFICE

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), Plans labeled “a copy of plans labelled “Alteration and Reconstruction of Office Building”, dated June 10, 2024 (12 pages), a letter dated June 18, 2024, from Next Chapter Equities LLC (2 pages), a package of computer-generated pictures with exhibits A thru 8D, a package from the previous submission dated June 26, 2023, a package from the previous submission dated January 12, 2023”; is APPROVED AS SUBMITTED WITH THE FOLLOW CONDITION; the Historic Board has visually accepted the proposed, with the options listed. If further Board approvals are required, or any changes are to be made, The Applicants understand that the Historic Board can vote visually and on whether or not the door is harmonious with the surrounding areas for the door. However, further approval may need from other boards and/or the Building Department in order to receive their permit approval.

The foregoing resolution to approve the Plans labeled “a copy of plans labelled “Alteration and Reconstruction of Office Building”, dated June 10, 2024 (12 pages), a letter dated June 18, 2024, from Next Chapter Equities LLC (2 pages), a package of computer-generated pictures with exhibits A thru 8D, a package from the previous submission dated June 26, 2023, a package from the previous submission dated January 12, 2023” as submitted, with the following condition: prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; the Historic Board has visually accepted the proposed, with the options listed. If further Board approvals are required, or any changes are to be made, the Applicants understand that the Historic Board can vote visually and on whether or not the door is harmonious with the surrounding areas for the door. However, further approval may need from other boards and/or the Building Department in order to receive their permit approval.; was presented and moved by Thano Schoppel, seconded by William Walther and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye.

The Senior Clerk Typist 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 10, 2024

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Katlyn Bettmann, Senior Clerk Typist

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- TBD

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

TOWN CLERK'S OFFICE  
2024 SEP 27 A 9: 27  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Julia Burrer (Quarter Waters, LLC.)  
360 Oak Tree Road  
Palisades, NY 10964

HABR#24-09  
September 10, 2024

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-09: Application of Quarter Waters, LLC., for a review of an 8' fence on the rear yard property line at an existing single-family dwelling located at 667 Oak Tree Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (E), Historical Areas Board of Review. Tax Map Designation: 78.17 / 2 / 31; R-40 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 10, 2024 at which time the Board made the following determination:

Julia Burrer, project manager, and Cellen Wolk, agent of the owner, appeared.

The following documents were presented:

1. Drainage and SESC plan, dated April 10, 2023 signed and sealed by Thomas W. Skrable, P.E..
2. Drawing of Fence line, by Jan Fence, dated September 17, 2023.
3. Computer generated pictures of the fence, supplied by the applicant at the time of submission (3 pages).
4. A letter dated September 4, 2024, from the Palisades Community Center submitted by the Applicant at the Zoning Board meeting of September 4, 2024.

Cellen Wolk stated that outside of the fence are several hundred feet of woods; that the fence that exists is a deer fence, which is nearly invisible; that prior to this fence there was a fence existing, but it was mesh; that this is a more robust fence with reinforcing wires, in black; that they believed this fence was already legally installed; that they have gone to the Zoning Board to make it legal now, knowing otherwise; that the fence runs outside the Palisades Community Center, and they have a letter is support.

Margaret Raso, Chairwoman, stated that the fence blends right in.

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 Historical Areas and the surrounding area. The design and materials for the proposed fence:

TOWN OF ORANGETOWN  
2024 SEP 27 A 9:27



1. The fence is existing.
2. The fence is 8ft. in height.
3. The fence is a deer fence.
4. The fence is black reinforced wire.

**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, 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), Plans labeled "Drainage and SESC plan", dated April 10, 2023 signed and sealed by Thomas W. Skrable, P.E., drawing of Fence line, by Ian Fence, dated September 17, 2023, computer generated pictures of the fence, supplied by the applicant at the time of submission (3 pages); is APPROVED AS SUBMITTED.

The foregoing resolution to approve the "Drainage and SESC plan", dated April 10, 2023 signed and sealed by Thomas W. Skrable, P.E., drawing of Fence line, by Jan Fence, dated September 17, 2023, computer generated pictures of the fence, supplied by the applicant at the time of submission (3 pages)., as submitted, prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Thano Schoppel, seconded by William Walther and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye.

The Senior Clerk Typist 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 10, 2024

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:  \_\_\_\_\_  
Katlyn Bettmann, Senior Clerk Typist

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- Ken L.

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

TOWN OF ORANGETOWN  
2024 SEP 27 A 9: 27  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Pashuk Palaj  
125 Kings Highway  
Tappan, NY 10983

HABR#24-10  
September 10, 2024

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-10: Application of Palaj Management, Inc., for a review of roof shingles, front and rear door, garage door, and AC unit, and an existing single-family dwelling located at 125 Kings Highway, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (E), Historical Areas Board of Review. Tax Map Designation: 77.11 / 1 / 21; R-15 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 10, 2024 at which time the Board made the following determination:

Pashuk Palaj, homeowner, appeared.

The following documents were presented:

1. Copy of a Survey, dated September 1, 1941.
2. Drawing of floor plan, of the first floor.
3. Computer generated picture of Feather Fiver Door used for Front door.
4. Computer generated picture of Masonite Door used for Rear door.
5. Computer generated picture of GAF Timberline HDZ Charcoal Algae roof shingles,
6. Computer generated picture of Ruud by Reem Air Condition Condenser unit installed.
7. Computer generated picture of the front side of the house, including the new front door.
8. Computer generated picture of the rear side of the house, including the new rear door.
9. Computer generated picture of the front of the garage, including the new garage doors.

Pashuk Palaj stated that when you look at the home from the front it looks tiny, but at the back there is much more; that the AC unit was replaced in the same location as previously existing, and is not visible; that when he purchased his home the Realtor and Attorney did not make him aware that he was in the Historic District; that if he knew he was in the Historic District and needed to come before doing the work he would have done so.

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 Historical Areas and the surrounding area. The design and materials for the proposed roof, doors, and AC unit:

TOWN OF ORANGETOWN  
SEP 21 4 28 PM  
TOWN CLERK'S OFFICE

1. The Front door is existing, Feather River door brand 36"x 80" 6 lite clear craftsman unfinished smooth right- hand in swing fiberglass pre-hung door.
2. The Rear door is existing, Masonite 30"x 80" steel half lite left hand in swing primed pre-hung door.
3. The roof shingles are existing, GAF Timberline HDZ Charcoal Algae resistant laminated high definition shingles
4. The Air Conditioner Unit is existing, Ruud by Rheem 3-ton 14 Seer Air Conditioner Condenser

**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 CLERK'S OFFICE

2024 SEP 27 A 9:28

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT TOWN 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), Plans labeled Survey, dated September 1, 1941, drawing of floor plan of the first floor, computer generated pictures of Feather Fiver Door used for Front door, Masonite Door used for Rear door, GAF Timberline HDZ Charcoal Algae roof shingles, Ruud by Reem Air Condition Condenser unit, front side of the house, rear side of the house, front of the garage including the new garage door; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the copy of a Survey, dated September 1, 1941, drawing of floor plan of the first floor, computer generated pictures of Feather Fiver Door used for Front door, Masonite Door used for Rear door, GAF Timberline HDZ Charcoal Algae roof shingles, Ruud by Reem Air Condition Condenser unit, front side of the house, rear side of the house, front of the garage including the new garage door, as submitted, prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Thano Schoppel, seconded by Loren Plotkin and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, aye.

The Senior Clerk Typist 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 10, 2024

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY: -   
Katlyn Bettmann, Senior Clerk Typist

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

TOWN OF ORANGETOWN  
2024 SEP 27 A 9: 28  
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