

## Historical Areas Board of Review(HABR)

Town of Orangetown Building Department  
26 Orangeburg Road, Orangeburg,  
New York 10962

PROPERTY ADDRESS: 8 Kopala in Palmettoes Section/Block/Lot: 18.13 · 1 · 3.4

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	copper charcoal	copper siding	
Siding:	blk/charcoal	stucco + natural stone accents	
Decorative Siding:	cream <del>white</del>	stucco	
Soffits & Fascia:	white	wood	
Gutters & Leaders:	cream	metal	
Windows:	white	wood	
Trim:	white	wood	
Shutters:	NA		
Front Door:	brown	wood/glass	
Back Door:	brown	wood/glass	
Garage Door(s):	white		
Other Door(s):	white	wood/glass	
Lighting:	white/copper	opper	
Lighting:			
Stone or Rock being used on Structure:	Natural stone	Natural stone	<b>RECEIVED</b>
Stone or Rock being used on walkway(s):	" "	cement pavers	JAN 13 2025
Other:	green		TOWN OF ORANGETOWN LAND USE BOARDS
Generator	Light Green		Generac 20KW

Name of Municipality: TOWN OF ORANGETOWN <sup>P</sup> Date Submitted: 1/13/25

### LAND USE BOARD APPLICATION

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input type="checkbox"/> Zoning Board of Appeals  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input checked="" type="checkbox"/> Other (specify): <u>generator</u>	<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: BLDR-6351-24  
 ASSIGNED  
 INSPECTOR: Ken  
 Referred from Planning Board: YES /  NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Wanmick

Street Address: 8 Kopal Ln  
Palisades NY 10964

Tax Map Designation:  
Section: 78.13 Block: 1 Lot(s): 3.4  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
On the West side of 8 Kopal Ln, approximately \_\_\_\_\_ feet West of the intersection of AWG, in the Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel <u>.92</u>	Zoning District <u>R-40</u>
School District <u>South Orangetown</u>	Postal District <u>Palisades</u>
Ambulance District <u>South Orangetown</u>	Fire District <u>Sparkill</u>
Water District <u>Orangetown</u>	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)  
generator

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 1/13/25 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If ~~subdivision~~:

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

### If ~~site plan~~:

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

If ~~special permit~~, list special permit use and what the property will be used for.

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### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

Are there **wetlands** on the site? If yes, please provide the names and type: \_\_\_\_\_

### Project History:

Has this project ever been reviewed before? no

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**

26 Orangeburg Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW**

Date: 12.11.24 Section: 78.13 Block: 1 Lot: 3.4

Applicant: Warwick

Address: 8 Kopac Ln, Palisades, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval

Comments: 20 KW Stand by Generator

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Dear Warwick:

Please be advised that the Building Permit Application # 6351-24, which you submitted on 12.4.24, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Katlyn Bettmann, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

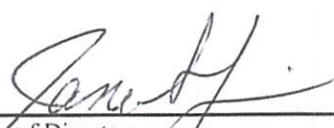
  
\_\_\_\_\_  
Richard Oliver  
Deputy Building Inspector

12/11/24

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**TOWN OF ORANGETOWN  
LAND USE BOARDS**

  
\_\_\_\_\_  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024 : emd

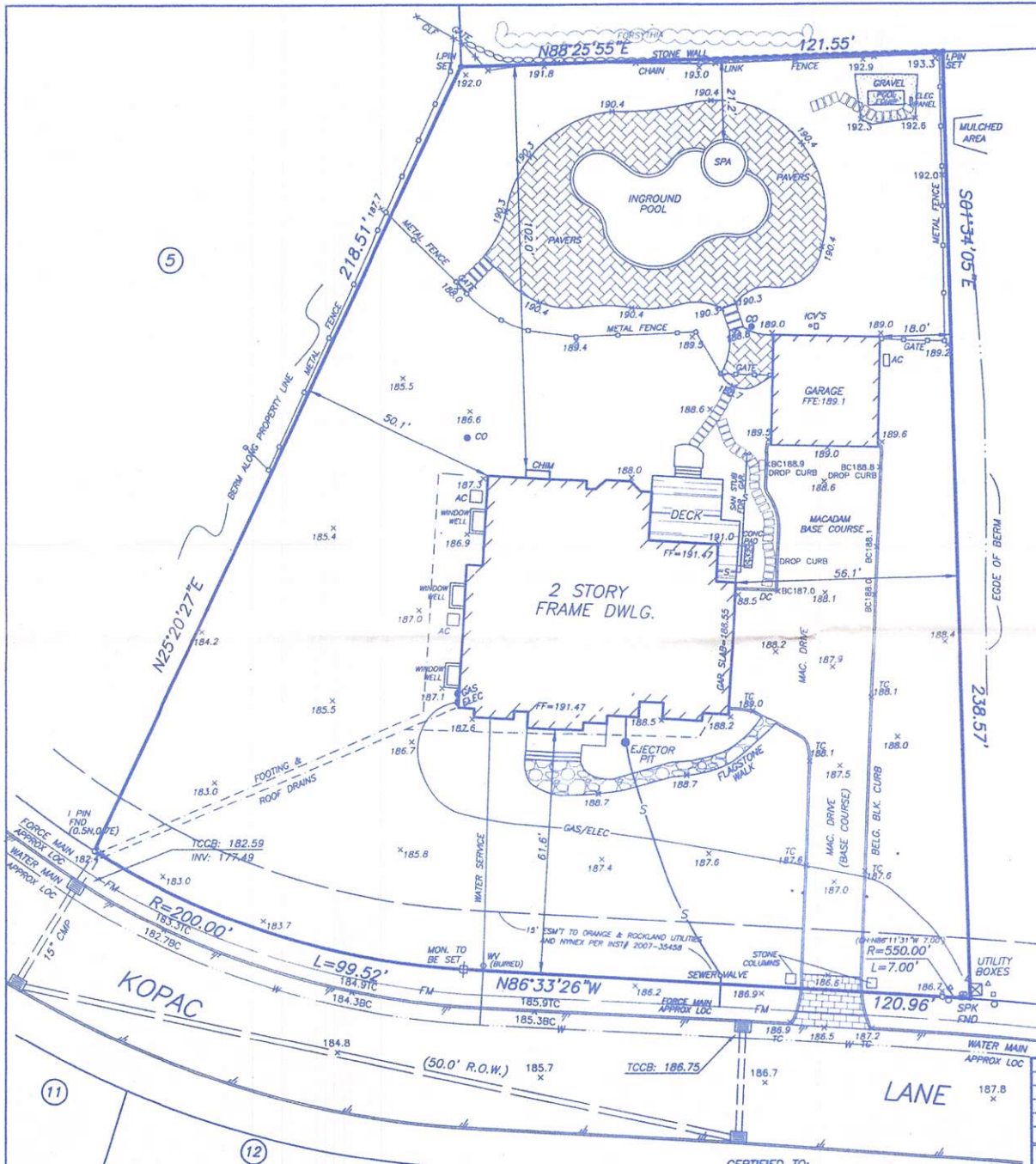
12/12/24  
\_\_\_\_\_  
Date  
CC: Katlyn Bettmann  
Elizabeth Decort

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.13-1-3.1	Sandeep Daga	2 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.2	Boris A Mueller	4 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.3	Jared Cohen	6 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.4	Michael Shanahan	8 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.5	Jeff Sicklick	10 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.6	Jimmy S Zervoudis	12 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.7	Harold J Hilderbrand	14 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.8	Weihua W Liu	7 Hampton Rd, Monroe, NJ 08831
392489	78.13-1-3.9	John Tramutola Jr	17 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.10	Gurjeet Chadha	15 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.11	Glen Eisenberg	11 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.12	Keith Cozza	9 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.13	Benjamin Colonomos	7 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.14	Jeffrey S Brodsky	5 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.15	Oleg Korenfeld	3 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.16	Jason Beckerman	1 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.17	Lennar New York LLC Town of Orangetown	2465 Kuser Rd Fl 3, Hamilton, NJ 08690

392489 78.13-1-2.2 Blythe Anderson-Chase

286 Rte 9W

Palisades, NY, 10964



Town of Orangetown  
MEETING OF:

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HISTORICAL AREAS  
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LEGEND

EXIST DRAINAGE INLET W/PIPES	
EXIST BLOCK CURB	
EXIST FORCE MAIN	FM
EXIST WATER MAIN	W
GAS VALVE	GV
WATER VALVE	WV
BLACKTOP PAVEMENT	
IRRIGATION CONTROL VALVES	ICV

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BUILDING DEPT.  
TOWN OF ORANGETOWN

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION(S) HEREON IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. EASEMENTS OR RIGHTS OF WAY, EITHER ON OR BELOW THE SURFACE OF THE GROUND, EVIDENCE OF WHICH IS NOT VISIBLE IN THE FIELD OR FOR WHICH DOCUMENTATION IS NOT PROVIDED, ARE NOT SHOWN. UNDERGROUND UTILITIES NOT SHOWN UNLESS MARKED IN THE FIELD. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF THIS SURVEY NOT HAVING THE EMPLOYED SEAL OF THE LAND SURVEYORS ARE NOT VALID. CERTIFICATIONS ARE SUBJECT TO A CURRENT AND COMPLETE TITLE REPORT.

AS-BUILT SURVEY - LOT 4 MWD STAR GROUP, LLC SUBDIVISION COMITO CONSTRUCTION CORP.		TAX LOT # 7B.13-1-3.4
		AREA 40,091 SF
		FILE 2461A84
		SCALE 1" = 20'
TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK		DATE 01/10/10
JAY A. GREENWELL, PLS, LLC		JOB NO. 2461
SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756		

REFERENCES:

1. BEING LOT #4 ON A MAP ENTITLED "MWD STAR GROUP, LLC ROUTE 9W GOLF SUBDIVISION", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP 7829.
2. MAPS ENTITLED "C-3 & C-4, GRADING & UTILITY PLAN - MWD STAR GROUP, LLC ROUTE 9W GOLF SUBDIVISION"; PREPARED BY LAWLER, MATUSKY & SKELLY ENGINEERS LLP.
3. SUBJECT TO DECLARATION OF RESTRICTIVE COVENANT IN INST# 2008-27342.

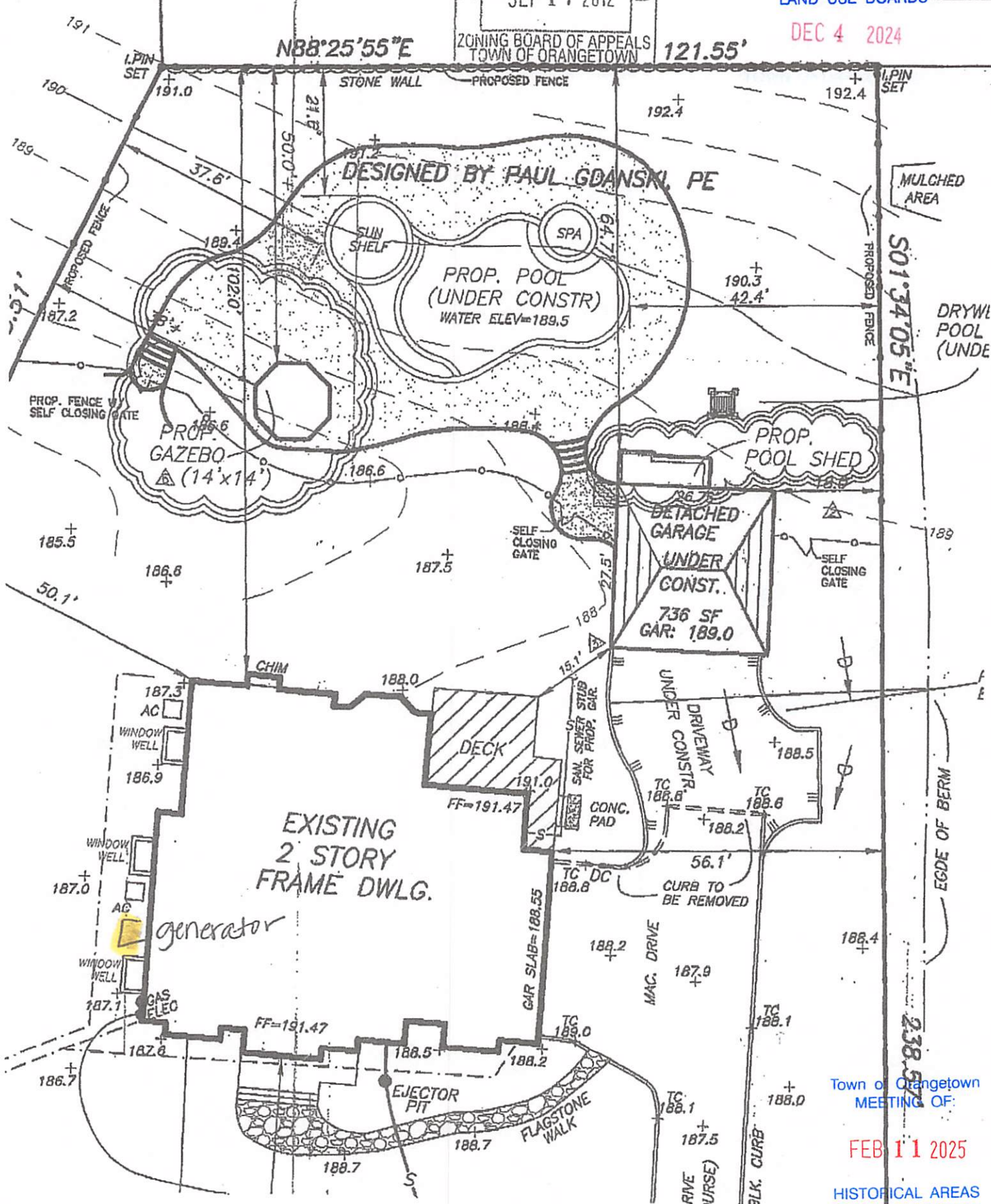
CERTIFIED TO:  
THE TOWN OF ORANGETOWN

*Jay A. Greenwell*  
JAY A. GREENWELL, PLS  
NYS LIC. # 49676

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ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

TOWN OF ORANGETOWN  
LAND USE BOARD

DEC 4 2024



Town of Orangetown  
MEETING OF:  
FEB 11 2025  
HISTORICAL AREAS  
BOARD OF REVIEW

Town of Orangetown  
MEETING OF:

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HISTORICAL AREAS  
BOARD OF REVIEW

# GENERAC®

## GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

### 20/22/24 kW

MR 12/24/24

#### INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.\*  
*\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

[https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973\\_DoC\\_204\\_13204-01-01\\_Rev9.pdf](https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf)

#### Standby Power Rating

G007039-1, G007039-1, G007039-2, G007039-3 (Aluminum - Bisque) - 20 kW @ 60 Hz  
G007042-2, G007042-2, G007042-3, G007042-3 (Aluminum - Bisque) - 22 kW @ 60 Hz  
G007049-0, G007210-0 (Aluminum - Bisque) - 24 kW @ 60 Hz



### QUIET TEST



Note: ETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

## FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators. Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
- **PWRVIEW™ TRANSFER SWITCH:** The Generac PWRview Automatic Transfer Switch integrates the PWRview energy monitor to provide real-time energy consumption data that can help lower a home's electricity bill. Using a convenient mobile app, homeowners can access energy usage and alert information while under utility power or generator power. The PWRview energy monitor is a simple to use and low cost tool which helps save money over the life of the generator. Included with model G007210-0.

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GENERAC

## PWRVIEW

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TOWN OF ORANGETOWN  
LAND USE BOARDS



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**GENERAC**

20/22/24 kW

HISTORICAL AREAS  
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**Features and Benefits**

**Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

**Generator**

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.

For your safety.

**Transfer Switch (if applicable)**

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

**PWRview Transfer Switch (if applicable)**

- PWRview energy monitor
- Ability to view real-time energy consumption data
- PWRview mobile app

Energy usage at-a-glance.

Better understand the home's energy profile.

Access daily energy intelligence and insights.

**Evolution™ Controls**

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

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**GENERAC**

20/22/24 kW

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Features and Benefits

**Unit**

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability. Quiet, critical grade muffler is mounted inside the unit to prevent injuries. Makes for an easy, eye appealing installation, as close as 16 in (457 mm) away from a structure.

**Installation System**

- 14 in (35.6 cm) flexible fuel line connector
- Integral sediment trap

Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping. Meets IFGC and NFPA 54 installation requirements.

**Connectivity (Wi-Fi equipped models only)**

- Ability to view generator status
- Ability to view generator Exercise/Run and Total Hours
- Ability to view generator maintenance information
- Monthly report with previous month's activity
- Ability to view generator battery information
- Weather information

Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind. Review the generator's complete protection profile for exercise hours and total hours. Provides maintenance information for the specific model generator when scheduled maintenance is due. Detailed monthly reports provide historical generator information. Built in battery diagnostics displaying current state of the battery. Provides detailed local ambient weather conditions for generator location.

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LAND USE BOARDS

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**GENERAC**

**Specifications**

**20/22/24 kW**

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**Generator**

Model	G007036-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-0 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

**Engine**

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magneto				
Governor system	Electronic				
Compression ratio	9.5:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.9 qt / 1.8 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft <sup>3</sup> /hr (m <sup>3</sup> /hr)				
	1/2 Load	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
	Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft <sup>3</sup> /hr (gal/hr) [L/hr]				
	1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
	Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7 in water column (0.87-1.74 kPa) for NG, 10-12 in water column (2.49-2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

**Controls**

Two-line plain text multi-lingual LCD	Simple user interface for ease of operation.
Mode options: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility voltage Loss/Return to utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stopper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

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\*\* Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). \* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (305 m) above sea level, and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

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LAND USE BOARDS

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BOARD OF REVIEW

**GENERAC**

Switch Options

20/22/24 kW

**Service Rated Automatic Transfer Switch Features**

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

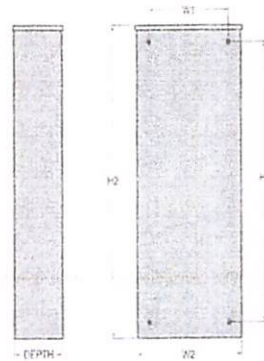
Model	G007039-1, G007039-3 (20 kW) G007043-2, G007043-3 (22 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

\*Function of Evolution controller  
Exercise can be set to weekly, bi-weekly, or monthly

**Dimensions**

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



**PWRview Automatic Transfer Switch Features**

- Integrated PWRview monitor provides real-time energy usage data through PWRview app.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Heavy duty Generac Contactor is an ETL recognized device.

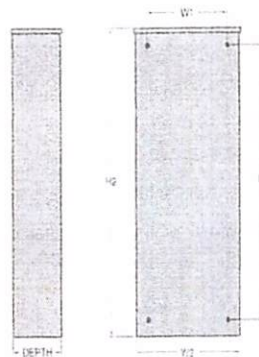
Model	G007210-0 (24 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
ETL or UL listed	Standard
Enclosure type	NEMA 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

\*Function of Evolution controller  
Exercise can be set to weekly, bi-weekly, or monthly

**Dimensions**

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



DEC 4 2024

RECEIVED

JAN 13 2025

FEB 11 2025

HISTORICAL AREAS  
BOARD OF REVIEW

**GENERAC**

Available Accessories

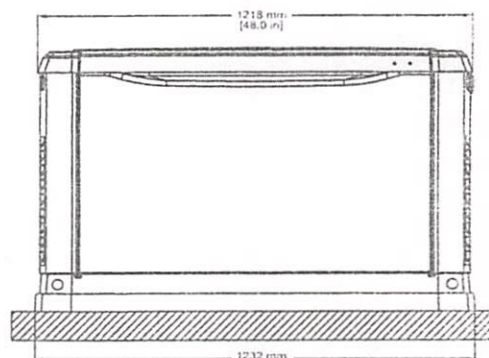
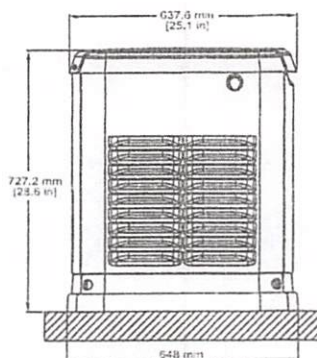
20/22/24 kW

20/22/24 kW

Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit (Standard on 22/24 kW)	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

**Dimensions & UPCs**

Model	UPC
G007038-1	696471074185
G007038-3	696471074185
G007039-1	696471074192
G007039-3	696471074192
G007042-2	696471074208
G007042-3	696471074208
G007043-2	696471074215
G007043-3	696471074215
G007209-0	696471071511
G007210-0	696471078220



LEFT SIDE VIEW FRONT VIEW  
Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES

DEC 4 2024  
**RECEIVED**

**GENERAC**

DECISION

APPROVED WITH CONDITIONS

TO: Marc Comito  
87 6<sup>th</sup> Avenue  
Nyack, New York 10960

HABR #10-03  
March 9, 2010

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 09-03: Application of Comito Construction for review of a proposed new single family residence to be located at lot 4 Kopak Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.13 / 1 / 3.4; R-40 zoning district.

Marc Comito, Robert Hoene, Architect, appeared and testified.

The applicant presented the following:

1. Architectural plans dated January 27, 2010 (5 pages) signed and sealed by Robert Hoene, Architect.
2. Subdivision plat for Route 9W Golf Subdivision dated 1/13/05 with the latest revision date of 11/29/05 by LMS Engineers LLP.
3. Planting plan dated February 11, 2010 by BioLogic Earthscapes.
4. Survey dated 1/10/10 signed and sealed by Jay A. Greenwell, P.L.S.
5. Computer generated picture of the proposed dwelling.
6. Revised Architectural plans with the latest revision date of March 11, 2010 (Window change, adjusted roof line, chimney).

Robert Hoene, Architect, testified that this is his second house in the development; that this house went to ACABOR and received approvals for the site planting plan; that he submitted a rendering that shows what the front of the house would look like; that the house is a two story house with a three car garage; that the exterior will be beige stucco with white trim on all sides and the front will have a ledgestone façade as per the front elevation plan; that the soffit and fascia will be white vinyl/ aluminum; that the roofing material will be Tamko Heritage 30 Architectural style shingles in Rustic Black; that the exterior entry door shall be double Therma Tru brand, stained mahogany style; that the door off the dinette shall be a Pella sliding door with white exterior trim; that the windows will be Pella brand as per the plan with white exteriors with grilles included on all windows; that the shutters shall be raised panel shutters in brown/grey; that the gutters shall be white aluminum and the leaders will match the color of the stucco; that the garage doors shall be white Clopay Coachman carriage style with divided light windows; that the driveway shall be macadam; that the front porch shall be bluestone with limestone border; that the steps and risers shall be limestone; that he listened to the Board the last time and tried to add interest to every elevation; that he has no problem making the fireplace flue a taller; that the back porch is wood and lattice; that the oval windows can be improved; that the second floor oval window can be replaced with the same window that is on the dormer; that the other two oval windows will be improved so that they do not look "home depo-ish"; that the roof pitch can be changed to lower the roof ridge by 2 or 2 ½ feet; and that the cantilevers can be extended at the eaves to make the house appear shorter.

TOWN CLERKS OFFICE

10 MAR 25 AM 9:28

TOWN OF ORANGETOWN

Marc Comito stated that he will make all of the changes that the Board suggested; that he is shovel ready on this project and would like to start as soon as possible; that he would ask the Board to approve the project with the condition that the ridge height be lowered 2 or 2 ½ feet and the cantilevers can be extended at the eaves; that the windows can be changed, the fireplace made taller, and the front steps will have limestone treads.

**PUBLIC COMMENT:**

Sylvia March, 224 Route 9W, stated that she lives three house down from this development; that she wants Palisades kept artistic; that the house appears very tall and alone; that the development should blend with artistic and historic Palisades.

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented for the new house would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed house as amended in the revised plans dated January 27, 2010 with the latest revision date of March 11, 2010 signed and sealed by Robert Hoene, Architect, are complimentary to the District.

**DECISION:** In view of the foregoing and the testimony before the Board, the application (Architectural plans by Robert Hoene, Architect with the latest revision date of March 11, 2010) is APPROVED as submitted and presented with the following conditions:

1. Roof ridge shall be lowered by 2 feet and the roof shall be extended over the eaves of the house.
2. The pitch of the roof was changed to 12 over 11.
3. The height of the chimney shall be extended by two feet.
4. The oval window on the second floor of the front elevation shall be changed to a window matching the proposed window on the dormer.
5. The oval windows on the first floor elevations of the front of the house and the right side of the house shall be upgraded.
6. The roof shall be Tamko Heritage 30 Architectural Style Shingles Rustic Black.
7. Exterior will be beige stucco with white trim on all sides and chimney.
8. Ledge stone façade as per front elevation.
9. Soffit and fascia to be white vinyl /aluminum.
10. Aluminum seamless gutters (white), leaders to match façade.
11. Exterior entry door shall be double Therma Tru brand, stained mahogany.
12. Exterior door by the dinette shall be Pella sliding door with white exterior trim.
13. The windows shall be Pella brand, sizes per plan, white exterior color with grilles included on all windows.

10 MAR 25 09:27

TOWN OF ORANGETOWN

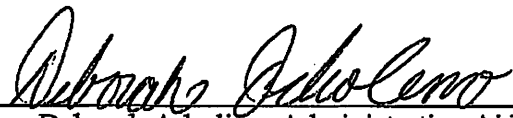
14. Raised panel shutters in brown/grey.
15. Garage doors (3) shall be white Clopay Coachman carriage style with divided lights.
16. Driveway shall be macadam.
17. Front porch shall be bluestone with limestone border, steps to be limestone treads and matching stone risers.

The foregoing resolution was presented and moved by Scott Wheatley, seconded by Thomas Quinn; and carried as follows: Margaret Raso, aye; William Walther; aye; Scott Wheatley, aye; Wayne Garrison, aye; Thano Schoppel, aye; Thomas Quinn, aye; and Larry Bucciarelli, aye.

The Administrative Aid 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: March 9, 2010

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- .B.v.W.

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

TOWN CLERKS OFFICE

10 MAR 25 AM 9:27

TOWN OF ORANGETOWN



**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
JANUARY 10, 2012**

MEMBERS PRESENT: Thomas Quinn  
Scott Wheatley  
Larry Bucciarelli  
Thano Schoppel  
Margaret Raso  
William Walther

ABSENT: Wayne Garrison

ALSO PRESENT: Deborah Arbolino, Administrative Clerk  
Denise Sullivan, 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>NEW ITEM:</u>		
BUCCIARELLI 78.17 / 2 / 19; R-80 zone	APPROVED	HABR#12-01

OTHER BUSINESS:

HABR#11-22: SHANAHAH GARAGE  
78.13 / 1 / 3.4; R-40 zone

An error was found on Sheet A 1.0 of the Architectural plans labeled "New Detached Garage" signed and sealed by Robert Hoene, Architect, which were the original plans submitted at the December 13, 2011 HABR meeting. The interior plans (Sheet A2.0) show a proposed window on the left side elevation; however the window was not shown on the exterior drawing of the left side elevation. The building plans submitted to the Building Inspector corrected the error and the plan was sent back to the Board for their review and approval. The correction to the December 13, 2011 application as presented would not adversely affect the Historic District and the surrounding area. A motion was made by Larry Bucciarelli, seconded by Thano Schoppel to accept the corrected Architectural plans labeled "New Detached Garage" with dated 1/31/2011 with the latest revision date of 12/13/ 2011 signed and sealed by Robert Hoene, Architect; which motion was carried unanimously.

THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

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

DATED: January 12, 2012

HISTORIC AREAS BOARD OF REVIEW  
BY: Deborah Arbolino  
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT	TOWN BOARD MEMBERS	SUPERVISOR	TOWN CLERKS OFFICE
TOWN ATTORNEY			JAN 13 AM 9 43
DEPUTY TOWN ATTORNEY			TOWN OF GRANGETOWN
BUILDING INSPECTOR (Individual Decisions)			

DECISION

TO: Marc Comito (Shanahan Pool)  
P.O. Box 300  
West Nyack, New York 10994

HABR # 12-07  
May 8, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12- 07: Application of Michael Shanahan for review of a new in-ground pool at an existing single-family residence. The premises are located at 8 Kopac Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 78.13 / 1 / 3.4; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 8, 2012 at which time the Board made the following determination:

Caitlin Burck, Designer, appeared and testified.

The applicant presented the following:

1. Pool plan for 8 Kopac Lane dated 3/ 14/ 2012 & 3/18/2012 by Paul Gdanski, P.E.
2. A computer generated picture of the house and garage.
3. A picture of the proposed fence

Caitlin Burck, Designer, stated that the pool coping will be Techo Bloc bullnose cap in Sandlewood; that the pool plaster will be Hydrazzo polished marble pool finish in Pacific Blue; that the tile to be placed at the waterline will be Verona, VR682, in Tavora Tan, which will blend with the bullnose cap; that the pool equipment will be located at the northeast corner of the property and surrounded with shrubbery; that the spa exterior façade will be Semco, Cedar Ridge, machine cut to match the house; that the spa bullnose coping will be limestone; that the fence in the rear of the property will be black chainlink that will meet the decorative back aluminum fence with all of the required gates to code; that the landscaping will be in keeping with the landscape done in the front of the house; and that there already exists a thick green barrier between the properties.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE  
2012 MAY 24 PM 9 35  
TOWN OF ORANGETOWN

**FINDINGS OF FACT:**

4. The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed pool [Pool plan for 8 Kopac Lane dated 3/ 14/ 2012 & 3/18/2012 by Paul Gdanski, P.E. ] are complimentary to the District.
1. The pool coping shall be Techo Bloc bullnose cap, Sandlewood.
2. The pool plaster will be Hydrazzo polished marble ,Pacific Blue.
3. Pool waterline tile shall be Verona, VR682, Tavora tan.
4. The pool equipment shall be located at the northeast corner of the property, surrounded by shrubbery.
5. The spa exterior façade shall be Semco, Cedar Ridge, machine cut to match the house.
6. The spa bullnose coping shall be limestone.
7. The fence in the rear shall be black chainlink to meet with the decorative black aluminum fence at the front.

**THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH 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:**

TOWN OF ORANGETOWN  
2012 MAY 24 PM 9 35  
TOWN CLERKS OFFICE

- 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.**

DECISION: In view of the foregoing and the testimony before the Board, the application; [Pool plan for 8 Kopac Lane dated 3/ 14/ 2012 & 3/18/2012 by Paul Gdanski, P.E.] are APPROVED.

The foregoing resolution was presented and moved by Larry Bucciarelli, seconded Thano Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye. Thomas Quinn and Wayne Garrison 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: May 8, 2012

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-B.vw.

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

TOWN OF ORANGETOWN  
2012 MAY 24 PM 9 35  
TOWN CLERKS OFFICE

DECISION  
GARAGE EXTENSION AND GAZEBO APPROVED AS PRESENTED

TO: Marc Comito (Shanahan)  
P.O.Box 300  
West Nyack, New York 10994

HABR # 12-14  
October 9, 2012

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR# 12-14: Application of Michael Shanahan for review of an addition to the rear of the existing garage and a gazebo at an exiting single-family residence. The premises are located at 8 Kopac Lane, in the Town of Orangetown, Hamlet of Palisades, New York, Chapter 12, Section 12-4 (A), Historic Areas Board of Review. Tax Numbers: 78.13 / 1 / 3.4; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, October 9, 2012 at which time the Board made the following determination:

Robert Hoene, Architect, and Marc Comito, Contractor, appeared and testified.

The applicant presented the following:

1. Revised Site Development plan for pool shed and gazebo dated 01/10/2012 with the latest revision date of 05/29/2012 signed and sealed by Jay Greenwell, P.L.S.
2. Architectural plans Labeled "Roof Plan, Floor Plan & Elevations New Gazebo at 8 Kopac Lane, Palisades, New York" dated 04/17/2012 with the latest revision date of 05/22/2012.

Robert Hoene, Architect, stated that the applicant is proposing to add an outdoor shower and bathroom/ dressing room to the rear of the existing free standing garage and a gazebo by the pool; that the proposed bathroom would have shed roof, skylights, siding to match the garage and coach style lights; that the octagonal gazebo will be 8 ½ feet in height with down lighting in the ceiling; that the gazebo would have a counter and grilling area; and the floor of the gazebo would be the existing patio.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2012 OCT 18 PM 12 02  
TOWN CLERK'S OFFICE

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed addition [Revised Site Development plan for pool shed and gazebo dated 01/10/2012 with the latest revision date of 05/29/2012 signed and sealed by Jay Greenwell, P.L.S. & Architectural plans Labeled " Roof Plan, Floor Plan & Elevations New Gazebo at 8 Kopac Lane, Palisades, New York" dated 04/17/2012 with the latest revision date of 05/22/2012] are complimentary to the District.

1. The roofing material for the Gazebo shall be Charcoal color Tamko Heritage 30 Architectural style shingles (Rustic Black).
2. The columns, soffit and fascia of the Gazebo shall be white.
3. The counter and BBQ façade of the Gazebo shall be Semco, Cedar Ridge, machine cut natural thin stone veneer.
4. The counter tops in the Gazebo shall be granite.
5. The posts of the gazebo shall be PVC wrapped 6' x6" wrapped posts.
6. The exterior of the bathroom addition shall be beige stucco with white trim on all sides to match the house and garage. 36" stone veneer on all sides to be Semco, Cedar Ridge, machine cut with a limestone cap to match house and garage. The soffit and fascia will be white vinyl/aluminum.
7. The roofing material on the extension shall be Tamko Heritage 30 architectural style shingles (Rustic Black) and the exterior hinged door will be Therma Tru brand, painted white or fiberglass stained (Walnut) consistent with the side entry door of the house.
8. The windows shall be Pella brand, white exterior with exterior bonded grilles on all windows as per plan.
9. The coach style light (at the door location) shall be consistent with the existing house.

**THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH 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:**

TOWN CLERK'S OFFICE  
2012 OCT 18 PM 12 02  
TOWN OF ORANGETOWN

- 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.**

DECISION: In view of the foregoing and the testimony before the Board, the application; [Revised Site Development plan for pool shed and gazebo dated 01/10/2012 with the latest revision date of 05/29/2012 signed and sealed by Jay Greenwell, P.L.S. and Architectural plans Labeled "Roof Plan, Floor Plan & Elevations New Gazebo at 8 Kopac Lane, Palisades, New York" dated 04/17/2012 with the latest revision date of 05/22/2012 ] are APPROVED.

The foregoing resolution was presented and moved by Scott Wheatley seconded Larry Bucciarelli; and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; Thomas Quinn, aye; and Wayne Garrison, aye. William Walther 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: October 9, 2012

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-B.v.w.

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

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN