

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
January 14, 2025**

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, Administrative Aide

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> |
|-------------------|-----------------|--------------|


AMENDMENT ITEMS:

| | | |
|--|-----------------------|---------------|
| NC 77 MAIN OWNER, LLC. PANZELLA 77 Main Street Tappan, New York 77.15 / 1 / 3; CS zone | APPROVED AS PRESENTED | HABR#24-08(A) |
|--|-----------------------|---------------|

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 7:30 P.M.

DATED: January 14, 2025 HISTORICAL AREAS BOARD OF REVIEW

BY: 
Katlyn Bettmann
Administrative Aide

TOWN CLERK'S OFFICE
2025 JAN 21 P 2:52
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Joseph Panzella (NC 77 Main Owner, LLC)
233 Myrtle Street
Haworth, NJ 07641

HABR#24-08(A)
January 14, 2025
Permit # BLDC-5385-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-08(A) Application of NC 77 Main Owner, LLC, for an amendment to HABR#24-08 for review of changes to the handicap ramp, deck material, roof material, and location of an Air Conditioning Unit at an 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, January 14, 2025 at which time the Board made the following determination:

Joseph Panzella, manager, and Andrew Rosenberg, manager.

The following documents were presented:

1. Copy of plans labelled "Alteration and Reconstruction of Office Building", dated December 19, 2024 (5 pages).
2. A letter dated December 20, 2024 from Next Chapter Equities LLC (2 pages).
3. A copy of the manufacturer's paperwork for the Savaria Multilift (2 pages).
4. A copy of the Product Data Sheet for Mule-Hide FR 60 and 90 MIL EPDM Membrane (1 page).
5. A computer-generated picture of the HVAC Condensers to be used.
6. A package from the previous submission dated June 18, 2024.

Joseph Panzella stated that the new decking material DecTec will be used in lieu of the prior approved Trex where you walk out onto the flat roof; That the roofing material was going to be a stick down material with a color; that the air conditioning units are high efficiency canisters; that they have considered the possibility of a generator however they don't feel there is adequate room for it; that they could possibly put a generator ten (10') feet to fifteen (15') feet from the house; that these air conditioning units can't be placed away from the house like a generator can.

Andrew Rosenberg stated that commonly with projects as they develop and houses like these as you go along you find things that they need; that they believe they are still in keeping with what was originally planned; that previously there was set to be a snaking ramp around the back; that this was going to look unsightly; that they believe they have come up with an alternative; that they would like to install a small lift leading up to a platform to the back of the house; that there would be a paved path created around the driveway for a wheelchair to gain access to the lift; that the wheelchair would then go into the lift and lift themselves up onto a platform with railings and gain access into the back of the house; that there will also be stairs up to that same platform from one side; that this will eliminate the snaking structure across the back of the house while still providing the access into the back of the house; that the flat for the flat roof in the back they had originally proposed to use Trex material; that in speaking with the roofers and deck installers they were informed that this would have gaps and collect debris; that they were also told that this would not be ideal to maintain and could have waterflow issues or other concerns; that they suggested for them to use DecTec brand instead which is a roll-out sheet type of material; that this would be used where the deck is going to be flat on the roof; that this will not collect any debris; that the roofing material is similar to what was proposed previously but is a different brand; that they are now proposing to use a common material which is EDPM Mule Hide; that this material will be better for maintenance and for durability; that they have four air conditioner units to power the whole house; that to the West side of the house due to spacing they would like to relocate one of the four units; that they would like to place the unit on the back of the house on the roof where it will not be visible to any of the neighbors;

Thano Schoppel thanked the Applicants for the changes made to the handicap access. He also made the Applicant aware that the revised roofing material can be slippery after some time, and that if any maintenance or repair workers have to walk on it, it may be problematic.

Chairwoman Raso made the Applicants aware that she has heard of some of these not working properly in bad weather, and hopes that they have since improved.

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 amended handicap ramp, deck material, roof material, and location of an Air Conditioning Unit:

1. The flat roof (in rear) shall be Mule-Hide EPDM material in black.
2. The decking (on rear flat roof area only) shall be DecTec Classic line in granite color.
3. The single HVAC Condenser Unit shall be re-located to the back of the house on the West side up on the roof not visible to any neighbors.
4. The lift gate shall be Savaria Multilift aluminum powder coated in beige.
5. The platform and stairs leading to the rear door shall be Trex in either Rocky Harbor or Coastal Bluff with white railings (colors approved at prior meeting).

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

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- 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 “Alteration and Reconstruction of Office Building”, dated December 19, 2024 (5 pages), a letter dated December 20,2024 from Next Chapter Equities LLC (2 pages), a copy of the manufacturer’s paperwork for the Savaria Multilift (2 pages), a copy of the Product Data Sheet for Mule-Hide FR 60 and 90 MIL EPDM Membrane (1 page), a computer-generated picture of the HVAC Condensers to be used, a package from the previous submission dated June 18, 2024.” is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled “a copy of plans labelled “Alteration and Reconstruction of Office Building”, dated December 19, 2024 (5 pages), a letter dated December 20,2024 from Next Chapter Equities LLC (2 pages), a copy of the manufacturer’s paperwork for the Savaria Multilift (2 pages), a copy of the Product Data Sheet for Mule-Hide FR 60 and 90 MIL EPDM Membrane (1 page), a computer-generated picture of the HVAC Condensers to be used, a package from the previous submission dated June 18, 2024.” 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; was presented and moved by Thano Schoppel, seconded by Scott Wheatley and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Loren Plotkin, aye; William Walter, 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: January 14, 2025

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 

Katlyn Bettmann, Administrative Aide

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
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HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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