

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
MAY 11, 2021**

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

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Brittany Cordero, Deputy Town Attorney

Margaret Raso, Chairperson, called the meeting to order at 7:00 p.m. Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:


<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR#</u>
MEYER 7 Chipman Road Palisades, New York 80.06 / 1 / 26; R-40 zone	EMERGENCY GENERATOR APPROVED AS SUBMITTED	HABR#21-08
THE FILLING STATION 234 Route 9W Palisades, New York 78.18 / 1 / 2; R-80 zone	PARKING AREA APPROVED AS SUBMITTED	HABR#21-09

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: May 11, 2021

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2021 MAY 20 P 1:55
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Barbara Meyer
7 Chipman Road
Palisades, New York 10964

HABR #20-08
May 11, 2021
Permit#51324

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-08: Application of Barbara Meyer for review of a new emergency generator at an existing single-family residence. The premises are located at 7 Chipman Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 80.05 / 1 / 26; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 11, 2021 at which time the Board made the following determination:

Barbara Meyer appeared.

The following documents were presented:

1. Site plan showing where the 22 KW Generac beige emergency generator will be installed.
2. Color computer generated picture of the yard and proposed location of the generator.

Barbara Meyer stated that they are proposing to place the generator to the right of the compost container within the fenced in area that is surrounded by bushes that are in full bloom for nine months of the year and it will be 20 feet from the house; that she also lives on a private road.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2021 MAY 20 P 1:55
TOWN OF ORANGETOWN

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed generator:

1. The application for the beige 22 Kw Generac Emergency Generator shall be located 20' from the house within the fenced in yard.
2. The generator will be located by bushes that are in bloom for 9 months a year and the house is on a private road.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

***** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.***

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN CLERK'S OFFICE
2021 MAY 20 P 1:55
TOWN OF ORANGETOWN

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for emergency generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the beige Generac Emergency Generator for property located at 7 Chipman Road, Palisades, HABR#21-08, as submitted; was presented and moved by Loren Plotkin, seconded by Scott Wheatley; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and William Walther; 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: May 11, 2021

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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

TOWN CLERK'S OFFICE
2021 MAY 20 P 1:55
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Rachel Barese (Filling Station)
139 Lafayette Avenue
Suffern, New York 10901

HABR #20-09
May 11, 2021
Permit#47588

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-09: Application of The Filling Station for review of the extension of a parking lot at an existing restaurant. The premises are located at 243 Route 9W, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review. Tap Map Designation: 78.18 / 1 / 2; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 11, 2021 at which time the Board made the following determination:

Larry Toro, Civil Tech Engineering, and Steve Galanis, owner, appeared.

The following documents were presented:

1. Site plan showing the paved parking areas labeled "Site Plan for The Filling Station" with the latest revision date of April 1, 2021 signed and sealed by Rachel Barese, P.E and Robert R. Rahnefeld, L.S..
2. Acabor decision #21-15 dated April 22, 2021.

Larry Toro stated they are not proposing any physical change to the building; that the parking lot is cramped and they are proposing to extend it to alleviate customers parking on Rout 9W; that the stormwater facilities are being moved underground in order to extend the parking; , that they are not changing the driveway on the north side of the building and the proposed parking at that end does not encroach on the wetlands; that he is not sure of the number of spaces that exist and how many are being added.

Loren Plotkin asked for clarification of how many parking spaces actually exist and how many more are being added.

Margaret Raso asked about the driveway on the north and the proposed parking in that area; inquiring if the wetlands were being protected.

Steve Galanis, owner of the property, clarified that number of parking spaces, stating that there are five existing spaces in the front of the building, twenty total spaces existing and twenty-one additional spaces are being added; thirteen new spaces in the rear and eight new spaces to the north.

Scott Wheatley stated that he is ok with the ACABOR decision and that the bike racks should be moved away from Route 9W as suggested in their decision.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2021 MAY 20 P 1:55
TOWN CLERK'S OFFICE

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed parking area:

Site plan showing the paved parking areas labeled "Site Plan for The Filling Station" with the latest revision date of April 1, 2021 signed and sealed by Rachel Barese, P.E and Robert R. Rahnefeld, L.S..

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

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TOWN CLERK'S OFFICE
2021 MAY 20 P 1:55
TOWN OF ORANGETOWN

The Filling Station

HABR# 21-09

Permit #47588

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DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for paved parking area is APPROVED AS SUBMITTED.

The foregoing resolution to approve the paved parking area for property located at 243 Route 9W, Palisades, HABR#21-09, as submitted; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and William Walther, 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: May 11, 2021

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: 
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- Dave

TOWN CLERK
HIGHWAY DEPARTMENT
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HABR, PB, FILE
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