

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
January 14, 2020**

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

ABSENT: NONE

ALSO PRESENT:	Deborah Arbolino,	Administrative Aide
	Dennis Michaels,	Deputy Town Attorney
	Brittany Cordero,	Deputy Town Attorney
	Anne Marie Ambrose,	Official Stenographer

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>
<u>NEW ITEM:</u>		
HARDER 4 Justin Court Palisades, NY 80.06 / 1 / 6; R-40 zoning district	APPROVED AS SUBMITTED	HABR#20-04

Other Business:

Amendment to HABR#17-15- Palisades Presbyterian Church: Plans submitted “Overall Project plan, West Elevation, & East Elevation Accessibility Project Palisades Presbyterian Church with the latest revision dated of 8/22/2018. Changes are as follows: (1) The stone pavers in the front walkway entrance area were not installed. This walkway area remained concrete sidewalk, as it has always been. (2) The new Church Office Entry Roof Structure was not built, Only the new concrete stair, per the approved plans, was built. Therefore, the existing Church building remained unchanged in this area. A motion to amend the HABR Decision # 17-15 as stated above and shown on the submitted plans was made by Loren Plotkin, seconded by William Walther and carried unanimously.

Loren Plotkin made a motion to nominate Margaret Raso as Historic Areas Board of Review Chairperson, which motion was seconded by William Walther and carried unanimously.

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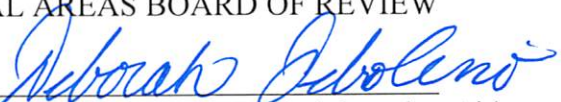
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:45 P.M.

DATED: January 14, 2020

HISTORICAL AREAS BOARD OF REVIEW

BY:

  
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
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DECISION

**APPROVED AS PRESENTED**

TO: James Harder  
205 West End Ave. Apt 14K  
New York, New York 10023

HABR #20-01  
January 14, 2020  
Permit #49643

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-01: Application of James Harder for review of renovated dormers at a single-family residence. The premises are located at 4 Justin Court, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4(A), Historical Areas Board of Review.

Tax Map Designation: 80.06 / 1 / 6; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 14, 2020 at which time the Board made the following determination:

James Harder appeared.

The following documents were presented:

1. Copy of survey.
2. Architectural plans dated December 17, 2019 revised December 18, 2019 labeled "Harder Dormers 4 Justin Court, Palisades, NY" signed and sealed by Kier B. Levesque, R.A.

James Harder stated that he is adding a shed roof to the outer walls of the existing dormers and an additional window; that the reason he is doing this work is because the original builder built two identical houses in the circle and he would like his house to look a little different than the other identical house; that it is almost like a row house; that he is not changing the other dormers because they do not need more space and it is expensive; that he worked with the architect and his contractor to find the best option for the project that makes dollars and sense also; and that he was a building upstate for 20 years and recently moved down here.

William Walther offered suggestions for other options but stated that he was not opposed to the choice of the applicant.

PUBLIC COMMENT:

Ralph Olsen, 48 Fern Road stated that he lives in the house facing this house and he was just curious about the proposal and stated that it seems legitimate and he has no problem with it.

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**FINDINGS OF FACT:**

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

1. The roof shall be GAF Shadow Accent (Charcoal) Timberline 30 year.
2. The siding shall be ½ x 6” beveled cedar painted Benjamin Moore Lancaster White.
3. The windows shall be white Andersen Slim line wood with vinyl clad.
4. The trim shall be white cedar 1 x 4.

**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 AREAS 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

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**IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, 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), the application for the dormers is APPROVED.

The foregoing resolution to approve the dormers for James Harder, for property located at 4 Justin Court, Palisades, HABR#20-01, as submitted with the following condition: Prior approval of the Historical Areas Board of Review is required prior to any change or modification of the requirements and/or conditions set forth in this Decision, was presented and moved by Loren Plotkin, seconded by William Walther; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Carol Schelin, aye; Loren Plotkin, aye; and Scott Wheatley, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: January 14, 2020

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- Dom

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

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