

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
September 8, 2020**

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

ABSENT: Larry Bucciarelli

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>
<u>NEW ITEMS:</u>		
PEDROLI GENERATOR 42 Closter Road Palisades, New York 80.06 / 1 / 1; R-40 zoning district.	APPROVED AS SUBMITTED	HABR#20-09
COOK 34 Woods Road Palisades, New York 78.18/1/39; R-80 zoning district.	APPROVED AS SUBMITTED	HABR#20-10
63 WASHINGTON SPRING ROAD 63 Washington Spring Road Palisades, New York 78.18 / 1 16; R-22 zoning district.	APPROVED AS SUBMITTED	HABR#20-11
CRUZ 696 Oak Tree Road Palisades, New York 78.17 / 2 / 21; R-40 zoning district.	APPROVED AS SUBMITTED	HABR#20-12

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 7:35 P.M.

DATED: September 8, 2020

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN CLERK'S OFFICE  
2020 SEP 15 A 10:00  
TOWN OF ORANGETOWN

DECISION  
**EMERGENCY GENERATOR APPROVED AS PRESENTED**

TO: Hubert and Mary Pedroli  
42 Closter Road  
Palisades, New York 10964

HABR #20-09  
September 8, 2020  
Permit #50247

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-09: Application of Hubert Pedroli for review of an emergency generator at a single-family residence. The premises are located at 42 Closter Road, 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 / 1; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 8, 2020 at which time the Board made the following determination:

Hubert and Mary Pedroli appeared.

The following documents were presented:

1. Site plan showing where the generator will be installed.
2. Generator specs.

Hubert Pedroli stated that they are planning to install the emergency generator because they have been left with out power often; that the generator will installed in back of t house behind the garage and will not be seen from the street; that it will be about 100 feet away from the house other south and about 150 feet away from the house to the rear; and that they will add screening when they determine where it would go to meet the specifications required for the generator.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 SEP 15 A 10: 00  
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 emergency generator:

1. The 22 kW Generac Guardian Series ; tan on the outside.

**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 OF ORANGETOWN  
2020 SEP 15 A 10: 00  
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), the application for the 22 kW Generac Guardian Series Aluminum Bisque is APPROVED AS SUBMITTED.

The foregoing resolution to approve the 22 kW Generac Guardian Series Aluminum Bisque for Hubert and Mary Pedroli for property located at 42 Closter Road, Palisades, HABR#20-09, as submitted; was presented and moved by Larry Bucciarelli seconded by Thano Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, 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: September 8, 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- G.M.

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

TOWN OF ORANGETOWN  
2020 SEP 15 A 10:00  
TOWN CLERK'S OFFICE

DECISION  
**GARAGE, SECOND FLOOR DECK, GRAVEL DRIVEWAY AND EMERGENCY  
GENERATOR APPROVED AS PRESENTED**

TO: Spencer Lapp (Cook)  
250 West 57<sup>th</sup> Street  
New York, New York 10107

HABR #20-10  
September 8, 2020  
Permit #50180

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-10: Application of Richard and Ellen Cook for review of a new garage, second floor exterior deck gravel driveway and new emergency generator at an existing single -family residence. The premises are located at 34 Woods Road, 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: 78.18/1/39; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 8, 2020 at which time the Board made the following determination:

Rick Cook and Spencer Lapp, Cook Fox Architects, appeared.

The following documents were presented:

1. Architectural plans labeled "Cook Residence Addition" dated May 1, 2020 signed and sealed by Richard A. Cook, Architect. ( 24 pages)

Rick Cook explained that he and his wife purchased the house 20 years ago from the Lattice family; that the house sits on the left side of Woods Road with the newer houses; that the house was designed by Charlie Winter who is well known for his biophilic design; that his primary asses is that he respects the land and takes great care to fit the house into the space; that the house is cubic and they have been good stewards of the house; that they were before the Board in 2018 when the Board approved a mahogany window over the sink in the kitchen and a green roof; that presently they are before the board to add a garage and shed to replace the existing rotting shed that is located on the far side of the road; that they are proposing to re-use some of the material that can be salvaged and they would be installing all mahogany windows to match the existing house; that they are proposing a fully screened area with the equipment behind it; that they did have a separate permit for internal work in the house where they are reconfiguring existing storage space to a walk-in closet and powder room.

Spencer Lapp explained the procedure that is used to make the Shou Sugi Ban Charred Cedar Board and Batten.

The Board members complimented the applicant on his presentation.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 SEP 15 A 10:00  
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 new garage and second floor exterior deck, new permeable gravel parking area, new emergency generator and mechanical equipment on concrete pad:

1. The roof shall be planted bluestone /blu select tile/"white roof (hidden) with native grass and sedums/porcelain tile pavers/ PMMARoof Membrane manufactured by HeyHoe Garden Design/Landmark ceramic Frontier 20/Kemper, AC Speed PMMA Roofing Membrane.
2. The siding shall be black charred wood with low VOC sealant, Shou SugiBan Charred Cedar Board and batten by Nakamoto Forestry.
3. The decorative siding shall be black charred wood with low VOC sealant, Shou SugiBan Charred Cedar Board and batten by Nakamoto Forestry.
4. The gutters and leaders shall be polished copper /stone with copper scupper/ riverstone washout box custom made by Maulitz Construction.
5. The windows shall be int/ext Mahogany Frame /1" IGU Tempered Low E Argon Filled by Marvin Signature "Ultimate " Wood, Fixed Mar-N-355/Awning Mar-N-354
6. The trim shall be black charred wood with low VOC Sealant Shou Sugi Ban Charred Cedar Board and Batten by Nakamoto Forestry.
7. The guardrails shall be stainless steel wire mesh /reclaimed IPE Wood ( Stainless steel #4 Directional/solid reclaimed IPE by Blooming Grove Stair /Jakobs Rope System/ Reclaimed IPE from Existing on -site tool shed.
8. The front door shall be glass/mahogany IGU/Engineered Sapele Mahogany Frame and Threshold by Han's Woodworking Inc. Custom Pivot Door, Rixon Hinge L1 17-3/4.
9. The back door shall be black charred wood Shou Sugi Ban Charred Cedar Cladding/ Birch Face Solid Core Door by Nakamoto Forestry/ Dykes Lumber Company.
10. The garage door shall be black charred wood Shou Sugi Ban Charred Cedar Cladding/ Birch Insulated Sectional Door by Nakamoto Forestry/ Aquarius Door Services :Custom Built, Clad To.
11. The trash/recycling doors shall be black charred wood Shou Sugi Ban Charred Cedar Cladding/ Birch Face Solid Core Door by Nakamoto Forestry/ Dykes Lumber Company.
12. The exterior lighting shall be Black Satin powder Coat, powder coated aluminum by Hinkley: Sconce, LED Atlantis Outdoor Mini Downlight 600 Lumen, 3000K, Dark Sky, 9"W x 5.25" H, 4.25" D.
13. The terrace lighting shall be black texture powder coat powder coated aluminum by Focus Industries: RDX Landscape Accent LED Dimming, Shielded 260 Lumen, 3000K, 4.5" W x 7"H 2.25" D.
14. The walkways shall be bluestone natural finish irregular flagging by Bedford stone.
15. The wood pergola shall be constructed of reclaimed IPE wood unfinished solid reclaimed IPE Columns and Beams reclaimed IPE from Existing tool shed and pergola on site.

TOWN CLERK'S OFFICE  
2020 SEP 15 A 10:00  
TOWN OF ORANGETOWN

16. Exterior pergola down light shall be black powdercoated aluminum by modern forms, Bloc Sconce, LED Dimming Dark Skys Compliant, 1164, Lumen, 3000K, 5.5" W, x 5.5" H, ^" D.

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- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
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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 are APPROVED AS SUBMITTED.

TOWN CLERK'S OFFICE  
2020 SEP 15 A 10:00  
TOWN OF ORANGETOWN





DECISION  
**RENOVATION AND EXPANSION APPROVED AS PRESENTED**

TO: Lisa Rinehart and Mikhail Baryshnikov  
12 Woods Road  
Palisades, New York 10964

HABR #20-11  
September 8, 2020  
Permit #50312

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-11: Application of 63 Washington Spring Road for review of a renovation and expansion to an existing bathroom to include an addition over the existing first floor foundation. The premises are located at 63 Washington Spring 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: 78.18 / 1 16; R-22 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 8, 2020 at which time the Board made the following determination:

Meg Fowler, Architect, and Bill Bosley, contractor, appeared.

The following documents were presented:

1. Architectural Plans dated 06/29/2020 signed and sealed by Margaret L. Fowler, Architect labeled S-1 Site & Bulk Table, A-0.1 through A-6.1 ( 11 pages).

Meg Fowler, Architect stated that the house is a simple old house that they are proposing a modest bump out in the back of the house; that there is an existing bump-out a couple of feet above the ground with an existing flat roof that is not very attractive; that they are proposing to add on a small bathroom in that area; that it behind the house next to a cliff and does not impact any views for neighbors; that the existing bathroom is a 1950's green tile bathroom that needs to be re-done and the extra space will make it more comfortable; that the prior owner had approval for a similar improvement but never built it; and the trapezoid structure on the property is just an off little room that may have been used as a studio.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 SEP 15 A 10:00  
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 addition:

1. The roof shall be Charcoal Gray shingles by Timberline to match existing.
2. The siding shall be white clapboard painted to match existing.
3. The decorative siding shall be white brackets painted to match existing.
4. The soffits and fascia shall be white painted wood to match existing.
5. The gutters and leaders shall be white aluminum to match existing.
6. The windows shall be Marvin wood windows.
7. The trim shall be painted wood white to match existing.

**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  
2020 SEP 15 A 10:00  
TOWN OF ORANGETOWN



DECISION  
**ROOF SHINGLES APPROVED AS PRESENTED**

TO: Paul and Ana Cruz  
697 Oak Tree Road  
Palisades, New York 10964

HABR #20-12  
September 8, 2020  
Permit #50180

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#20-12: Application of Paul and Ana Cruz for review of a replacement roof at an existing single-family residence. The premises are located at 696 Oak Tree Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-2 (A), Historical Areas Board of Review.  
Tax Map Designation: 78.17 / 2 / 21; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, September 8, 2020 at which time the Board made the following determination:

Paul and Ana Cruz appeared.

The following documents were presented:

1. Plot plan dated 5/25/1962.
2. Contract for the roof from Dutchman Construction (4 pages).

Paul Cruz stated that they purchased the house last November and love the history of the house; that they have been doing a lot of interior work and keeping the integrity of the house; that the roof was in need of repair and they were surprised to hear that they needed a permit to repair it but their contractor did get a permit; that the Building Department issued the permit; that they were told that they needed to have the roof reviewed by the Historic Board after the roof was replaced; that the roof was replaced with the same color shingles that were there prior to fixing the roof; that the shingles are by Heritage and they called Weathered Wood Asphalt shingles.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2020 SEP 15 A 9:59  
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 roof:

1. The roof shingles are by Heritage Weathered Wood Asphalt shingles.

**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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**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:**

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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.**

TOWN OF ORANGETOWN  
2020 SEP 15 A 9:59  
TOWN CLERK'S OFFICE

Cruz

HABR# 20-12

Permit #50180

Page 3 of 3

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 Heritage Weathered Wood Asphalt roof shingles is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Heritage Weathered Wood Asphalt roof shingles for Paul and Ana Cruz for property located at 696 Oak Tree Road, Palisades, HABR#20-12, as submitted; was presented and moved by Larry Bucciarelli, seconded by Loren Schoppel; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, 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: September 8, 2020

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY: Deborah Arbolino  
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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

TOWN OF ORANGETOWN  
2020 SEP 15 A 9:59  
TOWN CLERK'S OFFICE