

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
JULY 13, 2021**

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

ABSENT: William Walther

ALSO PRESENT: Deborah Arbolino, Administrative Aide  
Dennis Michaels, 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:

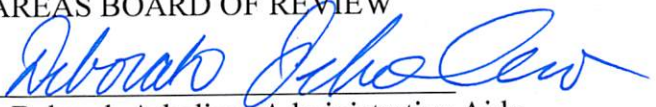
<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR#</u>
CANCRO 90 Greenbush Road Tappan, NY 77.10 / 2 / 12; R-15 zone	FENCE APPROVED AS AMENDED TO 6' BLACK CHAINLINK FENCE	HABR#21-11
GORDON 2 Post Lane Palisades, NY 78.17 / 2 / 46; R-40 zone	DECK APPROVED AS PRESENTED	HABR#21-12
MC CULLOUGH 22 Closter Road Palisades, NY 78.18 / 2 / 25; R-40 zone	APPLICATION PENDING	HABR#21-13
A motion to approve the application, as presented, was made by member Wheatley, but the motion to approve was not seconded and , therefore , a vote on the motion to approve was not taken. A motion to deny the application was made by Member Schoppel, which motion to deny was seconded by Chairman Raso; and, after roll call vote, the motion to deny failed to carry, Consequently, the Board did not take any action on the application, which is, therefore, still pending.		
GOLDBERG 1 Prior Court Palisades, NY 80.06 / 1 / 7; R-40 zone	APPROVED AS PRESENTED	HABR#21-14

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 8:45 P.M.

DATED: July 13, 2021

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2021 JUL 22 A 10:49  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS MODIFIED**

TO: Jennifer Cancro  
90 Greenbush Road  
Tappan, New York 10983

HABR #20-11  
July 13, 2021  
Permit

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-11: Application of Jennifer Cancro for review of a new six-foot fence at an existing single-family residence. The premises are located at 90 Greenbush Road, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 77.10 / 2 / 12 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 13, 2021 at which time the Board made the following determination:

Jennifer Cancro appeared.

The following documents were presented:

1. Site plan showing where the fence will be installed.
2. Color computer generated picture of the proposed fence.

Jennifer Cancro stated that she would like to apologize to the Board for installing the fence without their review however she hired Anchor Fence and they said she did not need a permit for the fence because this fence was replacing an existing four foot fence; that she was not told by her real estate agent that the property was in the Historic District; that she has a dog that loves people but not so much other dogs; that the dog is a jumper and could go over a four foot fence; that there are two other dogs in the immediate area; that the house faces the Lane and the side of the house is facing Greenbush Road; that she has a letter from neighbors in support of the fence and that it does not interfere with the site lines when exiting the Lane.

Margaret Raso, Chairperson, stated that her husband is on the traffic advisory committee and he came with her to visit the property and they had a problem with the solid fence on Greenbush Road; and that she would never have approved a solid vinyl fence in the Historic District.

Thano Schoppel stated that he is not happy with either fence and would prefer to see natural vegetative screening along the roadway.

PUBLIC COMMENT:

Christina Wooden, 101 Greenbush Road, stated that she is the neighbor diagonal to this property; that they bought an 1860's farm house and have been working on the inside renovations and will be coming before the Board when they are read to do exterior work; that she feels bad doing this but the acrylic fence does not belong in the Historic District.

TOWN OF ORANGETOWN  
2021 JUL 22 A 10:49  
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 fence:

1. The application for the white vinyl six-foot fence is not approved; however the applicant has proposed a black chain link fence in the rear and side yard of the house and may continue that black chain link fence in place of the white vinyl fence.
2. All of the white vinyl fence must be removed and may be replaced with six-foot black chain link fencing.

**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  
2021 JUL 22 A 10:49  
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 fence as submitted is NOT APPROVED; however the applicant may replace the white vinyl 6' fence with a 6' black chain link fence in the same location.

Scott Wheatley made a motion to Deny the white vinyl fence; but part way through a discussion went on about how to permit change to the proposed fence, and no second was made.

The foregoing resolution to deny the application for the White vinyl fence for property located at 90 Greenbush Road, Tappan, HABR#21-11, as submitted; but to also hereby APPROVE a six-foot black chain-link fence in the same proposed location as approved by ZBA #21-64 dated 7/7/2021 was presented and moved by Scott Wheatley, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; and Loren Plotkin, 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: July 13, 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-Dom. M.

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

TOWN OF ORANGETOWN  
2021 JUL 22 A 10:49  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Amy Gordon  
2 Post Lane  
Palisades, NY 10964

HABR #20-12  
July 13, 2021  
Permit #51569

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-12: Application of Amy Gordon for an existing deck at an existing single-family residence. The premises are located at 2 Post Lane, 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: 78.17 / 2 / 46 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 13, 2021 at which time the Board made the following determination:

Amy Gordon and Phillip Greenberg appeared.

The following documents were presented:

1. Site plan showing where the decks were installed.

Amy Gordon stated that the deck existed 15 years ago; that they updated it with cedar and made it a little bigger; that Wayne Garrison built the deck and told them that they did not need a permit; that it was originally a three tier deck and now it is a two tier deck; that they also need to appear before the Zoning board for variances.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2021 JUL 22 A 10:49  
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 Decks:

1. Cedar decks.

**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.**

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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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- 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  
2021 JUL 22 A 10: 50  
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 Cedar Decks are APPROVED AS SUBMITTED.

The foregoing resolution to approve the Cedar Decks for property located at 2 Post Lane, Palisades, HABR#21-12, as submitted; was presented and moved by Scott Wheatley, seconded by Margaret Raso; and carried as follows: Larry Bucciarelli, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; and Loren Plotkin, aye. William Walther was absent. Thano Schoppel, abstained.

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: July 13, 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 OF ORANGETOWN  
2021 JUL 22 A 10: 50  
TOWN CLERK'S OFFICE



DECISION

**APPROVED AS PRESENTED**

TO: Allen D. Ross ( Goldberg)  
153 Main Street 1st floor  
New Paltz, New York 12561

HABR #21-14  
July 13, 2021  
Permit# 51533

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-14: Application of Ryan and Jennifer Goldberg for review of an addition to an existing single-family residence. The premises are located at 1 Prior Court, 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 / 7 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 13, 2021 at which time the Board made the following determination:

Caitlyn Burck, Designer and Allen Ross, Architect, appeared.

The following documents were presented:

1. Architectural plans dated 05/14/2021 with the latest revision date of 06/15/ 2021 signed and sealed by Allen Douglas Ross, NYSL Architect. (11 pages)
2. Survey dated 03/16/1987 Adler & Young P.C.
3. Color aerial map with color pictures of nine houses in the immediate area.
4. Spec page from Glass Craft Buffalo Forge Therma Plus Steel Double Door with entry locks.
5. Spec page with harbor Sconce and Pacifica Sconce.
6. Spec page with Wolf Serenity Decking.
7. Spec page with New Rail Express Cable Railing.
8. Spec page with Canyon Ridge Carriage House Garage Door.

Allen Ross explained that the applicant was before the Board previously to get approval for the changing of some of the windows and doors; that when the Board visited the property they would have seen this work in progress; that they are now proposing more exterior changes such as the columns in the front going from round to more substantial square columns; that they are adding an additional bay to the garage; that they are adding a new office and bedroom to the rear of the house with three shed dormers; that this will appear as a secondary wing to the house; that the primary wing is more formal with gable dormers; that the secondary wing will have volumetric dependency on the shed dormers; that there are similar houses in the area; that there are a variety of dormers major and minor in the surrounding houses; that the neighborhood is mixed with farmhouse, contemporary and modern style homes; that the extra bay on the garage will help with proportion the house; that the split massing of the garage with four windows massed together and rear dormers will add more balance; and that they will be going before the Zoning Board for variance for the rear in September.

TOWN CLERK'S OFFICE  
2021 JUL 22 A 10:50  
TOWN OF ORANGETOWN



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 proposed sign:

1. The roof shall be shake wood fiberglass asphalt by Timberline.
2. The siding shall be Winborne White #239 Pine.
3. The windows shall be white wood & vinyl be Andersen 400 series.
4. The front door shall be F & B Railings #31 Laminated Strand Lumber by Glasscraft
5. The other doors shall be white wood and vinyl Andersen 400 Series.
6. The lighting shall be Weathered zinc steel by Harbor Sconce.
7. The lighting shall be black Solid Brass by Pacifica.
8. The brick shall be white wash.
9. The garage doors shall be carriage house style be Canyon Ridge.

**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.**

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TOWN OF ORANGETOWN  
2021 JUL 22 A 10:50  
TOWN CLERK'S OFFICE

**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 alterations/ additions are APPROVED AS SUBMITTED.

The foregoing resolution to approve the alterations/ additions for property located at 1 Prior Court, Palisades, HABR#21-14, 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; and Loren Plotkin, 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: July 13, 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- M.M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
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ENGINEERING  
HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

TOWN OF ORANGETOWN  
2021 JUL 22 A 10:50  
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