

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
November 9, 2021**

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

ABSENT: Carol Schelin

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Brittany Cordero, Deputy Town Attorney
Anne Marie Ambrose, Official Court 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>
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NEW ITEMS:

WHITE 1 Century Road Palisades, NY 80.05 / 1 / 30; R-40 zoning district	DEMOLITION OF SUNROOM APPROVED	HABR#21-24
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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 7:30 P.M.

DATED: November 9, 2021

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

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DECISION

APPROVED AS PRESENTED

TO: Brian Larkin
1 Century Road
Palisades, New York 10962

HABR #21-24
November 9, 2021
Permit#51797

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-24: Application of Eugene White for review of the demolition of an existing sun room at an existing single-family residence. The premises are located at 1 Century 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 / 30 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 9, 2021 at which time the Board made the following determination:

Brian Larkin, contract purchaser, appeared.

The following documents were presented:

1. A cover letter dated September 30, 2021 signed by Brian Larkin.
2. An authorization letter issued by Eugene White as Secretary for Rosele LLP, owner of the property permitting Brian Larkin, among others, to act on his behalf concerning the demolition.
3. A copy of f site plan for the property drawn by Chuck Butterworth dated 05/27/ 2021.
4. Three color pictures of the house computer generated.

Brian Larkin testified that he is in the process of purchasing the property at 1 Century Road, and is a current tenant; that the mortgage has been secured and the contracts signed; that they are working toward the closing but in order to do so, as detailed in the contract, and required by the mortgage provider, the pre-existing, out of service underground oil tank must be removed; that digging an sampling were conducted, indicating the tank had leaked, necessitating the removal of the 3-season room in order to remediate the soil; that preliminary digging and sampling resulted in a cavity in the ground; that Mr. Woodrow was the general contractor and he contacted the Building Department; that the cavity in the ground posed a significant health and safety hazard and to address this, they were given permission to move forward with remediation; that he left for work in the morning and when he returned the sunroom was removed; that the removal of the 3 season room restores the house to its original state; that there has been no changes to the original façade of the house; that the soffits and siding are original to the house and aesthetically the house is the same as it was prior to the 3 season room; that while his is he current tenant and contracted prospective buyer, he was also given permission and authority to act on behalf of the property owner to complete the necessary and present same to the Board. Mr. Larkin also asked a few questions about painting the house and about the process for proposing an addition sometime in the future.

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Chairperson Margaret Raso and Board Member Larry Bucciarelli inquired about the applicant performing work prior to receiving approval by the Historic Areas Board of Review, Board Member Loren Plotkin inquired as to the status of the demolition now, and whether the oil tank had been removed.

The Board explained future procedure, that he would apply for a permit and get referred to the Historic Areas Board of Review and appear before them prior to doing any work on the exterior of the house because it is in the Historic Area of Palisades.

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 sunroom removal:

1. The roof is grey asphalt shingles.
2. The siding is white clapboard.
3. The soffits are white wood.
4. The gutters and leaders are white aluminum.

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

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White

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- 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.

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 demolition of the sunroom is APPROVED AS SUBMITTED.

The foregoing resolution to approve the removal of the 3 season sunroom for property located at 1 Century Road, Palisades, HABR#21-24, as submitted; was presented and moved by Thano Schoppel, seconded by Loren Plotkin; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; William Walther, aye; and Loren Plotkin, aye. Carol Schelin 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: November 9, 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
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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