

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
FEBRUARY 15, 2022  
NO QUORUM FOR THE FEBRUARY 8, 2021 HEARING**

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

ABSENT: Thano Schoppel

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>
<u>NEW ITEMS:</u>		

PEREZ 38 Livingston Street Tappan, NY 77.15 / 1 / 54; R-15 zoning district	FAMILY ROOM ADDITION APPROVED AS SUBMITTED	HABR#22-03
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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 7:20 P.M.

DATED: February 15, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY:   
 Deborah Arbolino, Administrative Aide

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 TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Harry Perez  
38 Livingston Street  
Tappan, New York 10983

HABR #22-03  
February 8, 2022 & February 15, 2022  
Permit#BLDR-193-21

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-03: Application of Harry Perez for review of an addition to an existing single-family residence. The premises are located at 38 Livingston Street, 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: 77.15 / 1 / 54 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at meetings held on the following Tuesdays, February 8, 2022 and February 15, 2022 at which time the Board made the following determination:

Harry Perez appeared at the February 8, 2022 hearing and there was not a quorum.

The Board agreed to have a special meeting to accommodate the applicant on February 15, 2022 and it was announced at the hearing.

At the February 15, 2022 hearing Harry Perez appeared.

The following documents were presented:

1. A copy of the plot plan, bulk table and elevations of the proposed addition by Harry Goldstein, Architect.

Harry Perez stated that he would like to thank the Board for having this special meeting; that he and his wife purchased the house in 2015 and when they moved here, they had one daughter a year old; that they love the house and the neighborhood; that they are the house right door to the De Wint House and they have been friends with Mr. and Mrs. Jones, the grounds keepers, since moving in; that they just added to the family in November; that they are proposing to add a family room to the rear of the house and enlarge the kitchen; that their family is from New York City and they would like a larger space to host; that the gutters & leaders will match existing; that there will be one lantern outside the sliding door in the back; and that the roof, siding and windows will match the existing house.

Margaret Raso asked about the lighting and gutters and leaders.

William Walther asked if the roof, siding and windows would match existing.

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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 addition:

1. The roof shall match the existing house roof Asphalt shingles by Tamko Heritage.
2. The siding shall be Certainteed Colonial White.
3. The soffits and fascia shall vinyl/aluminum Certainteed Colonial White.
4. The gutters and leaders shall white aluminum.
5. The windows shall be white vinyl and wood Anderson Series 400.
6. The trim shall be white.
7. The back door shall be a white vinyl/wood Anderson 400 series glider.
8. The shall a single coach light by the sliding glass door in the rear of the house.

**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

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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 proposed addition is APPROVED AS SUBMITTED.

The foregoing resolution to approve the proposed addition for property located at 38 Livingston Street, Tappan, HABR#22-03, as submitted; was presented and moved by Loren Plotkin, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Margaret Raso, aye; Scott Wheatley, aye; Loren Plotkin, aye; and William Walther, aye. Thano Schoppel 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: February 8, 2022

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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