



DECISION

**APPROVED AS PRESENTED**

TO: Jim Harder  
4 Justin Court  
Palisades, New York 10964

HABR #22-04  
March 8, 2022  
Permit#BLDR-401-21

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-04: Application of Jim Harder for review of a new screened in porch at an existing single-family residence. The premises are located at 4 Justin 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 / 6 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 8, 2022 at which time the Board made the following determination:

Jim Harder appeared.

The following documents were presented:

1. Plans with site plan signed and sealed by Peter E. Papay, P.E. (5 pages)

Jim Harder stated that he would like to add a mirror image to the screened in porch to enlarge it by three panels that would almost meet the corner of the garage and it would have a hip roof to match the existing; that all materials would match the existing.

The Chair asked the other board members if they had any questions and they did not.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2022 MAR 17 Δ 11:03  
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 screened in porch expansion:

1. The roof shall be GAF TimberlineHD-30 NE 180A Fiberglass Asphalt Charcoal shingles.
2. The siding shall be Lancaster white vertical cedar V-groove 1x4 painted Benjamin Moore OC144.
3. The trim shall be white.

**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  
2022 MAR 17 A 11: 03  
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 9'3" x 11' 7" screened porch expansion is APPROVED AS SUBMITTED.

The foregoing resolution to approve the application for a 9'3" x 11' 7" screened porch expansion for property located at 4 Justin Court, Palisades, HABR#22-04, as submitted; was presented and moved by Thano Schoppel, seconded by Loren Plotkin; and carried as follows: Larry Bucciarelli, aye; ; Margaret Raso, aye; Thano Schoppel, aye; Margaret Raso, aye; and Loren Plotkin, aye. Allen Ryf, arrived late. William Walther and Scott Wheatley were 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: March 8, 2022

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- Dom. M.

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

TOWN CLERK'S OFFICE  
2022 MAR 17 A 11:03  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Joseph T. Hauser  
8 Hauser Terrace  
Tappan, New York 10983

HABR #22-05  
March 8, 2022  
Permit#BLDR-178-2021

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-05: Application of Joseph Hauser for review of a new emergency generator at an existing single-family residence. The premises are located at 3 Hauser Terrace, 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: 77.11 / 1 / 8.3 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 8, 2022 at which time the Board made the following determination:

Joseph Hauser appeared.

The following documents were presented:

1. Site plan of property dated Feb 3, 1997 with the proposed generator drawn on it.
2. A computer generated picture of the house showing the proposed location of the generator.

Joseph Hauser stated that he would like to install an emergency home stand by generator adjacent to the south side of the house; that there is a stream in the back of the house that rose very high during Hurricane Floyd and in 1998 and this area if elevated and it should be protected there; that this area stayed dry during Hurricane Ira; that there will not e any bushes around it; that the east side has a 6' wall and the other side is the stream.

The Chair asked the board members if they had any questions and no one did.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2022 MAR 17 A 11:03  
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. Bisque (Beige) Generac Generator

**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  
2022 MAR 17 A 11:03  
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 generac emergency generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Generac emergency generator for property located at 3 Hauser Terrace, Tappan, HABR#22-05, as submitted; was presented and moved by Loren Schoppel, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; and Loren Plotkin, aye. Allen Ryf arrived late. William Walther and Scott Wheatley were 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: March 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

TOWN CLERK'S OFFICE  
2022 MAR 17 A 11:03  
TOWN OF ORANGETOWN



DECISION

**APPROVED AS PRESENTED**

TO: Marc Comito  
87 Sixth Avenue  
Nyack, New York 10960

HABR #22-06  
March 8, 2022  
Permit#BLDR-468-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-06: Application of Marc Comito for review of a new single-family residence. The premises are located at 656 Oak Tree 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: 78.17 / 2 / 9 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 8, 2022 at which time the Board made the following determination:

Marc Comito and George Palidino, Architect, appeared.

The following documents were presented:

1. Plot plan for Comito 656 Oak Tree Road dated 10/07/21 with the latest revision date of January 27, 2022 signed and sealed by Jay A. Greenwell, L.S. and Paul Gdanski, P.E.
2. Architectural plans labeled Comito Homes LLC 656 Oak Tree Road, Palisades, NY signed and sealed by George Theodore Palidino, Architect. Dated February 9, 2022.

Marc Comito stated that they are proposing to build a single-family residence in the R-40 zone that conforms with the code; that it is 2500 sq. ft. house being built on an empty lot; that it will be white board and batten by James Hardie with a charcoal roof and metal accents; that the doors to the house and the garage will be black; that the windows will have white trim; and that the lighting is included in the pictures; and the pictures of the house submitted has the details of the proposed house but it is a house that he built in Nyack.

George Palidino, Architect stated that they looked at shutters for the house but the space between the windows does not allow for consistent shutters to be installed; that they used the board and batten to break up the lines of the house and kept it very clean and simple.

The Chair asked the board members if they had any questions or comments.

Thano Schoppel asked about adding shutters on the east /west and front of the house to break it up and also commented that he appreciated the pictures of the lights added to the package.

Larry Bucciarelli asked if the garage doors would be black?

Loren Plotkin said it is a very nice house.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2022 MAR 17 11:03  
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 single family residence:

1. The roof shall be GAF Timberline Asphalt Charcoal shingles.
2. The siding shall be Hardie Board & Batten by James Hardie.
3. The shed roof brackets shall be white PVC by Azek.
4. The soffits and Fascia shall be white vinyl by Certainteed.
5. The gutters and leaders shall be white aluminum.
6. The windows shall be black Lifestyle, SDL by Pella.
7. The trim shall be white PVC by Azek.
8. The front door shall be Black painted SDL by Therma Tru.
9. The back door shall be Black Lifestyle, Multi, SDL by Pella.
10. The garage doors shall be black carriage style by CHI.
11. The side garage door shall be black painted SDL by Steves Doors and Sons.
12. The front porch hanging lights shall be black metal/glass by 17 Stories.
13. The exterior wall sconces shall be black metal/glass by George Oliver.
14. The stone shall be bluestone/Oxford flagging, treads/risers.
15. The walkway stone shall be Shale gray pattern paver stones by Techo Bloc.
16. The porch columns shall be white 8" square, permacast by HB&G.

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- WINDOWS
- TRIM

TOWN OF ORANGETOWN  
2022 MAR 17 A 11: 04  
TOWN CLERK'S OFFICE

Comito

HABR# 22-06

Permit #BLDR-468-22

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- 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 the new single-family residence is APPROVED AS SUBMITTED.

The foregoing resolution to approve the plans for the new single-family residence located at 656 Oak Tree Road, Palisades, HABR#22-06, 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; and Loren Plotkin, aye. Allen Ryf arrived late. William Walther and Scott Wheatley were 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: March 8, 2022

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TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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

TOWN CLERK'S OFFICE  
 2022 MAR 17 A 11: 04  
 TOWN OF ORANGETOWN