

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
April 12, 2022

MEMBERS PRESENT: William Walther, Acting Chair
Loren Plotkin
Larry Bucciarelli
Thano Schoppel
Scott Wheatley
Allen Ryf

ABSENT: Margaret Raso, Chair

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

William Walther, Acting Chair, 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>		
ANDRIANOS 46 Closter Road Palisades, NY 80.05 / 1 / 20; R-40 zoning district	EMERGENCY GENERATOR APPROVED	HABR#22-07
GREENBERG/GORDON 2 Post Lane Palisades, NY 78.17 / 2 / 46; R-40 zoning district	EMERGENCY GENERATOR APPROVED	HABR#22-08

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: April 12, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

APR 12 2022
10:00 AM

DECISION
EMERGENCY GENERATOR APPROVED AS PRESENTED

TO: Christopher Andrianos
46 Closter Road
Palisades, New York 10964

HABR #22-07
April 12, 2022
Permit#000129-2022

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-07: Application of Christopher Andrianos for review of an emergency generator at an existing single-family residence. The premises are located at 46 Closter 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 / 20 ; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2022 at which time the Board made the following determination:

Christopher Andrianos appeared.

The following documents were presented:

1. Site plan dated November 4, 2015 with the generator drawn on it.
2. Generac Spec sheets.

Christopher Andrianos explained that they have lost power in the past for a few days at a time; that they finished the basement and the last rain they got water in the basement; that they installed a sump pump and they need that to run during storms; and they need an emergency generator to make sure that the sump pump works and also because it makes life easier when you have power.

Larry Bucciarelli asked where the generator would be installed; and if it could be seen from the street.

Christopher Andrianos answered that there was a picture submitted and the generator will be on the side of the house with landscaping, some boxwoods and PJM's; and that it would not be visible from the road because the property is heavily landscaped.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
BOARD OF REVIEW
TOWN CLERK

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 Generac Guardian Series emergency generator :

1. The generator is beige.
2. The generator will be located on the west side of the house in front of a small wood deck that goes down to a patio.

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.

APPROVED BY THE BOARD
ON 04-15-2022
DEBBIE ARBOLINO

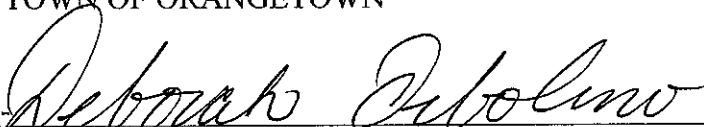
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for Generac Guardian Series emergency generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Generac Guardian Series emergency generator for property located at 46 Closter Road, Palisades, HABR#22-07, as submitted; was presented and moved by Thano Schoppel, seconded by Loren Plotkin; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Scott Wheatley, aye; Allen Ryf, aye; Loren Plotkin, aye; and William Walther, aye. Margaret Raso 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: April 12, 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

APR 12 2022
10:28 AM
TOWN OF ORANGETOWN

DECISION
EMERGENCY GENERATOR APPROVED AS PRESENTED

TO: Amy Gordon
2 Post Lane
Palisades, New York 10964

HABR #22-08
April 12, 2022
Permit#000135-2022

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-08: Application of Phil Greenberg and Amy Gordon for review of a new emergency generator 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, April 12, 2022 at which time the Board made the following determination:

Phil Greenberg and Amy Gordon appeared.

The following documents were presented:

1. Site plan dated 6/2/2021 with the generator drawn on it.
2. Generac Spec sheets.
3. A picture of the existing generator.

Amy Gordon stated that the emergency generator is on the side of the house that borders 1 Post Lane; that it has shrubs on the side of it and nothing in the front of it; that the neighbors are aware of the generator and they have no objections; and that the neighbors at 1 Post Lane also have a generator.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
BOARD OF HISTORICAL AREAS
APR 12 2022

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 Generac Guardian Series emergency generator :

1. The generator is beige.
2. The generator will be located 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.

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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.

DEBBIE ARBOLINO
CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW
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 Generac Guardian Series emergency generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Generac Guardian Series emergency generator for property located at 2 Post Lane, Palisades, HABR#22-08, as submitted; was presented and moved by Loren Schoppel, seconded by Larry Bucciarelli; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Scott Wheatley, aye; Allen Ryf, aye; Loren Plotkin, aye; and William Walther, aye. Margaret Raso 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: April 12, 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
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TOWN CLERK
HIGHWAY DEPARTMENT
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HABR, PB, FILE
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APR 12 2022
TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE