

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
MAY 10, 2022**

MEMBERS PRESENT: Margaret Raso, Chair  
William Walther  
Thano Schoppel  
Scott Wheatley  
Allen Ryf

ABSENT: Loren Plotkin  
Larry Bucciarelli

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:

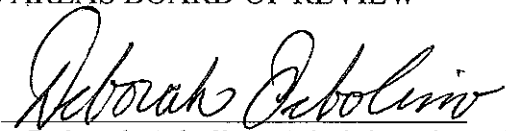
<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR#</u>
<u>NEW ITEMS:</u>		
VAN WARDT DEVELOPMENT LLC 40 Van Wardt Place Tappan, NY 77.15 / 1 / 72; R-15 zoning district	APPROVED AS SUBMITTED	HABR#22-09

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: May 10, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2022 MAY 12 A 10:57  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

TO: Mordechai Mark Moseson (Van Wardt Development LLC)  
471 Saddle River Road  
Airmont, New York 10952

HABR #22-09  
May 10, 2022  
Permit#bldr-848-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-09: Application of Van Wardt Development LLC for review of a replacement windows, new doors, garage doors, gutters and leaders and paint at an existing single-family residence. The premises are located at 40Van Wardt Place, 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 / 72 ; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 10, 2022 at which time the Board made the following determination:

Mordechai Mark Moseson, Van Wardt Development LLC, appeared.

The following documents were presented:

1. Silver Line Windows and Doors Series V3 (9 pages).
2. Silver Line Sigle Hung Windows V1 Series ( 1 page)
3. Casement & Awning Windows V3 Series ( 2pages)
4. V3 Gliding Windows ( 1page).
5. Bay, Bow & Specialty windows V3 Series ( 2pages).
6. Gliding Patio Doors V3 Series ( 2 pages)
7. Options ( 3pages).
8. Specs for front and rear doors “Jeld-Wen 32” x 80” primed right -hand in-swing 6-Lit clear steel prehung front door” which applicant has the option of painting black or white.
9. Specs for garage doors C.H.I. Doorvisions Model 4283 width 8’ height 7’6” Timeless Collection Raised Panel with two glass panels”. Applicant has the option to paint doors black or white.
10. The chosen color for the garage doors and the front door must match: both with either be black or white.
11. The new gutters shall be “Amerimax Home Products 6 in. x 16ft. white aluminum K-style Gutter”

Mark Moseson stated that the house was part of a subdivision that he purchased; that it was built in the 1960’s and is in need of a renovation; that he has a permit for the interior renovation and is before the Board to ask for some exterior improvements; that he would like to install all new vinyl windows that meet the energy code, paint the existing trim white, replace the existing 5 ½” gutters with slightly larger 6” gutters which would be more efficient; and replace the front and rear doors to the house and the garage doors; that he would also appreciate the option of being able to paint the doors white or black; and that he has no problem having the garage doors match in color, either all doors in front of the house being black or all doors in the front of the house being white.

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William Walther inquired as to what colors the applicant was proposing and whether the doors would match the garage doors. Mr. Walther also noted that it is fine to have the front door a different color than the back door, but that the front door should match the garage door in color. Margaret Raso explained that if the applicant was unsure as to whether he wanted to move forward with white or black, that he may ask the Board to recommend and give the applicant the option for either. Thano Schoppel agreed that if he Board allowed the applicant the option for white or black, that the color must be consistent between the front door and garage.

**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 windows gutters/leaders and soffits:

1. The soffits and fascia shall be painted white.
2. The gutters and leaders shall be 6" Standard White Aluminum.
3. The windows shall be white vinyl Silverline/Anderson.
4. The garage doors shall be C.H.I. Doorvisions 8' x 7'6" Timeless Collection Raised Panels with first row windows.
5. The front and back doors shall be "Jeld-Wen 32in. x 80 in. Primed Right-Hand Inswing 6-Lite Clear Steel Prehung Door".
6. The garage doors and the front door shall be painted either white or black, however whatever color is chosen, all three doors in the front of the house shall be the same color.

**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

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- 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.**

**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 new windows, doors, garage doors, gutters and leaders and painting of the soffits and fascia is **APPROVED AS SUBMITTED.**

The foregoing resolution to approve the new white aluminum gutters and leaders, white vinyl windows, front and rear doors, garage doors, ( see condition that all the doors in the front of the house , front door and garage doors, will be painted either white or black) and white paint for the soffits and fascia for property located at 40 Van Wardt Place, Tappan, HABR#22-09, as submitted; was presented and moved by William Walther, seconded by Thano Schoppel; and carried as follows: Scott Wheatley, aye; Thano Schoppel, aye; Margaret Raso, aye; Allen Ryl,, aye; and William Walther, aye. Loren Plotkin and Larry Bucciarelli 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: May 10, 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  
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HABR, PB, FILE  
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