

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
JUNE 14, 2022**

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

ABSENT: None

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:

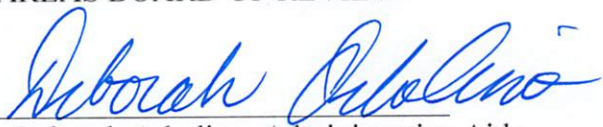
<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR#</u>
CROSBY 23 Closter Road Palisades, NY 78.17 / 2 / 24; R-40 zoning district	POSTPONED BY APPLICANT	HABR#22-10
HAUSER 200 Kings Highway Tappan, NY 77.07 / 1 / 35; R-40 zoning district	APPROVED AS MODIFIED	HABR#22-11
DE LA TORRE 67 Ludlow Lane Palisades, NY 80.08 / 1 / 24; R-80 zoning district	APPROVED AS PRESENTED	HABR#22-12

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 9:00 P.M.

DATED: June 14, 2022

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2022 JUN 29 A 9:17  
TOWN CLERK'S OFFICE

DECISION

**HOUSE AND FENCE APPROVED AS MODIFIED AT HEARING  
POOL, CABANA AND GENERATOR WERE NOT PRESENTED OR REVIEWED OR  
APPROVED**

TO: Joseph Hauser  
3 Hauser Terrace  
Tappan, New York 10983

HABR #22-11  
June 14, 2022  
Permit#51836

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-11: Application of Joseph Hauser for review of a renovation and addition to an existing single-family residence. The premises are located at 200 Kings Highway, 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: 77.07 / 1/ 35; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 14, 2022 at which time the Board made the following determination:

Joseph Hauser and Roberto Palmerini, Architect, appeared.

The following documents were presented:

1. Plans labeled "House Renovation and Additions for Hauser Residence 200 Kings Highway, Tappan, NY" by Roam Architecture signed and sealed by Roberto N. Palmerini, Architect. (6 pages).
2. Planning Board Decision #21-60 dated April 27, 2022.
3. E mail dated June 13, 2022 from Bertha Braunfeld with tax map attached.
4. E mail dated June 13, 2022 from Bertha Braunfeld , 24 Old Mill Lane.
5. E mail dated June 13, 2022 from Dean Yamasaki, 26 Old Mill Road.

Chairwoman Raso began the hearing on the application stating that the Board received certain written communications from neighbors of the property expressing concern over some matters that this Board cannot make determinations on. Specifically, the issues with respect to landscaping, wetlands, and restrictive covenants; that these matters are better addressed by different Boards or the Supreme Court.

Joseph Hauser stated that they were before the Board in October for a consultation; that they discussed the windows and codes; that the plan is basically the same as was presented in October except that the garage and in-law suite has been moved to accommodate neighbor comments; that he has had a conversation with neighbors and introduced himself and the landscape architect; that he is not sure if the neighbors have seen he plans now; that what stated as mutual cooperation has changed.

William Walther asked if all the neighbors had seen the plans and that moving the garage is probably pleasing to a few neighbors but the scale is much different for most of the neighbors; that scale can be dealt with in a number of ways; and these concerns should be addressed, perhaps with screening from your property; ACOBOR can help suggest ways to plant that would help the scale of the building.

Thano Schoppel asked about the elevations of the house and the length of it from end to end.

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Roberto Palmerini stated that the house is 132' 6" in length; that the house is a one level house with a low profile and is sprawling a bit; that the house that was proposed for the lot previous to this was enormous; that the lot is 3.1 acres and that variances were not required as the measurements were within the bulk regulations under the Town Code.

Margaret Raso, Chairperson suggested hearing from the public.

PUBLIC COMMENT:

Brian McRory, 10 Old Mill Lane sated that his house is directly behind the proposed house; that he would appreciate full landscaping for privacy; that the new house faces Kings Highway and there is a lot of confusion regarding its size; the tac record show the original house to be 3,300 sq. ft.; the existing states 4,345 sq. ft. and some where the proposed states 8,799 sq. ft.; and he asked the Architect for clarification.

Roberto Palmerini stated the proposed house with all roofed over structures will be 7,542 sq. ft.

Bertha Braunfeld read the email that was submitted to the Board dated June 13, 2022:

I reside at 24 Old Mill Lane in Tappan, and I am an adjoining property owner to 200 Kings Highway (Hauser).

I have lived at this address since September of 1978. My husband and I were attracted to the property because of its tranquil, natural setting above the Sparkill Creek, surrounded by trees.

When we were considering purchasing our home, my and I were told of a restrictive covenant on the adjoining property, 200 Kings Highway (then Hoffman). This restrictive covenant has been judged valid and enforceable by the Supreme Court of NYS, and it has been recognized as such be both the Town and Mr. Hauser.

The restrictive covenant states:

"THAT the land herein granted and conveyed shall be used for residential purposes only, and that no building or structure of any kind whatsoever shall be erected thereon except the buildings now erected upon the premises may be restored or replaced with similar buildings."

The plan submitted by Mr. Hauser includes a house this is multiple times the size of the existing house. It is a plan that includes multiple pathways for cars. It is a plan that includes a three-car garage , a cabana, and a pool. And , it is a plan that was enabled by the removal of almost all the trees on the project site without prior approval by the Town.

I ask HABR to consider not only whether the plan submitted by Mr. Hauser is consistent with the criteria of the historical district, but also whether the plan is consistent with the intent of the restrictive covenant to maintain the nature of the property and its surroundings.

I would also like to bring to HABR's attention the Application Review Form submitted by Mr. Hauser in which he fails to answer in the affirmative the question " Are there wetlands on the site?" This is not first time this has happened. My neighbors and I bought this same omission to

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the attention of the Planning Board with regard to the Short Environmental Assessment Form dated August 21, 2021 and submitted by Mr. Hauser.

Also, with respect to the aforementioned Application Review Form, I cannot reconcile square footage. Existing square footage is noted as 4345. According to the data on the file with the tax assessor's office, the existing house is 2270 square feet including a finished rec. room. Thank you for your attention to these matters and your consideration.

And she added that the landscaping plan might have been introduced to some of the neighbors but it doesn't take her property into consideration; that the car lights are still affecting other neighbors with the garage moved.

Dean Yamasaki, 26 Old Mill Lane, also read an email into the record:

I have been a resident at 26 Old Mill Lane, Tappan New York for over 65 years. I am writing this board of review about my concerns preserving the spirit of the few remaining historic residences in our hamlet. The original residence in the property at 200 Kings Highway was built in 1784. My request to our town historical board is to use their powers to retain as much of the existing historic structure as possible as well as the quaint and bucolic spirit in any renovations and additions to the existing original property. To that point:

- 1- Property records for the original 1784 house indicates a size of about 2,000 sq. ft. which is similar in size to the surrounding original homes built on Old Mill Lane or homes in the surrounding area. The applicant's HABR site plans states that the existing site is 4,345 sq. ft. which is twice the size of the original residence. Additionally, the stated total square footage doubles again to 8,799. How does this proposed mc mansion seamlessly integrate with surrounding homes and maintain the spirit of the hamlet of Tappan?
- 2- Additionally, a legal covenant, upheld by the court, contained in the deed for the property at 200 Kings Highway reads "that the land herein granted and conveyed shall be used for residential purposes only, and that no building or structure of any kind whatsoever shall be erected thereon except the buildings now erected upon the premises may be restored or replaced with similar buildings." Again, another source supporting the importance of maintaining the quaint and historic area we live in.
- 3- The thorough and complete evaluation by town review boards protecting any properties in Tappan which includes the Sparkill Creek, as my property does, as well as wetlands should be taken seriously and be respected.

The remains of the foundation along the banks of the Sparkill Creek for the "old mill" which our street is named after is found on the property at 200 Kings Highway. Although the applicant's HABR application mentions Sparkill Creek, it does not disclose wetlands participation which is requested on the form.

And Mr. Yamasaki asked if there is any authority influence for the spirit of the historical nature of the property.

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Attorney Cordero responded to both Ms. Braunfeld and Mr. Yamasaki concerning certain portions of their letters read into the record that are not to be considered by the Board. Specifically, Ms. Cordero noted that any comments and/or requests concerning landscape are issues not before this Board, rather are typically addressed by ACABOR; that when ACABOR reviews Mr. Hauser's application, the public will have an opportunity to comment and suggest then; that the concerns regarding wetlands on the property was a matter believed to be presented and addressed by the Planning Board, and in any event, is not a matter for this Board to review or determine. Attorney Cordero further addressed that regardless of whether there is a restrictive covenant in place, and what the contents of that restrictive covenant are, that this Board does not have jurisdiction to review or enforce a restrictive covenant, rather this Board follows the requirements of the Orangetown Town Code and any concern of a restrictive covenant is for a different tribunal.

Thano Schoppel stated that the historic board does not decide zoning regulations and if the building is permitted by code they can only review the aesthetics of the building; that the previous building that was proposed for this site was enormous compared to this structure; it was a two-story structure with a five-car garage for large SUV's; the good news is that this building is much lower and I will vote based on the other homes in the area and if it is harmonious.

William Walther asked the applicant and architect in light of what they heard from the public, if the proposal is compatible with neighboring structures? And if there is a way to break up the 130-foot mass.

Roberto Palmerini stated that if you look at the plan, there is not one solid wall, that the original house is set back the three car garage is divided with a front porch as well; that the original cottage had added additions that will be removed; that the concept went with the theme of the original house and kept that scale; that the garage is slightly higher; that there is a Victorian style house down the road and a raised ranch across the street; that this house was here before the development and the size of the property should be taken into consideration; that they have worked within the zoning regulations; privacy or light mitigations is not part of the code.

Joseph Hauser stated that the restrictive covenant was addressed by Rick Pakola, attorney for the Planning Board and it was stated that it would need civil action; that the shaded area is existing wetlands that were addressed by the DEC and they walked the property and nothing we are doing is infringing on them; that his father-in-law will be living with them and the garage and single level living is an integral part of the way they want to live; that having the garage connected to the house is necessary to achieve this; that the light path runs parallel to the property; and the Board looked at existing photos of the shed additions that will be removed and not restored.

William Walther asked if there was a three-dimensional view of the house and suggested that may help the neighbors see the push back and forth of the design; and suggested trees close to the home to break up the length; and stated that ACABOR would probably suggest that.

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The board started to go over the materials checklist.

The roof choice was fine; the siding was not because the original house was cedar and the house was built prior to 1918 and because of that the proposal by the applicant to use James Hardie Fiber Cement was not acceptable to the Board. William Walther stated that if the house was built prior to 1918 and unless you find a reason you can demolish it, the materials that were used must be consistent, compatible and harmonious with existing materials; that concrete shingles were not available and hardi-board was non-existent in 1918.

William Walther and Loren Plotkin discussed the issue of compatibility with respect to the Town Code that references properties built prior to 1918 and requested the law be read by Attorney Cordero, as quoted:

12-4(E) states the following” Owners of structures constructed before December 31, 1918, desiring to make alterations more extensive than repairs shall design such alterations only in a manner consistent with the exterior materials, scale, fenestration, colors, design and appearance of the existing or of the original structure”

Ms. Cordero further read the definitions of consistent under, section 12-3 of the Code as follows:

“CONSISTENT WITH

Used in reference to alterations, it means that added exterior architectural features and building materials shall be compatible and harmonious with, but not necessarily identical to, those of the existing structure or original structure.”

Larry Bucciarelli stated that he understood the maintenance issue and suggested that the applicant look into composites made of wood, because the Board approved that on a house on Closter Road in Palisades; and googled the product KWP smooth finish engineered wood product composite and showed it to the architect and applicant on his phone.

Roberto Palmerini stated that the cement board looks like cedar and is maintenance free and that he interprets the law that it could be acceptable because it is compatible and harmonious with the cedar; and the Attorney was asked to read that section of the law again.

Attorney Cordero read:

“Section 12-4(E) Owners of structures constructed before December 31, 1918, desiring to make alterations more extensive than repairs shall design such alterations only in a manner consistent with the exterior materials, scale, fenestration, colors, design and appearance of the existing or of the original structure”

And Section 12-3

“CONSISTENT WITH

Used in reference to alterations, it means that added exterior architectural features and building materials shall be compatible and harmonious with, but not necessarily identical to, those of the existing structure or original structure.”

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Mr. Hauser agreed to use KWP smooth finish engineered wood product composite in either 6,8- or 10-inch siding, color choice white; also making all the trim KWP 5/4 x4 corner boards.

Bertha Braunfeld spoke again, questioning why the Board was coming up with a plan for the applicant; that it seems that this is a work in progress and she doesn't understand why the applicant is not being told to come back with a plan in place.

Loren Plotkin explained that the Board does help applicants make their presentations harmonious with the setting in which it exists.

Chairwoman Raso also stated that the Board is here to help the applicants and many times changes are made at the meeting in order to keep projects moving forward.

The Board went over the rest of the materials checklist with the applicant and his architect, and agreed on the following: the roof shall be asphalt oyster gray (dark) GAF HDZ Architectural shingles; and the accent roofs on the dormers and front porches and other small porches shall be zinc standing seam Drexel Metals; the siding shall be white KWP smooth finish engineered wood product composite with either 6", 8" or 10" exposure; the soffits and fascia shall be white KWP composite trim to match the siding; the gutters and leaders shall be 1/2 round freedom gray (lighter gray) metal by Berger Company; the windows shall be white clad vinyl be Anderson 400 series with divided lites; the trim shall be white KWP composite 5/4x 4 corner boards; the front door shall be Walnut Wood 3/4 lite by Anderson; the back door shall be Walnut Wood 3/4 lite by Anderson; the garage doors shall be white steel by Cloplay; the other doors shall be white clad vinyl by Anderson (utility doors rear facing); the lighting shall be black/rust aluminum by Troy Lighting; the stone and rock shall be Rockland Homestead Robble for fireplace, patios, covered porches and by the front door; and the fence shall be 3post split-rail along Kings Highway and driveway.

#### **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 reconstruction of the original historic structure and the new additions to same:

1. The original portion of the structure that built prior to 1918 shall have cedar siding.
2. The roof shall be asphalt oyster gray (dark) GAF HDZ Architectural shingles; and accent roofs on the dormers, front porch and other small porches shall be zinc standing seam Drexel Metals.
3. The siding shall be white KWP smooth finish engineered wood product composite either 6", 8" or 10" exposure. .
4. The soffits and fascia shall be white KWP composite trim to match siding.
5. The gutters and leaders shall be 1/2 round freedom gray (lighter gray) metal by Berger Company.

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6. The windows shall be white clad vinyl by Anderson 400 series with divided lites.
7. The trim shall be white KWP composite 5/4x 4 corner boards.
8. The front door shall be Walnut Wood ¾ lite by Anderson.
9. The back door shall be Walnut Wood ¾ lite by Anderson.
10. The garage doors shall be white steel by Cloplay.
11. The other doors shall be white clad vinyl by Anderson (utility doors rear facing).
12. The lighting shall be Black Meal Barnlight Electric Company.
13. The lighting on the driveway shall be black/rust aluminum by Troy Lighting.
14. The stone and rock shall be Rockland Homestead Robble for fireplace, patios, covered porches and by the front door..
15. The fence shall be 3post split-rail fence along Kings Highway and driveway.
16. Although neighbors mentioned a pool and a cabana in their public comment,, these items were not part of this application and therefore were not reviewed or approved by the Board.
17. In October the applicant submitted a plan for consultation, which showed an emergency generator, this submission did not include an emergency generator, therefore it was not reviewed or approved by the Board.
18. The concerns and suggestions with respect to landscaping of the property are not within the purview of this Board.
19. The concerns and suggestions with respect to wetlands on the property are not within the purview of this Board.
20. The concerns and suggestions with respect to a restrictive covenant on the property are not within the purview of this Board.

**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

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Hauser

HABR#22-11

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- 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.**

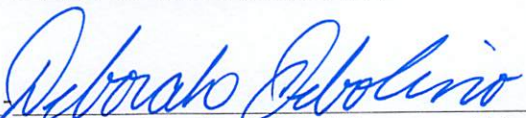
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports ( if any), the application for "House Renovation and Additions for Hauser Residence 200 Kings Highway Tappan NY dated 02/02/2022 signed and sealed by Roberto N. Palmerini" SK-9.0, SK-9.1, Sk-9.2, SK-9.3, SK-9.4, HARB-1 (6 pages) APPROVED AS MODIFIED. (see revised Materials checklist)

The foregoing resolution to approve the restoration of the existing residential dwelling with additions "House Renovation and Additions for Hauser Residence 200 Kings Highway Tappan NY dated 02/02/2022 signed and sealed by Roberto N. Palmerini" SK-9.0, SK-9.1, Sk-9.2, SK-9.3, SK-9.4, HARB-1 (6 pages), and fence for property located at 200 Kings Highway, Tappan, HABR#21-11, as REVISED at meeting on June 14, 2022( see revised building materials); was presented and moved by Larry Bucciarelli, seconded by Allen Ryff; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, nay; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryff, aye; Loren Plotkin, aye; and William Walther, aye.

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: June 14, 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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DECISION

APPROVED AS PRESENTED

TO: Eric Robledo (DeLaTorre)  
526 West 26<sup>th</sup> Street  
New York, New York 10001

HABR #22-12  
June 14, 2022  
Permit#BLDR-1256-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#22-12: Application of Ernest de la Torre for review of a renovation and addition of a sunroom, changing door, windows, siding, roof shingles, soffits and leaders, lighting and walkway at an existing single-family residence. The premises are located at 67 Ludlow 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: 80.08 / 1 / 24; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 14, 2022 at which time the Board made the following determination:

Eric Robledo and Ernest DeLaTorre appeared.

The following documents were presented:

1. Survey prepared for 7 Oaksfarm LLC dated June 30, 2021 by W.E. James Engineering and Land "Surveying, PLLC.
2. Plans labeled "67 Ludlow Lane, Palisades, NY 10964" by De La Torre Design Studio, LTD, 526 W. 26<sup>th</sup> Street, Suite 6AA, NYC, NY 10001 signed and sealed by Daniel J Apello, P.E.. (6 pages).
3. Package with pictures and history of property handed out at meeting (36 pages).
4. Three letters in support of the application from abutting property owners.

Ernest DeLaTorre stated that he would like to give a little history of the property; in 1863 a Dutch form broken gable barn was built as part of a thirteen acre "Gentlemen's " farm for the Park family and named Seen Oaks after the massive oaks on the property, and the Park's seven daughters. In 1908, the estate was converted to a working farm with the east horse stables being expanded into a larger cow barn with a broken gable roof mimicking the larger hay barn's distinctive roofline;, giving it its current profile of a big barn connected to a little barn. In 1963 the barn was converted into a midcentury modern house by renowned architect Hugh Hardy for artist Grace Knowlton and her artist friends who worked on the property for four decades as an artistic commune. The goal as stewards of this special place is to protect and resurrect aspects of the original barn, while preserving the modern -county design and spirit imbued to the property by the much beloved Grace Knowlton and continue with her artistic legacy with artists in residence.

Ernest continued showing picture of the north façade toward approach of Ludlow Lane, north façade of the Little Horse barn past the approach, the south façade of the big barn and little barn faces toward the middle of the four acres with no view from the street; the west façade of the house where the condensers will go behind he tree; a picture showing

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the house colors that will remain as existing; black trim and natural cedar siding; and then the architectural elevations were shown, existing north & proposed north; existing south and proposed south and all changes were listed, such as adding farmers door back with shutters steel windows, the proposed addition of the screened porch with galvanized copper standing seam roof and the details of new doors, windows, shutters, antique copper barn vents, hardware, paint colors, barn track doors, roofing materials colonial seam panels, slate roof, metal tile roof or Owens Corning Old fashion three-tab asphalt shingle; lanterns and the existing generator shall be painted stone to match the background and more plantings will be added.

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 reconstruction of the original historic structure barn that was altered and expanded into a commercial farm in 1908 and in 1963 the barn was converted into a modernist midcentury house by a renowned architect for an artist, it received alterations over the decades and the goal is to preserve its 1963 floor plan with mechanical updates and maintain the exterior colors and general feel while maintaining original 1863 barn elements on the exterior and returning some that were lost:

1. The roof shall be standing seam metal, as first choice, ( will be done on screen porch addition) 2<sup>nd</sup> choice slate roof; , 3<sup>rd</sup> choice would be metal tile roof, and 4<sup>th</sup> would be Owens Corning old fashion three-tab asphalt shingle. Choices were allowed because the supply chains are so backed up.
2. The siding shall be natural cedar original to the barn.
3. The decorative siding shall be brown stained cedar shingle original to the barn.
4. The soffits and fascia shall be black wood to match existing.
5. The gutters and leaders shall be brown/green copper to match the existing copper gutters.
6. The windows shall be black steel to match the existing vintage windows
7. The trim shall be black wood to match existing.
8. The front door shall be Farrow & Ball Pitch Blue Solid Hardwood Vintage Doors and Windows LLC..
9. The 19<sup>th</sup> century door shall be returned to the former location of the farmers door as indicated on the south elevation and will be painted Farrow and Ball Pitch Blue.
10. There shall be a new kitchen entry Dutch South Door with antique seeded glass African mahogany true divided lite painted Farrow and Ball Pitch Blue
11. The other doors shall be brown wood barn doors to match the siding.
12. The lighting shall be brass and copper lanterns at Farmers door and Kitchen small barn entry will patina to dark brown and then verdigris green with age.
13. Natural Brass Shiplights at secondary locations for security lighting.

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14. AC condensers hung on west wall are 13" deep and will be covered in slatted cedar to match the siding on the house
15. The stone and rock shall be gray/brown/red bluestone, brick to match existing on site.

**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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- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
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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  
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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 design and materials for the proposed reconstruction of the original historic structure barn that was altered and expanded into a commercial farm in 1908 and in 1963the barn was converted into a modernist midcentury house by a renowned architect for an artist, it received alterations over the decades and the goal is to preserve its 1963 floor plan with mechanical updates and maintain the exterior colors and general feel while maintaining original 1863 barn elements on the exterior and returning some that were lost; APPROVED AS SUBMITTED.

The foregoing resolution to approve the application for design and materials for the proposed reconstruction of the original historic structure barn that was altered and expanded into a commercial farm in 1908 and in 1963the barn was converted into a modernist midcentury house by a renowned architect for an artist, it received alterations over the decades and the goal is to preserve its 1963 floor plan with mechanical updates and maintain the exterior colors and general feel while maintaining original 1863 barn elements on the exterior and returning some that were lost; for property located at 67 Ludlow Lane, Palisades, HABR#22-12, as submitted; was presented and moved by Scott Wheatly, seconded by Loren Plotkin; and carried as follows: Larry Bucciarelli, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Allen Ryf, aye; Loren Plotkin, aye; and William Walther, aye.

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: June 14, 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-Ken

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

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