

MINUTES
HISTORICAL AREAS BOARD OF REVIEW
January 10, 2023

MEMBERS PRESENT:

Thano Schoppel, Acting Chairman
Scott Wheatley
Larry Bucciarelli
Loren Plotkin

ABSENT:

Margaret Raso, Chair
Allen Ryf
William Walther

ALSO PRESENT:

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

Thano Schoppel, Acting 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>
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POSTPONED ITEM:

ZEE SOLAR PANELS 7 Kopac Lane Palisades, NY 78.13 / 1 / 3.13; R-40 zoning district	APPROVED	HABR#23-01
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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 7:15 P.M.

DATED: January 10, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY: 
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2023 JAN 11 A 10:07
TOWN CLERK'S OFFICE

DECISION
SOLAR PANELS APPROVED AS PRESENTED

TO: Emily Quiroa (Ginger Zee)
400 Executive Blvd Suite 137
Elmsford, New York 10523

HABR#23-01
January 10, 2023
SOLP2376-22

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-01: Application of Ginger Zee for review of Solar Panels at a proposed single-family residence. The premises are located at 7 Kopac 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: 78.13 / 1 / 3.13; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 10, 2023 at which time the Board made the following determination:

Emily Quiroa , Sunpower, appeared.

The following documents were presented:

1. Plans labeled "Solar Individual Permit Package Ginger Zee/Ben Colonomos" (4pages) signed and sealed by Paymon Eskandanian, P.E.
2. Color rendering of the house showing the placement of the proposed panels with neighboring houses. (6 pages)

Emily Quiroa, from Sunpower, representing the applicant, stated hat the solar panels are a 13.70 grid system with 33 solar panels on the south side of the house, which gets the most sun; that the railings are on the roof and under the panels; that they are black and they will save the applicant money on the utility bills.

Loren Plotkin asked questions about how the panels are installed and the colors

Larry Bucciarelli stated that the meter spins backward and credits the applicant.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2023 JAN 11 A 10:07
TOWN OF ORANGETOWN

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 solar panels:

1. The solar panels are black and glass, 13.70 grid system.
2. There shall be 33 panels installed on the back, right side and front of the house, all of which get southern exposure.

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

Zee

HABR# 23-01

Permit #SOLP 2376-22

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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), Plans labeled "Solar Individual Permit Package Ginger ZEE/Ben Colonomos" (4 pages) signed and sealed by Paymon Eskandanian, P.E. and computer generated color renderings of the house showing the placement of the proposed panels with neighboring houses, (6 pages); APPROVED AS SUBMITTED.

The foregoing resolution to approve the proposed solar panels HABR#23-01, as submitted; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel and carried as follows: Thano Schoppel, aye; Scott Wheatley, aye; Larry Bucciarelli, aye; and Loren Plotkin, aye. William Walther, Margaret Raso, and Allen Ryff 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: January 10, 2023

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- Dom. M.

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

TOWN CLERK'S OFFICE

2023 JAN 11 A 10:08

TOWN OF ORANGETOWN