

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
March 14, 2023**

MEMBERS PRESENT: Margaret Raso, Chair  
Allen Ryf  
William Walther  
Scott Wheatley  
Loren Plotkin

ABSENT: Thano Schoppel  
Larry Bucciarelli

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

Margaret Raso, 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 ITEM:</u>		
DOLAN 5 Van Wardt Place Tappan, NY 77.15 / 1 / 70; R-15 zoning district	APPROVED AS AS SIBMITTED	HABR#23-03

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: March 14, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
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TOWN CLERK'S OFFICE

DECISION  
**REPLACEMENT WINDOWS APPROVED AS PRESENTED**

TO: Carol Dolan  
5 Van Wardt Place  
Tappan, New York 10983

HABR#23-03  
March 14, 2023  
BLDR-2667-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-03: Application of Carol Dolan for review of replacement windows for an existing single-family residence at 5 VanWardt 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 / 70; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 14, 2023 at which time the Board made the following determination:

Carol Dolan appeared.

The following documents were presented:

1. Copy of survey.
2. Renewal by Andersen window specs ( 3 pages).
3. Six pictures of the existing house computer generated.

Carol Dolan stated that she is the 7<sup>th</sup> owner of her house; that the area that she would like to replace the windows use to be a sunroom; that she is proposing the same size windows but instead of opening up and down, the new windows would be sliders; that they would be a sandy color on the outside, which would match the house and they would be wood inside and she plans to stain them chestnut to match the rest of the interior wood; and that the area in question would be where there are four windows and that would be replaced with three windows, a solid window in the middle and opening windows on either side.

William Walther asked about how the sliders worked.

**PUBLIC COMMENT:**

No public comment.

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Dolan

HABR#23-03

Permit# BLDR-2667-23

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### **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 replacement windows:

1. The windows shall be 3 glider/slider windows.
2. The windows shall have pinewood frames in real pine.
3. The exterior trim on the windows shall be canvas to match the house trim.
4. The window hardware shall be Andersen Exclusive feature in Stone.
5. The window shall be Low-E4 Smart Sun Glass with Heat lock Technology.

**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

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- 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 windows shall be 3 glider/slider windows and shall have pinewood frames in real pine; the exterior trim on the windows shall be canvas to match the house trim; the window hardware shall be Andersen Exclusive feature in Stone; and the windows shall be Low-E4 Smart Sun Glass with Heat lock Technology; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the replacement windows by Andersen HABR#23-03, as submitted; was presented and moved by Loren Plotkin, seconded by William Walther and carried as follows: Allen Ryff, aye; William Walther, aye; Margaret Raso, aye; Scott Wheatley, aye; and Loren Plotkin, aye. Thanos Schoppel, 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: March 14, 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

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