

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
May 9, 2023**

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

ABSENT: 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 ITEMS:</u>		
KEYWORK FENCE 159 Route 9W Palisades, NY 78.18 / 2 / 17; R-40 zoning district	FENCE, STONE PILLARS AND LANTERNS APPROVED AS PRESENTED	HABR#23-05
ANNUNZIATA 209 Kings Highway Tappan, NY 77.07 / 1 / 20; R-15 zoning district	ABOVE-GROUND POOL APPROVED AS PRESENTED	HABR#23-06

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 9, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2023 MAY 16 P 1:31  
TOWN CLERK'S OFFICE

**DECISION**  
**FENCE. STONE PILARS AND LIGHTS APPROVED AS PRESENTED**

TO: Chris Keywork  
159 Route 9W  
Palisades, NY 10964

HABR#23-05  
May 9, 2023  
BLDR-2992-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-05: Application of Chris Keywork for review of a replacement fence , stone pillars and lights at an existing single-family residence at 159 Route 9W, 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: 78.18 / 2 / 17; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 9, 2023 at which time the Board made the following determination:

Chris and Deanna Keywork appeared.

The following documents were presented:

1. Copy of a plot plan with fence. Stone pillars and lights drawn on it.
2. Google map picture of the site.
3. Picture of pillar with light.
4. Certificate of occupancy for existing fence.

Chris Keywork stated that they have owned the house for eight years; that the existing fence is in poor condition and they would like to replace it with a natural wood fence and spruce it up with the stone pillars and lantern style lights by the entrance and exit of the driveway.

Chair Raso stated that people drive erratically along Route 9W and that she hopes the new fence and pillars do not get damaged.

Chris Keywork replied that there is a drainage ditch running along Route 9W and the structures would be behind that.

William Walther asked about the height of the pillars, and the lights and if it would be capped with bluestone.

Chris Keywork replied that the pillars would be 5' in height and the light would be 2 ½' above that on the wood and the cap would be bluestone.

**PUBLIC COMMENT:**

No public comment.

TOWN OF ORANGETOWN  
12:41 PM MAY 15 2023  
TOWN CLERK'S OFFICE

**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 fence, stone pillars and lights:

1. The fence shall be natural wood.
2. The pillars shall be natural stone with bluestone top with a wood post and lantern style light.

**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.**

2022 MAY 19 PM 4:52

2022 MAY 19 PM 4:52

2022 MAY 19 PM 4:52


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 "Chris and Deanna Keywork, 159 Route 9W" showing the proposed 2'x2' stone pillars on each side of both driveway entrances and the replacement of the existing 6' wood fence; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled "Chris and Deanna Keywork, 159 Route 9W" showing the proposed 2'x2' stone pillars on each side of both driveway entrances and the replacement of the existing 6' wood fence; HABR#23-05, as submitted; was presented and moved by William Walther, seconded by Loren Plotkin and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; William Walter, aye; and Scott Wheatley, aye. Larry Bucciarelli, 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: May 9, 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- Ken L.

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

TOWN CLERK'S OFFICE

2023 MAY 16 P 1:32

TOWN OF ORANGETOWN

DECISION  
**ABOVE GROUND POOL APPROVED AS PRESENTED**

TO: John Annunziata  
209 Kings Highway  
Tappan, NY 10983

HABR#23-06  
May 9, 2023  
PoolR-002022-2022

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-06: Application of John Annunziata for review of a new above-ground pool at an existing single-family residence at 209 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 / 20; R-15 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, May 9, 2023 at which time the Board made the following determination:

John Annunziata appeared.

The following documents were presented:

1. Copy of a plot plan with round pool drawn on it.
2. Panache 52" pool specs.
3. HABR Decision #22-13 for a semi in-ground pool.
4. A letter dated February 27, 2023 requested an above ground pool in place of the previously approved semi-in-ground pool.

John Annunziata stated that he would like to install a 24' round above ground pool; with a ladder and filter; that the pool will be gray on the outside; that the fence is existing and that there will not be a deck around the pool.

**PUBLIC COMMENT:**

No public comment.

TOWN OF ORANGETOWN  
2023 MAY 19 P 1:32  
TOWN CLERK'S OFFICE

**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 above-ground pool:

1. The pool shall be 24ft. round resin (gray) and steel Panache from Westrock.
2. The fence is existing.

**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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**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:**

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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.**

TOWN OF ORANGE  
MAY 19 4 32 PM  
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), Plans labeled "plot plan with round pool drawn on it"; Panache 52" pool specs; HABR Decision #22-13 for a semi in-ground pool; A letter dated February 27, 2023 requested an above ground pool in place of the previously approved semi-in-ground pool; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled "plot plan with round pool drawn on it"; Panache 52" pool specs; HABR Decision #22-13 for a semi in-ground pool; A letter dated February 27, 2023 requested an above ground pool in place of the previously approved semi-in-ground pool; HABR#23-06, as submitted; was presented and moved by Thano Schoppel, seconded by Scott Wheatley and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; William Walter, aye; and Scott Wheatley, aye. Larry Bucciarelli 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: May 9, 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- Mike M..

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

TOWN CLERK'S OFFICE  
2023 MAY 16 P 1:32  
TOWN OF ORANGETOWN