

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
JULY 11, 2023**

MEMBERS PRESENT: Margaret Raso, Chair  
Allen Ryff  
Loren Plotkin  
Scott Wheatley  
Larry Bucciarelli

ABSENT: Thano Schoppel  
William Walther

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>
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NEW ITEMS:

CANCRO 90 Greenbush Road Tappan, NY 77.10 / 2 / 12; R-15 zoning district	AMENDMENT TO HABR#21-11 6' WOOD STOCKADE FENCE APPROVED SECOND STORY ADDITION AND FRONT PORCH APPROVED AS PRESENTED	HABR#23-12
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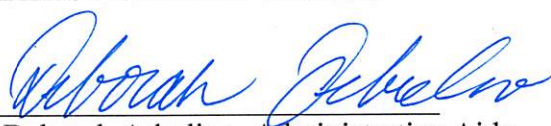
NEXT CHAPTER EQUITIES LLC 2 <sup>nd</sup> CONSULTATION 72 Main Street Tappan, NY 77.15 / 1 / 3; CS zoning district	COMMENTS ATTACHED      HABR#23-13
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THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 7:50 P.M.

DATED: July 11, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
JUL 18 PM 1:59  
TOWN CLERK'S OFFICE

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HISTORICAL AREAS BOARD OF REVIEW  
JULY 11, 2023**

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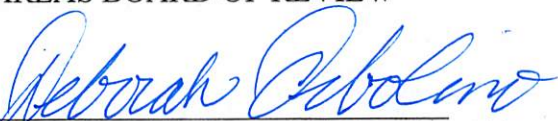
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DATED: July 11, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY:

  
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2023 JUL 18 P 2:00  
TOWN CLERK'S OFFICE

DECISION

**SECOND FLOOR ADDITION AND FRONT PORCH APPROVED AS PRESENTED  
AMENDMENT TO HABR # 21-11 APPROVED CHAINLINK FENCE CHANGED TO  
WOOD STOCKADE FENCE APPROVED**

TO: Jennifer Cancro  
90 Greenbush Road  
Tappan, NY 10983

HABR#23-12  
July 11, 2023

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-12: Application of Jennifer Cancro for review of a proposed addition and fence at an existing single-family residence at 90 Greenbush Road, 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: 77.10 / 2 / 12; R-15 zoning district.

Piero Gabucci, Architect and Jennifer Cancro and Pauline Woods appeared.

The following documents were presented:

1. Architectural plans labeled "Cancro Residence" dated 4/17/2023 with a revision dated of 5/18/2023 signed and sealed by Steven B. Lazarus, A.I.A. ( 3 pages)
2. Computer generated pictures of the house across the street and the house to the right when facing the Cancro house.
3. ZBA Decision #23-22 dated July 5, 2023 for proposed addition and HABR Decision # 21-11 dated July 13, 2021 for the fence.
4. Ten computer generated pictures of the house and garage.

Margaret Raso, Chairwoman, stated that she would like to separate the application into two parts and discuss the fence first; that she recalled that the Board was not happy with the solid white vinyl fence that was installed prior to appearing before his Board; that they advised the fence be removed and replaced with a black chain link fence with arborvitae in front of it for privacy.

Jennifer Cancro stated that she would like to propose a solid wood stockade fence to take the place of he white vinyl fence because she had a 50-pound Pitbull and Boxer mix pup that loves people but does not like other dogs; and because of that, the solid fence creates a quieter neighborhood.

Margaret Raso and Allen Ryff both stated that they had concerns about the location of the fence so close to Greenbush Road that it affects the site distance when trying to pull out onto Greenbush Road and asked the applicant if she would consider moving it back a couple of feet. The both stated that they realize she was approved for this location by the zoning board but would appreciate her considering moving it.

Jennifer Cancro and Pauline Woods both stated they would consider it.

Margaret Raso asked the applicant to explain the rest of the application.

Jennifer Cancro stated that the existing house is only 950 sq. ft.; that she and her partner are expecting a baby in October and would like to add a second floor and front porch to accommodate their larger family.

Piero Gabucci, Architect submitted ten computer generated pictures of the existing house and brought samples of materials proposed for the new addition. He stated that they are proposing to use white board and batten siding for the house; that the roof on the porch and the first floor that will not have a second floor will be a black metal roof by Atlas and the second story addition roof will be black fiberglass shingles by GAF; that the soffits and fascia will be white composite by Azek; the windows will be white Anderson windows, the front porch will have recessed lighting and the black metal lighting that exists will be reused.

TOWN OF ORANGETOWN

**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 "Architectural plans labeled "Cancro Residence" dated 4/17/2023 with a revision dated of 5/18/2023 signed and sealed by Steven B. Lazarus, A.I.A. ( 3 pages) and the six-foot wood stockade fence to replace the existing white vinyl fence":

1. The fence existing white vinyl fence will be removed and replaced with a six-foot wood stockade fence. The applicant did not object to the Board's suggestion to locate the new wood fence a couple of feet further back from the road to improve the site distance when entering Greenbush Road.
2. The flat roof on the existing first floor of the house and the proposed front porch shall be black metal by Atlas.
3. The roof of the second story addition of the house shall be black fiberglass shingles by GAF.
4. The siding of the house shall be white Board and Batten.
5. The soffits and fascia shall be white composite Azek.
6. The gutter and leaders shall be white aluminum by Gutter Supply.
7. The windows shall be white Anderson Windows.
8. The front, rear and garage doors are existing and are not changing.
9. The front porch shall have recessed lighting in the ceiling.
10. The existing black metal lighting shall be reused.

**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

TOWN OF ORANGETOWN  
2023 JUL 18 A 9:02  
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- 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), "Architectural plans labeled " Cancro Residence" dated 4/17/2023 with a revision dated of 5/18/2023 signed and sealed by Steven B. Lazarus, A.I.A. ( 3 pages) and the six-foot wood stockade fence to replace the existing white vinyl fence":is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans as submitted: "Architectural plans labeled " Cancro Residence" dated 4/17/2023 with a revision dated of 5/18/2023 signed and sealed by Steven B. Lazarus, A.I.A. ( 3 pages) was presented and moved by Larry Bucciarelli , seconded by Allen Ryf and carried as follows: Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; and Scott Wheatley, aye; and Larry Bucciarelli, aye. Thano Schoppel and William Walther were absent.

The foregoing resolution to approve the Plans as submitted "for the six-foot wood stockade fence to replace the existing white vinyl fence" was presented and moved by Loren Plotkin, seconded by Allen Ryff and carried as follows: Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; and Scott Wheatley, aye; and Larry Bucciarelli, aye. Thano Schoppel and William Walther 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: July 11, 2023

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY: Deborah Arbolino  
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-G.M.

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

TOWN CLERK'S OFFICE  
2023 JUL 18 A 9:02  
TOWN OF ORANGETOWN

## 2<sup>nd</sup> CONSULTATION COMMENTS

TO: Joe Panzella (Next Chapter Equities LLC)  
463 Livingston Avenue Suite 102166  
Norwood, New Jersey 07648

HABR#23-13  
July 11, 2023  
No permit

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-13: Application of Next Chapter Equities LLC for a consultation for review of proposed improvements and changes to property located at 77 Main Street, 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 / 3; CS zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, July 11, 2023 at which time the Board made the following determination:

Joe Panzella, property owner and Kevin Brodie, Architect appeared.

The following documents were presented:

1. A cover letter dated June 26, 2023 from Andrew Rosenberg and Joseph Panzella, Next Chapter Equities LLC. ( 3 pages)
2. Computer generated color pictures ( 8 pages) and an additional page of explanation of the existing conditions that were exposed when interior walls were removed.
3. Architectural plans dated 7/11/2023 by Kevin Bodie, Architect not signed or sealed showing four different proposals for the rear elevation and two proposals for the left elevation.

Margaret Raso and Allen Ryff stated that they visited the site.

William Walther and Thano Schoppel, Historic Board members were not present for this consultation.

Joe Panzella stated that they started to demolish the interior of the property so that the framing and exterior walls are visible ; that this is an important step to determine the condition of the "bones" of the building; that once the framing and exterior walls were exposed , a detailed walk-through and inspection of the property with our architect and structural engineer found significant structural issues; that they are asking for one option to leave the front façade of the building and re-enforce it and demolish the rest of the building and rebuild a building in kind that would be energy efficient and match the style of the original structure that was constructed around 1820.

Kevin Brodie , Architect, stated that is one option; that it would probably make the most sense; that after removing interior walls, it is clear that the original building was built around 1820 and in the 1830's or 40's a two-story volume at the northwest corner was added and shortly after that an additional two-story section was built in the northeast section and a front porch was added in a Victorian style; that after that small additions were added with gable roofs and beams running across and not attached to structures; that the existing walls are off plumb from 4 to 6% and in order to save the structure it would entail framing a new house from the inside; that after the second major addition to the building, five additional small additions were added and nothing matches the original structure; that it really is a hodgepodge of different structures and they may want to make one change to the front façade and add a second door, if it would be permitted by zoning and have two retail spaces.

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Allen Ryff stated that at one time the structure was a general store and that he agreed with Margret Raso, after visiting the building and walking through it, he would not object to keeping the front façade and rebuilding the rest of the building in kind.

Margaret Raso stated that after walking through the interior of the building, she is in agreement that it would be safer to save the existing front façade and rebuild with a proper basement, vapor barriers and floors that are not slanting.

Larry Bucciarelli stated that the most significant thing about the building is the elevation from the street, that if the chimney is useless he has no objection to it being removed; that he would want assurance that the front façade and elevation would remain the same and that adding a new foundation and building from behind, in this case would make sense; and reiterated that the street scape is very important; that he is not a fan of the rolled roof that is shown on the elevations that the applicant submitted at the hearing and would prefer to see standing seam.

Scott Wheatley stated that he agrees with Larry and that the applicant would need permission from the zoning board for expansions.

Loren Plotkin stated that he is sympathetic to the applicant; that he lives in a house that was built in the 1850's; that his house was well taken care of, unlike this structure; that his house had a major renovation in 1947; that they added 50% to the house and it turned out great.

**PUBLIC COMMENT:**

No public comment.

**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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2023 JUL 18 A 9:02

TOWN OF ORANGETOWN

**IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.**

The foregoing comments on HABR#23-13, are offered as a consultation only; the Board shall render a decision when an official submission is presented.

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: July 11, 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- N.A.

TOWN CLERK  
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HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

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