

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
DECEMBER 12, 2023**

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

**ABSENT:** Larry Bucciarelli

**ALSO PRESENT:** 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><b>APPLICANTS</b></u>	<u><b>DECISION</b></u>	<u><b>HABR#</b></u>
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**NEW ITEMS:**

PORT MACKALL LLC 143 Washington Spring Road Palisades, NY 78.18 / 2 / 6; R-40 zoning district	WINDOWS APPROVED AS SUBMITTED	HABR#23-18
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**OTHER BUSINESS:**

Amendment to HABR#23-12: Jennifer Cancro, 90 Greenbush Road, Tappan, appeared to ask for several minor changes to the approved addition to the house, first change was the siding, which was proposed as board and batten, the price is too high and the Board approved the change to grey vinyl siding for the siding, fascia and soffits; second change is the leaders and gutters; they shall be black aluminum (not white); and the third change is the roof over the front porch was originally proposed as a black metal roof by Atlas and hey price is too high, so that would be changed to match the roof of the house black fiberglass shingles by GAF; Thano Schoppel made a motion to accept these changes, which motion was seconded by Allen Ryff; and carried as follows: Margaret Raso, aye, William Walther, aye, Scott Wheatley, aye, Loren Plotkin, aye; Allen Ryff, aye; and Thano Schoppel, aye. Larry Bucciarelli was absent.

Clarification of the plans that were approved for William Walther at 693 Oak Tree Road, Palisades: in error by the applicant, two permits were opened for the same work, therefore clarification as to what the Historic Board approved is necessary: the Historic Board acknowledged that the plans given to the Building Inspector dated received by the Town November 15, 2023 are acceptable to them and that all of the design elements are approved, by motion Scott Wheatley, seconded by Loren Plotkin and carried as follows: Margaret Raso, aye,

APPROVED AND FORWARDED:  
14 DEC 12 2023  
TOWN OF PALISADES

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Scott Wheatley, aye, Loren Plotkin, aye; Allen Ryff, aye; and Thano Schoppel, aye. Larry Bucciarelli was absent. William Walther recused himself, since this is his house.

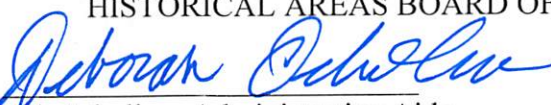
THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 P.M.

DATED: December 12, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY:



Deborah Arbolino, Administrative Aide

TOWN OF ORANGE TOWN  
2023 DEC 14 P 2:41  
TOWN CLERK'S OFFICE

DECISION  
**WINDOWS APPROVED AS PRESENTED**

TO: Eugene Kohn ( Port Mackall LLC)  
65 Colgate Street  
Closter, New Jersey 07624

HABR#23-18  
December 12, 2023

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-18: Application of Port Mackall, LLC for review of windows of an existing single-family residence at 143 Washington Spring Road, 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 / 6; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 12, 2023 at which time the Board made the following determination:

Paul Sorvino and Richard Ellis, Real Estate Agent, appeared.

The following documents were presented:

1. Copy of a plot plan.
2. Copy of house elevations with windows colored that will be replaced and where there will be new Muntins.
3. HABR Decision #04-19 for an addition to the house and HABR#05-14 for the greenhouse and HABR#04-09 for an addition and alteration to the house..

Paul Sorvino stated that Eugene is out of town and he is present to speak about the windows at 143 Washington Spring Road; that they purchased the property two years ago; that some of the windows had already been replaced with vinyl windows and some of the original windows from 1922 still existed, but all of the windows were leaking badly; that the original windows were 3 over 1 and they copied that style throughout the house; and he submitted pictures of the house and windows.

The Board members were looking at the pictures submitted and asked if the dividers were wood and if they were applied to the outside of the windows or the interior; that some of the pictures looked like they were applied on the inside and some on the outside.

At that time Paul called Eugen Cohen and he verified that the wood inserts were applied on both the interior and exterior window panes.

Loren Plotkin stated that the Board has no jurisdiction over the interior of the house.

William Walther agreed and stated that he was pleased that the wood muntins were applied on both interior and exterior.

Richard Ellis, Real Estate Agent, stated that he is certain that the divided light application was applied on the interior and exterior.

**PUBLIC COMMENT:**

No public comment.

TOWN OF ORANGETOWN  
HISTORICAL AREAS BOARD  
12/12/2023

**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 windows colored that will be replaced and where there will be new Muntins:

1. The replacement windows shall be White vinyl Pella windows with wood muntins applied both interior and exterior on the window panes.

**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.**

Port Mackall, LLC

HABR# 23-18

Permit #BLDR-4289-23

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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 "house elevations with windows colored that will be replaced and where there will be new Muntins applied interior and exterior"; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled "house elevations with windows colored that will be replaced and where there will be new Muntins"; as submitted; was presented and moved by Loren Plotkin, seconded by Thano Schoppel and carried as follows: Scott Wheatley, aye; Thano Schoppel, aye; Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; Scott Wheatley, aye; and William Walther, 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: December 12, 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- G.M.

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

TOWN CLERK'S OFFICE  
2023 DEC 14 P 2:41  
TOWN OF ORANGETOWN