

**MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
JANUARY 9, 2024**

MEMBERS PRESENT: Margaret Raso, Chair  
Thano Schoppel  
Loren Plotkin  
Scott Wheatley  
Larry Bucciarelli

ABSENT: Allen Ryff  
William Walther

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

William Walther, Acting 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 ITEM:

MEYER 23 Closter Road Palisades, NY 78.17 / 2 / 24; R-40 zoning district	ADDITIONS/ALTERATIONS APPROVED AS SUBMITTED SIDING COLOR CHANGED TO GRAY	HABR#24-01
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OTHER BUSINESS:

Larry Bucciarelli made a motion to re-appoint Margaret Raso, Historic Board Chair for 2024, which motion was seconded by Thano Schoppel and carried unanimously.

Letter presented from Peter A. Ludas on behalf of his mother, Meaghan E. Ludas, 92 Greenbush Road, Tappan, NY section 77.10, Block 2, Lot 14: proposed to replace a fence in the rear yard of a single-family residence; which does not require any variances with a wood fence: this was presented for the Board to review; Thano Schoppel made a motion to approve the fence; which motion was seconded by Scott Wheatley and carried unanimously.

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: January 9, 2024

HISTORICAL AREAS BOARD OF REVIEW

BY:   
Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN  
2024 JAN 11 P 3:42  
TOWN CLERK'S OFFICE

DECISION

**APPROVED AS PRESENTED**

To: Barbara Meyer  
PO Box 152  
Palisades, NY 10964

HABR #24-01  
Date: January 9, 2024  
Permit #bldr-4120-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-01: Application of Barbara Meyer for review of additions and alterations at an existing single-family residence at 23 Closter 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: 78.17 / 2 / 24; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 9, 2024 at which time the Board made the following determination:

Barbara Meyer appeared and testified.

The following documents were presented:

1. Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 11/16/ 2023 signed and sealed by Jo Machinist, AIA. (10 pages)
2. Survey dated October 20, 2023 signed and sealed by William E. James, L.S..
3. HABR Decision #21-01; 21-89 and 22-10 for the previous owner of the property (Crosby).

Barbara Meyer stated that she purchased the house from the Crosby's and is planning to use the same materials that the Board approved for their proposed addition/ alteration; that Jo Machinist is her architect and she is just getting over COVID; that the hardi-plank no longer comes in Sandstone Beige; that she would like to use the gray hardi-plank in the smooth finish; white trim and white windows and they are planning to keep the existing bow window and replace its glass for better insulation; that she would like to install trex decking; downward sconces by the rear door and a high hat in the front roof covering the front door entrance; that the roof will be charcoal timberline shingles to match exiting.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2024 JAN 11 P 3:42  
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 new covered front entry, open up blocked windows, small additions in back -art studio and laundry room with raised deck, stairs and new siding.

1. The roof shall be GAF Timberline 'NS' Fiberglass shingles in Charcoal.
2. The siding shall be Hardi Plank Lap Siding Smooth Finish Light Mist (gray) by James Hardie Building Products.
3. The soffits and fascia shall be white prefinished aluminum.
4. The gutters and leaders shall be white pre-finished aluminum.
5. The window shall be white clad wood Anderson (Double Hung) new glass in exiting (Bow Window).
6. Any shutters installed shall be dark gray.
7. The window trim shall be White Hardi Tim Board by James Hardie Building Products.
8. The trim shall be Light Mist (gray) Hardi Trim Board by James Hardie Building Products Inc.
9. The front door shall remain.
10. The stone or rock shall be stone veneer to match existing foundation.
11. The walkways shall be bluestone.
12. The back door shall be white wood and glass by Anderson French in swing.
13. The railings shall be black wrought iron railings.
14. The deck shall be Rustic Elm composite decking or Timberteck Terrain with dark gray or wrought iron railings.

**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

TOWN CLERK'S OFFICE

2024 JAN 11 P 3:42

**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), Plans labeled "Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 11/16/ 2023 signed and sealed by Jo Machinist, AIA. (10 pages) and Survey dated October 20, 2023 signed and sealed by William E. James, L.S.; are APPROVED AS SUBMITTED.

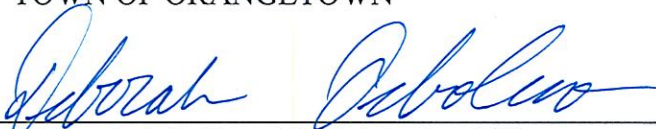
The foregoing resolution to approve the Plans labeled "Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 11/16/ 2023 signed and sealed by Jo Machinist, AIA. (10 pages) and Survey dated October 20, 2023 signed and sealed by William E. James, L.S.; was presented and moved by Larry Bucciarelli, seconded by Thano Schoppel, and carried as follows: Thano Schoppel, aye; Margaret Raso, aye; Larry Bucciarelli, aye; Loren Plotkin, aye; and Scott Wheatley, aye. William Walter and Allen Ryf 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 9, 2024

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 OF ORANGETOWN  
2024 JAN 11 P 3:42  
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