

MINUTES  
HISTORICAL AREAS BOARD OF REVIEW  
MARCH 26, 2024

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

ABSENT: Thano Schoppel

ALSO PRESENT: Denise Michaels, Esq., Deputy Town Attorney  
Deborah Arbolino, Administrative Aide  
Katlyn Bettmann, Senior Clerk Typist

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:

APPLICANTS DECISION HABR#

NEW ITEMS:

KEYWORK 37 Highland Avenue Palisades, NY 78.18 / 2 / 13.2; R-80 zoning district	APPROVED AS PRESENTED	HABR#24-02
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NC 77 MAIN OWNER LLC 77 Main Street Tappan, NY 77.15 / 1 /3; CS zoning district	APPROVED AS SUBMITTED	HABR#24-03
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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: March 26, 2024

HISTORICAL AREAS BOARD OF REVIEW  
BY:   
Deborah Arbolino, Administrative Aide

TOWN CLERK'S OFFICE  
2024 MAR 28 A 9:39  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Eric Bosley(Keywork)  
37 Highland Ave  
Palisades, NY 10983

HABR#24-02  
March 26, 2024  
Permit#BLDR-4633-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-02: Application of Robert Keywork for review of a new single-family residence to be located at 37 Highland Ave, 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 / 13.2; R-80 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, March 26, 2024 at which time the Board made the following determination:

Eric Bosley, Contractor and Robert and Jessalyn Keywork appeared.

The following documents were presented:

1. Copy of Site Plan labeled "DWELLING AND SESC PLAN", signed and sealed by Thomas W. Skrable, P.E., P.P., C.M.E., dated 1/25/2024(1 page).
2. Copy of Architectural Plans labeled "Keywork Residence Lot #2", signed and sealed by, Corey R. Solum R.A., dated 1/29/2024 (G000, A201, A202, A203, A204, detail page, and aerial view of site)

Eric Bosley, contractor for the project, stated that Robert grew up in Orangetown and wants to raise his family here; that this is their dream home; that the main feature of the exterior of the house will be the reclaimed brick from Europe; that the rest of the exterior will be vertical cedar stained semi-solid black; that the roof shall be GAF architectural shingles in Charcoal with standing seam metal roofing on the front porch, dormers, garage and rear patio; that soffits and fascia shall be composite PVC by Azek or similar in NE Stovepipe; that the gutters and leaders will be black aluminum 12 round with hidden brackets; that the front door will be a custom door with side lights by Marvin to match the windows; that the windows shall be Marvin narrow mullion windows in black; that the garage doors will be carriage style composite doors by Fimbal; that the garage doors and back door will have sconces by Hinkley; that the front door will have outdoor wall lanterns by Hinkley Visual Comfort; that the patio shall be bluestone; that the main feature of the house will be the imported reclaimed brick that shall be used on the façade, fireplace and chimneys; with matching grout ; that the brick is imported in shipping containers to a company in California that cleans and cuts them; that they will be presenting the landscape plan to ACABOR; that they have approval for the septic from Rockland County Health Department; and that the lot is 2 acres and the house is 5,937 sq. ft.'

Jessalyn stated that they are not installing a pool or a fence; that her Dad is a lawn care machine, so they will definitely have really nice landscaping.

The Board asked several questions about the brick, septic system, and slab construction.

Robert Keywork stated that they may add stone pillars at the end of the driveway but they would return for approval prior to installing them.

PUBLIC COMMENT:

No public comment.

RECEIVED TOWN OF ORANGETOWN  
MAY 6 11 30 AM 2024  
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 house: Copy of Site Plan labeled “Dwelling and SESC plan”, signed and sealed by Thomas W. Skrable, P.E., P.P., C.M.E., dated 1/25/2024(1 page); Copy of Architectural Plans labeled “Keywork Residence Lot #2”, signed and sealed by, Corey R. Solum R.A., dated 1/29/2024 (G000, A201, A202, A203, A204, detail page, and aerial view of site)

1. The roof shall be Charcoal GAF architectural shingles.
2. There will be standing seam metal roof in black as accent on house.
3. The siding shall be Vertical Cedar in the New England Stovepipe color.
4. In addition to the vertical cedar, reclaimed limestone in light sand color will be used as siding.
5. The soffits and fascia shall be PVS composite in Azek(or similar) in New England Stovepipe color
6. Gutter and leader shall be half round aluminum in black.
7. Windows shall be Marvin narrow mullion in black.
8. Trim shall be PVS composite in Azek(or similar) in New England Stovepipe color
9. Front door shall be custom Obsidian by Bozco Construction painted New England Stovepipe color.
10. Back door shall be Marvin Aluminum and wood door in black.
11. Garage doors shall be Fimbal Carriage house style Composite PVC doors painted New England Stovepipe color.
12. Lighting shall be lantern style by Hinkley/ Visual Comfort metal with glass in black color
13. The chimney shall be reclaimed limestone in light sand color.
14. The walkway shall be bluestone in grey/blue color.

**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

EMILY SKRABLE, P.E.  
1/29/2024  
1/29/2024

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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), Plans labeled The design and materials for the proposed new house: Copy of Site Plan labeled “Dwelling and SESC plan”, signed and sealed by Thomas W. Skrable, P.E., P.P., C.M.E., dated 1/25/2024(1 page); Copy of Architectural Plans labeled “Keywork Residence Lot #2”, signed and sealed by, Corey R. Solum R.A., dated 1/29/2024 (G000, A201, A202, A203, A204, detail page, and aerial view of site) for HABR#24-02 Keywork 37 Highland Avenue, Palisades, 78.18-2-13.2 is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled The design and materials for the proposed new house: Copy of Site Plan labeled “Dwelling and SESC plan”, signed and sealed by Thomas W. Skrable, P.E., P.P., C.M.E., dated 1/25/2024(1 page); Copy of Architectural Plans labeled “Keywork Residence Lot #2”, signed and sealed by, Corey R. Solum R.A., dated 1/29/2024 (G000, A201, A202, A203, A204, detail page, and aerial view of site), as submitted, with the following condition: prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Allen Ryff, seconded by Larry Bucciarelli and carried as follows: Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; William Walter, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye. Thano Schoppel 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: March 26, 2024

## 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- Dominic M

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

TOWN OF ORANGE TOWN  
2024 MAR 28 A 9:39  
TOWN CLERKS OFFICE

DECISION  
**APPROVED AS SUBMITTED**

TO: Joseph Panzella(NC 77 Main Owner LLC) HABR#24-02  
77 Main Street March 26, 2024  
Tappan, NY 10983 Permit#BLDC-4571-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-03 Application of NC 77 Main Owner LLC for review of demolition and rebuild of the rear first floor portion of an existing structure located at 77 Main St, 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, March 26, 2024 at which time the Board made the following determination:

Andrew Rosenberg and Joe Panzella appeared.

The following documents were presented:

1. Copy of plans, labeled "demolition, foundation, and first floor framing and sheathing ONLY" plan, signed and sealed by Kevin Brodie, dated January 12, 2024. (A1.00, D1.00, D2.00, A2.00A5.00, and A5.01)
2. Copy of the property survey, labeled "NC 77 Main Owner LLC", prepared by William E James, P.E., P.L.S, dated 9/22/2022 revised 11/X/2022.
3. Pictures of the main building facade from different directions, rear rooftop, and water collection. As well as the interior 1<sup>st</sup> floor front room #1, #2, hallway, 2<sup>nd</sup> floor hallway, middle room, and basement.
4. Pictures of the Barn
5. Drawing of Main building rear façade.
6. Package from Consultations previously heard, February 14, 2023 and July 11, 2023 including additional pictures.
7. HABR #23-02 Consultation comments from February 14, 2023, for proposed improvements.
8. HABR #23-13 2<sup>nd</sup> Consultation comments from July 11, 2023 for proposed improvements.

Andrew Rosenberg stated that they have been before the Board twice informally; that they have started some of the restoration work and they were referred back to the Board because of changes to the foundation; that they would like to have a proper basement, possibly to have mechanicals located there; that they are proposing to remove a portion of the rear of the house and get in here to fix the crumbling foundation to shore everything up; that the sections being removed are not part of the original structure; that they are planning on new heating and air conditioning for the house and possible split units either on the roof or the new basement; that the driveway is shared with the residence to the left; that they would like to add a second door in the front of the house but they will present that with the plans for the rebuild; that they are proposing to have two office/retail spaces in the house and possibly use the barn in the rear as an additional space.

Joe Panzella stated that they would like to inquire about the next stage of their plans before investing in full plans; that they would like to add a second door between the existing windows in the front of the house; that they would like to have two completely separate units; that presently there is only one entrance; that they would like to re-locate the stairway bump-out for headroom at the rear side elevation of the rear of the house; that they would need a handicap entrance to the building to meet code.

APPROVED ON BEHALF OF THE BOARD

DATE: 3/26/2024

BY: [Signature]



PUBLIC COMMENT:

Carol LaValle, 73 Main Street, Tappan, stated that she is the neighbor next door and is happy to see the property being improved and since the house is only one foot from her house she is concerned about any work have an adverse impact on her property.

Heather Connolly, 73 Main Street, Tappan, stated that she is the next- door neighbor on the other side of the house; that she shares the same concerns as Carol ; that the impact on the environment is concerning and the shared driveway is a concern; and she wanted to ask how the property would be used and who would be occupying the space.

Dennis Michaels, Esq., Deputy Town Attorney, advised Ms. Connolly that the HABR scope of review is for aesthetic and architectural appearance only.

The Board discussed the application and informed the applicant that they cannot approve anything that was not submitted to them in drawings signed and sealed by a N.Y.S. licensed architect and submitted as part of this application.

**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 submitted, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed demolition and rebuild of the rear first floor portion of an existing structure:

The drawing attached to the application are for demolition of sections #3,4,and; and shoring up and fixing the crumbling foundation and digging a basement for mechanicals.  
**All other items discussed are not approved until complete building plans are submitted.**

**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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- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS

APPROVED  
TOWN ENGINEER  
7/11/24

- 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.**

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 “Copy of plans, labeled “demolition, foundation, and first floor framing and sheathing ONLY” plan, signed and sealed by Kevin Brodie, dated January 12, 2024. (A1.00, D1.00, D2.00, A2.00A5.00, and A5.01); Copy of the property survey, labeled “NC 77 Main Owner LLC”, prepared by William E James, P.E., P.L.S., dated 9/22/2022 revised 11/X/2022”; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled “Copy of plans, labeled “demolition, foundation, and first floor framing and sheathing ONLY” plan, signed and sealed by Kevin Brodie, dated January 12, 2024. (A1.00, D1.00, D2.00, A2.00A5.00, and A5.01); Copy of the property survey, labeled “NC 77 Main Owner LLC”, prepared by William E James, P.E., P.L.S., dated 9/22/2022 revised 11/X/2022” ;as submitted, with the following condition: prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Larry Bucciarelli, seconded by Loren Plotkin and carried as follows: Margaret Raso, aye; Allen Ryff, aye; Loren Plotkin, aye; William Walter, aye; Scott Wheatley, aye; and Larry Bucciarelli, aye. Thano Schoppel 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: March 26, 2024

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- Ken L..

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

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TOWN OF ORANGETOWN