

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
26 Orangeburg Road, Orangeburg,
New York 10962

PROPERTY ADDRESS: 19 CLOSTER RD. Section/Block/Lot: 78.17/2/22

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	TUNDRA	STANDING SEAM ALUMINUM	MBCI
Siding:	WHITE	WOOD CLAPBOARD TO MATCH	-
Decorative Siding:	-	-	-
Soffits & Fascia:	WHITE	COMPOSITE PVC	AZEK
Gutters & Leaders:	COPPER	5" HALF ROUND COPPER	
Windows:	WHITE	WOOD CASEMENT	MARVIN
Trim:	WHITE	COMPOSITE PVC	AZEK
Shutters:	-		
Front Door:	-		
Back Door:	-		
Garage Door(s):	-		
Other Door(s):	-		
Lighting:	-		
Lighting:	-		
Stone or Rock being used on Structure:	BLUE GREY	BLUESTONE BILLS	
Stone or Rock being used on walkway(s):			
Other:			

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

<input checked="" type="checkbox"/> <u>Planning Board</u>	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input checked="" type="checkbox"/> <u>Zoning Board of Appeals</u>		<input checked="" type="checkbox"/> <u>Historical Board</u>
		<input checked="" type="checkbox"/> <u>Architectural Board</u>
<input type="checkbox"/> Subdivision		<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots		<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan		<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use		<input checked="" type="checkbox"/> <u>Final</u>
		<input type="checkbox"/> Interpretation
<input type="checkbox"/> Special Permit		
<input type="checkbox"/> Variance		
<input type="checkbox"/> Performance Standards Review		
<input type="checkbox"/> Use Variance		
<input type="checkbox"/> Other (specify): _____		

PERMIT#: 4891-24
ASSIGNED
INSPECTOR: OLIVER
Referred from Planning Board: ☒ YES / NO
If yes provide date of Planning Board meeting: 9/25/24

Project Name: ADDITION & ALTERATION TO PALISADES FREE LIBRARY

Street Address: 19 CLOSTER ROAD
PALISADES, NY 10964

Tax Map Designation:

Section: 7B.17 Block: 2 Lot(s): 22
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the WEST side of CLOSTER ROAD, approximately
0 feet of the intersection of OAK TREE ROAD, in the
Town of ORANGETOWN in the hamlet/village of PALISADES.

Acreage of Parcel 0.2865
School District S. ORANGETOWN
Ambulance District S. ORANGETOWN
Water District VEOLI

Zoning District R40 GROUP B
Postal District 109A - PALISADES
Fire District ORANGETOWN
Sewer District ORANGETOWN

Project Description: (If additional space required, please attach a narrative summary.)

SMALL 195 SQ FT ONE STORY ADDITION TO AN
EXISTING PUBLIC LIBRARY

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 5-23-2025 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units 0

If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:

NO

Project History:

Has this project ever been reviewed before? YES.

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

PLANNING BOARD - PB 24-42 - 9/25/24 + PRELIMINARY APPROVAL
ZONING BOARD - ZBA 25-02 1/15/25 + VARIANCES GRANTED

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NONE

RECEIVED

MAY 28 2025

TOWN OF ORANGETOWN
LAND USE BOARD

Michael Esmay / Architect

NARRATIVE FOR AN APPLICATION TO THE HISTORIC AREAS BOARD OF REVIEW FOR AN ADDITION AND ALTERATION TO THE PALISADES FREE LIBRARY /19 CLOSTER ROAD / PALISADES, NY

The Library Site is a corner lot located in Palisades NY at the intersection of Oak Tree Road and Closter Road. It is Orangetown's Tax Lot Number 78.18-2-22 located in a R-40-Group B Zoning District and the Palisades Historic District. A Public Library is a use permitted by right in this Zoning District.

The Library Board of Trustees is proposing a small, 195 square foot, one story high addition to the Children's Room. This much needed space will be used for play, story hour and other activities. The proposal has been reviewed and granted Preliminary Approval with conditions by the Planning Board.

On this Site the Library has occupied an old historic structure for over seventy years and during this time, as the Library has grown, there have been three additions to this structure. Except for one bulk requirement (Frontage) the Site does not conform to the requirements of the Orangetown Zoning Ordinance Bulk Regulations. With this proposal the Board of Trustees is seeking three variances to the requirements of the Bulk Regulations:

<u>Regulation</u>	<u>Requirement</u>	<u>Existing</u>	<u>Proposed</u>
Side Yard	30 feet	22.7 feet	12 feet
Floor Area Ratio	0.15	0.31	0.325
Parking	1 car / 200 sq.ft.	11 (20 required)	11 (21 required)

The Site is located in an area where many of the abutting and nearby properties are non-conforming by virtue of lot size and other bulk requirements. For example within 600 feet of the Site around the intersection of Oak Tree Road and Closter Road there are 21 properties that are undersized for the lot area requirement of the R40 Zoning District. As examples, attached are several surveys of nearby properties that are non-conforming. This indicates that what the Library Board is seeking is not

inconsistent with other existing properties in this area and not precedent setting.

Factors to be taken into considering this application:

Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties?

The proposed Addition and Alteration is consistent with and will not be a detriment to the surrounding properties and be in character with the Palisades area. The proposal will not increase density and traffic and its aesthetic impact will not set a negative precedent as it is consistent with other properties in the neighborhood and the Palisades Historic District.

Could the benefit sought by the Board of Trustees be achieved by some method feasible for them to pursue other than an Area Variance?

Because of the existing non-conforming status of the property it would be impossible in any way to construct any Addition to the Library without seeking a variance to the Zoning Ordinance from the Zoning Board and furthermore the benefit cannot be achieved by altering the layout within the existing Library structure.

Is the requested variance substantial?

The proposed Addition is small with an area of 195 square feet which is 5% of the existing Library's area and the Floor Area Ratio increases from 0.31 to 0.328 and as such, within this context, should not be considered substantial. In addition, considering that the existing Front Yard Setbacks are 1.5 feet and 15.9 feet a proposed 12 foot Side Yard Setback would not be substantial.

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The proposed Addition and Alteration will not have an adverse effect on the physical or environmental conditions in the neighborhood. The Library use is benign and the Addition has a small area and as designed minimizes Site

disturbance. There will be no additional impervious surface added to the Site as a result of this proposal

Is the alleged difficulty self- created?

The alleged difficulty is as a result of it's existing non-conforming property that the Library obtained more than 70 years ago. From this perspective the difficulty is self-created. It is important to note that as well as the Library, there are many nearby properties that are also non-conforming and have received variances that are equal in scope to the variance the Library seeks.

APPLICATION REVIEW FORM

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town/Village of Orangetown)

I, Marjorie Galen being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the HISTORIC (board) in the town/village of ORANGETOWN affecting property located at 19 CLOSTER RD, Rockland County, New York. PALISADES NY

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT NAME ADDRESS

PAGE # 1

VIS	PRINT KEY	NAME	ADDRESS
2489	78.17-2-21	Tracey Weigel	39 Glen Byron Ave, Nyack, NY 10960
2489	78.17-2-22	Palisades Free Library	19 Closter Rd, Palisades, NY 10964
2489	78.17-2-23	Teri R Zehentner	21 Closter Rd, Palisades, NY 10964
2489	78.17-2-24	23 Closter Road LLC	P.O. Box 152, Palisades, NY 10964
2489	78.17-2-25	Diane Donnelly	25 Closter Rd, Palisades, NY 10964
2489	78.17-2-26	Charles Hyun Choi	P.O. Box 54, Palisades, NY 10964
2489	78.17-2-27	Emelyn DePalma	76 Fern Rd, Palisades, NY 10964
2489	78.17-2-28	Pierre Relland	685 Oak Tree Rd, Palisades, NY 10964
2489	78.17-2-29	Sunny Park	679 Oak Tree Rd, Palisades, NY 10964
2489	78.17-2-30	Palisades Community Center Inc	P.O. Box 222, Palisades, NY 10964
2489	78.18-1-58	Robert D Nuell	20 Clinton St Apt 6G, New York, NY 10002
2489	78.18-2-1	Robert P Lewis	194 Hook Mountain Ln, Upper Nyack, NY 10994
2489	78.18-2-2	Paul Papay	709 Oak Tree Rd, Palisades, NY 10964
2489	78.18-2-3	Paul Papay	709 Oak Tree Rd, Palisades, NY 10964
2489	78.18-2-23	Yutaka Matsumoto	32 Closter Rd, Palisades, NY 10964
2489	78.18-2-24	Jesse Fleck	28 Closter Rd, Palisades, NY 10964
2489	78.18-2-25	Kelly Lynn Campbell	22 Closter Rd, Palisades, NY 10964
2489	78.18-2-26	James Adams	P.O. Box 682, Palisades, NY 10964
2489	78.17-2-20.1	Dennis Tirch	694 Oak Tree Rd, Palisades, NY 10964
2489	78.17-2-20.2	William Walther	P.O. Box 651, Palisades, NY 10964

Marjorie Galen 5/23/25

MARIA GAGLIARDI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6442480
Qualified in Rockland County
My Commission Expires 10-17-2026

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MAY 28 2025

TOWN OF ORANGETOWN
LAND USE BOARDS



LEGEND OF MATERIAL INDICATIONS

- MBCI 12" O/C STANDING SEAM STEEL ROOFING, CRAFTMAN STYLE, TUNDRA COLOR.
- AZEK TRIM BOARDS. PAINT TO MATCH EXISTING.
5" HALF ROUND COPPER GUTTER.
- WOOD CLAPBOARD TO MATCH EXISTING.
PAINT TO MATCH EXISTING.
- MARVIN CASEMENT & STATIONARY WINDOWS TO MATCH EXISTING WINDOWS.
- STONE SILL TO MATCH EXISTING.



ENGINEER	ARCHITECT	DATES 03.18.24 04.01.24 REVISED 05.09.24 PLANNING BD. 06.18.24 REVISED 11.01.24 ZBA 03.05.25 BID 05.19.25 HABR 05.19.25 ACABOR	ADDITION & ALTERATION to the PALISADES FREE LIBRARY 19 Closter Road, Palisades, NY 10964	3
			ELEVATIONS	
			Michael Esmay Architect 17 Van Houten Street, Upper Nyack, NY 10960 (845) 358-0933 mikesmay@aol.com	



