

DECISION

APPROVED AS PRESENTED

TO: Beverly Warwick
8 Kopac Lane
Palisades, New York 10964

HABR#25-01
February 11, 2025
Permit # BLDR-6351-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#25-01: Application of Beverly Warwick for a review of a 20 KW stand by generator at an existing single-family dwelling located at 8 Kopac Lane, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (E), Historical Areas Board of Review. Tax Map Designation: 78.13 / 1 / 3.4; R-40 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 11, 2025 at which time the Board made the following determination:

Marjorie Galen, Realtor for the Applicant, appeared.

The following documents were presented:

1. As built survey of the property, with the most recent revision date of September 15, 2012 signed by Jay A. Greenwell, P.L.S..
2. A computer-generated picture of the house showing the proposed location of the generator.
3. Generac generator manufacturer information pages (6 pages).

Marjorie Galen stated that she found out when looking in the file to sell the house that the Contractor had built the house without a permit for the generator; that the generator is not visible from the street and has existed at the home for 10 years in the middle on the left side of the house; that the generator has bushes all around it for screening.

The Scott Wheatly, Acting Chair asked the Board members if they had any questions and no one did.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2025 FEB 27 P 2:00
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 emergency generator:

1. Green Generac Generator

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 , CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

TOWN CLERK'S OFFICE
2025 FEB 27 P 2:00
TOWN OF ORANGETOWN

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), the application for the Generac generator is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Generac generator for property located at 8 Kopac Lane, Palisades, HABR#25-01, as submitted; was presented and moved by Thano Schoppel, seconded by William Walther; and carried as follows: Thano Schoppel, aye; Loren Plotkin, aye; William Walther, aye; and Scott Wheatley, Acting Chair, aye.

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: February 11, 2025

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Katlyn Bettmann, Administrative Aide

DISTRIBUTION:

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TOWN BOARD MEMBERS
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SUPERVISOR
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TOWN OF ORANGETOWN
2025 FEB 27 P 2:00
TOWN CLERK'S OFFICE