

DECISION

APPROVED AS PRESENTED

TO: Ashok Awal
129 Washington Spring Road
Palisades, New York

HABR#24-13A
June 10, 2025
Permit # BLDR-5849-24

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-13A: Application of Roopa and Ashok Awal for an amendment to HABR#24-13; review of a 6’ and 8’ fence in the front yard at an existing single-family dwelling located at 50 Woods Road, 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: 78.18 / 1 / 37; R-80 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 10, 2025 at which time the Board made the following determination:

Roopa and Ashok Awal, Homeowners, appeared.

The following documents were presented:

1. Copy of a plot plan with the fence and gate drawn on it.
2. Survey dated May 15, 2005.
3. Computer generated pictures of black aluminum gate which was previously approved.
4. HABR Decision #24-13
5. Computer generated pictures of the newly proposed black aluminum gate.

Ashok Awal stated that they would like to change the originally approved gate; that the gate they would like to use now is slightly higher in the middle ; that they like this one better.

Chairman Wheatley asked the applicants if the only section to be changed is the gate at the driveway?

The applicants both confirmed that this would be the only section to change.

Loren Plotkin asked if the gate is 6’ high and 7’ at the highest point?

The applicants confirmed that this is correct.

Chairman Wheatley stated that there are similar styles in the area, and that this will not cause any issues with the line of sight.

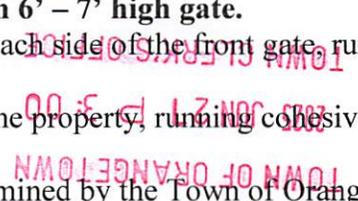
PUBLIC COMMENT:

No public comment.

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 fence and gate AS AMENDED:

1. The existing wood fence shall remain.
2. **The front gate shall now be the new pictures arch 6’ – 7’ high gate.**
3. There shall be an 8’ high black aluminum fence at each side of the front gate, running cohesively to the existing fencing.
4. There shall be an 8’ high deer fence at the back of the property, running cohesively to the existing fencing.
5. The location of the fencing, and gate, shall be determined by the Town of Orangetown Zoning Board of Appeals.



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.

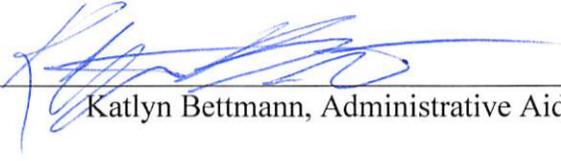
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled "Copy of a plot plan with the fence and gate drawn on it, survey dated May 15, 2005, computer generated pictures of black aluminum gate which was previously approved, HABR Decision #24-13, 5; computer generated pictures of the newly proposed black aluminum gate"; is APPROVED AS PRESENTED.

The foregoing resolution to approve the Plans labeled "Copy of a plot plan with the fence and gate drawn on it, survey dated May 15, 2005, computer generated pictures of black aluminum gate which was previously approved, HABR Decision #24-13, 5; computer generated pictures of the newly proposed black aluminum gate";, as presented, 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 Thano Schoppel, seconded by William Walther and carried as follows: Thano Schöppel, aye; Scott Wheatley, aye; Loren Plotkin, aye; William Walter, aye; and Marjorie Galen, 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: June 10, 2025

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Katlyn Bettmann, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- Glenn M

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

TOWN OF ORANGETOWN
2025 JUN 27 P 3: 00
TOWN CLERK'S OFFICE

DECISION

APPROVED AS AMENDED

To: Barbara Meyer
PO Box 152
Palisades, NY 10964

HABR #24-01A
Date: June 10, 2025
Permit #BLDR-4120-23

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#24-01A: Application of Barbara Meyer for an amendment to HABR#24-01; 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, June 10, 2025 at which time the Board made the following determination:

Barbara Meyer, Homeowner, and Nicholas Turner, Contractor, appeared.

The following documents were presented:

1. Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 4/17/2025 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 #24-01
4. Architectural plans labeled "Private Residence" dated 08/14/2023 with the latest revision dated of 4/1/2025 signed and sealed by Jo Machinist, AIA. (10 pages), stamped ZBA#24-02 and HABR#24-01
5. Computer Generated pictures with descriptions of the proposed amendment.
6. An itemized list of changes from the originally approved plans.
7. An additional itemized list of approved vs what was used, submitted by applicant and initialed by Builder Inspector.

Barbara Meyer stated that the house has been a very exciting project; that they have been able to uncover a lot exciting things; that they have found old bottles and things dating back to 1853; that they house is alive now; that the house looked run down previously now; that she is very proud of her contractor; that he has been able to take everything and make it better; that the bow window was termite ridden and needed to be removed; that they also chose to remove the Hardiboard siding and we did real wood siding; that they uncovered beautiful rafter tails and mimicked what previously existed from the 1800's; that the back deck is now pressure treated with cable detail between wood frame; that there is now a single set of steps off of the deck; that instead of inoperable shutters and French doors they did millwork and vinyl sliding doors to save on space; that they've exposed a lot of beams inside the house and even used one of the originals beams as park of the stair case;

Nicholas Turner, Contractor stated that they did clapboard siding with 4' exposures; that they left air space behind the siding to allow the condensation to evaporate; that they have really beautiful exterior casing following in line with the historic area; that the beauty of the house once it was revealed was its simplicity; that this is a significant house, as it is two houses away from the Palisades Free Library; that this is one of the oldest houses in the neighborhood; that he suggested making the necessary investments;

William Walther asked if the new window and doors fit the same dimensions as to what previously existed?

Barbara Meyer stated that the proportions are the same for the new window and doors.

Chairman Wheatley asked if they are staining the deck a colored stain?

Nicholas Turner stated that they exposed the original timber frame and it was not in the best condition; that they left the exposed brown color; that the deck will be white and brown;

Barbara Meyer stated that have to let it dry and then it will be white.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN
2025 JUL 10 P 1:59
TOWN OF ORANGETOWN

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 amended siding, soffits, windows, trim, shutters, doors, and deck:

1. The roof shall be GAF Timberline 'NS' Fiberglass shingles in Charcoal.
2. **The siding shall now be GHENT wood siding painted white.**
3. **The soffits and fascia shall now be original wood and made to match in kind.**
4. The gutters and leaders shall be white pre-finished aluminum.
5. **The window shall now be vinyl clad triple window double hung in white.**
6. **The Trim shall now be milled woodwork in dark forest green black Benjamin Moore**
7. The shutters are now removed.
8. The front door shall now be white vinyl clad with mullions.
9. The stone or rock shall be stone veneer to match existing foundation.
10. The walkways shall be bluestone.
11. The back door shall now be white vinyl clad with mullions.
12. The railings shall be pressure treated **wood** railings.
13. The deck shall now be pressure treated **wood** with cable detail between the wooden frames. The deck shall be stained golden pecan.
14. There shall be a Bilco door added to the existing basement sandstone color.

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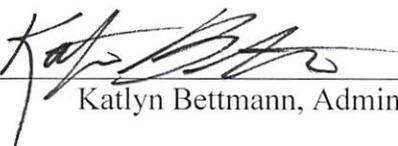
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled “Architectural plans labeled “Private Residence” dated 08/14/2023 with the latest revision dated of 4/17/2025 signed and sealed by Jo Machinist, AIA. (10 pages), survey dated October 20, 2023 signed and sealed by William E. James, L.S., HABR Decision #24-01, architectural plans labeled “Private Residence” dated 08/14/2023 with the latest revision dated of 4/1/2025 signed and sealed by Jo Machinist, AIA. (10 pages), stamped ZBA#24-02 and HABR#24-01, computer Generated pictures with descriptions of the proposed amendment, an itemized list of changes from the originally approved plans, an additional itemized list of approved vs what was used, submitted by applicant and initialed by Builder Inspector; are APPROVED AS AMENDED.

The foregoing resolution to approve the Plans labeled “Architectural plans labeled “Private Residence” dated 08/14/ 2023 with the latest revision dated of 4/17/2025 signed and sealed by Jo Machinist, AIA. (10 pages), survey dated October 20, 2023 signed and sealed by William E. James, L.S., HABR Decision #24-01, architectural plans labeled “Private Residence” dated 08/14/2023 with the latest revision dated of 4/1/2025 signed and sealed by Jo Machinist, AIA. (10 pages), stamped ZBA#24-02 and HABR#24-01, computer Generated pictures with descriptions of the proposed amendment, an itemized list of changes from the originally approved plans, an additional itemized list of approved vs what was used, submitted by applicant and initialed by Builder Inspector; was presented and moved by Thano Schoppel, seconded by Thano Schoppel and carried as follows: Thano Schoppel, aye; Scott Wheatley, aye; Loren Plotkin, aye; William Walter, aye; and Marjorie Galen, aye.

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Dated: June 10, 2025

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