



DECISION

APPROVED AS PRESENTED

TO: Julie Katz  
11 Lawrence Lane  
Palisades, New York

HABR#25-06  
November 4, 2025  
Permit # POOLR-8118-25

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#25-06: Application of Julie Kate, Owner, for a review of an existing hot tub located at 11 Lawrence Lane, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (G), Historical Areas Board of Review.  
Tax Map Designation: 80.06 / 1 / 32; R-40 zone.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, November 4, 2025 at which time the Board made the following determination:

Julie Katz, Owner, appeared.

The following documents were presented:

1. Copy of the survey with the existing hot tub already on it, and highlighted.
2. A narrative dated October 21, 2025.
3. Computer generated photographs, presented to the Board by the Owner, at the time of the Historic Board meeting on November 4, 2025, ( 7 pages ).

Julie Katz, Owner, stated that she in 2015 or 2016 she completed a large project on her house; that at that time she sat before the Historic Board several times for review; that the hot tub was part of this project but was missed as an oversight; that she received her certificate of occupancy in 2021, which included the hot tub; that the hot tub is very well covered; that it is hidden away in a garden and tucked away nicely; that walking to the hot tub her carriage house sits facing East, and the path leads behind it; that the hot tub has existed in its location since approximately 2018 or 2019; that it is UL certified; that the hot tub sits within the setbacks, and does not require a variance; that it is easy and inexpensive to have; that she left her notarized affidavit at home and will drop it off tomorrow to the Clerk, along with the pictures that were brought for presentation; and that she appreciates the Historic Board doing their job.

Mr. Schoppel stated to use the hot tub good health.

Chairman Wheatley stated that he had no issues with the hot tub, and that there is ample screening in place.

Stefanie Schera, Deputy Town Attorney stated for the record, a housekeeping manner, that the applicant left her notarized affidavit of posting at home and will bring this to the Clerk tomorrow along with the pictures which were used in her presentation; that the applicants signs were in compliance with the rules outlined in the affidavit of posting.

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 existing hot tub:

1. The hot tub is existing, as shall remain as is.

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.**

TOWN CLERK'S OFFICE  
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TOWN OF ORANGETOWN

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 the survey with the existing hot tub already on it, and highlighted, a narrative dated October 21, 2025, computer generated photographs, presented to the Board by the Owner, at the time of the Historic Board meeting on November 4, 2025, ( 7 pages ); is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled “copy of the survey with the existing hot tub already on it, and highlighted, a narrative dated October 21, 2025, computer generated photographs, presented to the Board by the Owner, at the time of the Historic Board meeting on November 4, 2025, ( 7 pages ); 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 Marjorie Galen, seconded by Thano Schoppel and carried as follows: Thano Schoppel, aye; Scott Wheatley, aye; Loren Plotkin, aye; William Walter, aye. 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: November 4, 2025

HISTORICAL AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:  \_\_\_\_\_  
Administrative Aide, Katlyn Bettmann

DISTRIBUTION:

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TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- Dom M.

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