

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
December 9, 2025**

MEMBERS PRESENT: Scott Wheatley, Chair
Loren Plotkin
William Walther
Thano Schoppel
Marjorie Galen

ABSENT: None

ALSO, PRESENT: Stefanie Schera, Deputy Town Attorney
Anne Marie Ambrose, Official Stenographer
Katlyn Bettmann, Administrative Aide

Scott Wheatley, 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:

<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR#</u>
<u>NEW ITEMS:</u>		
BARBA 35 Highland Avenue Palisades, New York 80.06 / 1 / 15; R-80 zone	APPROVED AS PRESENTED	HABR#25-07
GOFFE 4 Lawrence Lane Palisades, New York 80.07 / 1 / 1; R-40 zone	APPROVED AS PRESENTED	HABR#25-08
<u>OTHER BUSINESS:</u>		
RIVER VIEW PROPERTY HOLDINGS, LLC Amendment to HABR#25-05 29 – 31 Ludlow Lane Palisades, New York 80.06 / 1 / 30; R-80 zone	AMENDED AS PRESENTED	HABR#25-05A

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 7:30 P.M.

DATED: December 9, 2025

HISTORICAL AREAS BOARD OF REVIEW

BY: _____

Katlyn Bettmann,
Administrative Aide

TOWN OF ORANGE TOWN
2025 DEC 19 A 9:42
TOWN CLERK'S OFFICE

APPROVED AS PRESENTED

TO: Margaret Garcia (Barba)
171 Kings Highway
Orangeburg, New York

HABR#25-07
December 9, 2025
Permit # BLDR-8028-25

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#25-07: Application of Marlene Barba, Owner, for a review of a garage door re-configuration located at 35 Highland Avenue, 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 / 15; R-80 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 9, 2025 at which time the Board made the following determination:

Margaret Garcia, Architect, Nicholas Turner, Contractor, appeared.

The following documents were presented:

1. Copy of a Survey for George & Marlene Barba.
2. Architectural Plans, dated September 4, 2025, signed and sealed by Margaret R. Garcia, R.A., (2 pages).
3. A letter dated November 10, 2025, from Marlene Barba (Owner), authorizing Aurell Architects to represent this application.

Margaret Garcia, Architect, stated that the home on this property is a two-story single-family home; that the Owner, Marlene Barba, would like to replace the existing two garage doors; that she is having trouble getting her large car in through the garage doors without damage; that they are going to take out both of the existing garage doors and create one larger door in the center of the garage, with the structural posts; that the drawings provided show two structural posts on the side with a beam across the back; that the new door will be a standard over the head garage door; that she also wants to replace the existing front door, which currently is a dull door; that she would like the new front door to match the new garage door, having the same character; that the photograph at the bottom, of her presentation, is a photograph out of the manufacturers catalog, and at the top was her attempt to match that color, but it didn't quite work; that the sample in the middle of the presentation, is an actual sample of the Clopay doors; that the glass, both at the front door and the garage door will be the same obscured glass; that the light will come through but you will not be able to see into the glass; that this is a flat roof garage, and the copper sample shown is going to be used to replace the existing baluster, which is falling down; that there is a window around the back side of the house, which is a large bay window, and for that scooped roof they will be using copper to match the materials for the parapet repair; that it looked as though someone ripped off their "notice of hearing" posters, meaningfully.

Chairman Wheatley stated that he like the way the presentation was done, showing the existing on the left, and the proposed on the right; that this is a nice improvement; and that he also saw that the "notice of hearing" posters were all over the place, but that it was windy.

Marjorie Galen stated that she saw when she visited the property that a number of the "notice of hearing" posters had been ripped, and it looked like it may have been vandalism; that she had tried to prop one back up but maybe because they were not in plastic they may have gotten wet and ripped.

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2025 DEC 19 A 9:42
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 garage door re-configuration, front door replacement, and garage parapet and bay window roof:

1. There shall now be one garage door.
2. The Garage Door shall be a Clopay Mahogany door, in Dark Brown.
3. The Garage Roof Parapet shall be custom bent copper, done on site.
4. The Garage Bay window, scooped roof, shall be custom bent copper, done on site.
5. The Front Door shall be a Windowrama wood door, in Brown.
6. The Gutters and Leaders shall be repaired in kind, custom bent copper, done on site.
7. Soffits and Fascia shall be Beckerle wood, in Dark Brown.
8. The Windows for the garage and front door shall be Clopay obscured glass.
9. The Front Door Trim Garage Door shall be Beckerle wood, in Dark Brown.
10. The Garage Door Trim shall be Beckerle wood, in Dark Brown.
11. The existing Brick shall be repaired in kind with Light Brown Veneer, to match existing.

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 Survey for George & Marlene Barba; Architectural Plans, dated September 4, 2025, signed and sealed by Margaret R. Garcia, R.A., (2 pages)"; is APPROVED AS SUBMITTED.

2025 DEC 19 A 9:42
TOWN OF ORANGETOWN

The foregoing resolution to approve the Plans labeled "copy of a Survey for George & Marlene

Barba; Architectural Plans, dated September 4, 2025, signed and sealed by Margaret R. Garcia, R.A., (2 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 Thano Schoppel, seconded by William Walter and carried as follows: Thano Schoppel, aye; Loren Plotkin, aye; William Walter, aye; Chairman Wheatley, 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: December 9, 2025

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: - 
Administrative Aide, Katlyn Bettmann

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

TOWN OF ORANGETOWN
2025 DEC 19 A 9:42
TOWN CLERK'S OFFICE

DECISION

APPROVED AS PRESENTED

TO: Anthony DeRobertis (Goffe)
104 McKenna Street
Blauvelt, New York

HABR#25-08
December 9, 2025
Permit # BLDR-7610-2025

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#25-08: Application of Andrew Goffe, Owner, for a review of a generator at 4 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: 80.07 / 1 / 1; R-40 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 9, 2025 at which time the Board made the following determination:

Anthony DeRobertis, Project Manager, appeared.

The following documents were presented:

1. Copy of Survey for 4 & 10 Lawrence Lane, dated January 5, 2017, signed and sealed by William D. Youngblood, P.L.L.C.
2. Copy of Site plan for 4 & 10 Lawrence Lane, dated November 21, 2021, prepared by Anthony DeRobertis, based on a survey dated January 5, 2017, signed and sealed by William D. Youngblood, P.L.L.C., (1 page).
3. Generac Guardian Series 26kW pamphlet package, (6 pages).
4. An email from Andrew Goffe, Owner, giving Anthony DeRobertis(Lightning Electric) authorization to appear before the Historic Board on his behalf.
5. Computer generated pictures, submitted at the Historic Board meeting of December 9, 2025, by the Project Manager, (4 pages).

Anthony DeRobertis, Project Manager, stated that they are proposing to install a 26 kilowatt generator at this residence; that Sneden’s landing loses power often, and the homeowner would like to protect their house from the elements in summertime, as well as the wintertime; that he has brought with him some pictures of the proposed location of the generator on the lot; that there is also a picture of a standard generator installation, done in the past, to show, aesthetically, what this will look like; that the generator will be installed approximately eighty(80’) feet from the property line; that the homeowner is also going to be putting screening in, to block the generator so it is not visible from the street; that they plan to put in a nice boxwood configuration around the generator; that these will need to be three (3’) feet away from the generator, for manufacturer specs.

Chairman Wheatley stated that this is a nice idea; that is being done by a professional; and that appreciates that they are at the Historic Board seeking their approvals ahead of time.

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 generator:

1. The generator shall be a 26kw Generac Guardian series, in Beige.
2. The generator shall be located at the back, left, side of the dwelling, located near the electric and gas service location.
3. There shall be a box wood configuration, for screening around the generator, at least three feet away from the generator, per the manufacturer’s specifications.

TOWN CLERK'S OFFICE
DEC 10 2025
TOWN OF ORANGETOWN

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.

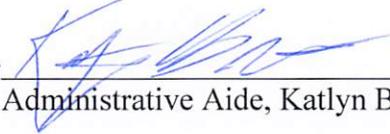
DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled "copy of Survey for 4 & 10 Lawrence Lane, dated January 5, 2017, signed and sealed by William D. Youngblood, P.L.L.C.; copy of Site plan for 4 & 10 Lawrence Lane, dated November 21, 2021, prepared by Anthony DeRobertis, based on a survey dated January 5, 2017, signed and sealed by William D. Youngblood, P.L.L.C.; Generac Guardian Series 26kW pamphlet package, (6 pages); an email from Andrew Goffe, Owner, giving Anthony DeRobertis(Lightning Electric) authorization to appear before the Historic Board on his behalf; computer generated pictures, submitted at the Historic Board meeting of December 9, 2025, by the Project Manager, (4 pages)"; is APPROVED AS SUBMITTED.

The foregoing resolution to approve the Plans labeled "copy of Survey for 4 & 10 Lawrence Lane, dated January 5, 2017, signed and sealed by William D. Youngblood, P.L.L.C.; copy of Site plan for 4 & 10 Lawrence Lane, dated November 21, 2021, prepared by Anthony DeRobertis, based on a survey dated January 5, 2017, signed and sealed by William D. Youngblood, P.L.L.C.; Generac Guardian Series 26kW pamphlet package, (6 pages); an email from Andrew Goffe, Owner, giving Anthony DeRobertis(Lightning Electric) authorization to appear before the Historic Board on his behalf; computer generated pictures, submitted at the Historic Board meeting of December 9, 2025, by the Project Manager, (4 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 Loren Plotkin, and carried as follows: Thano Schoppel, aye; Loren Plotkin, aye; William Walter, aye, Chairman Wheatley, 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: December 9, 2025

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Administrative Aide, Katlyn Bettmann

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

TOWN OF ORANGETOWN
2025 DEC 19 A 9:43
TOWN CLERK'S OFFICE

DECISION

AMENDED AS PRESENTED

To: Margaret Garcia (River View Property Holdings, LLC.)
171 Kings Highway
Orangeburg, New York

HABR #25-05A
Date: December 9, 2025
Permit # BLDR-7459-25

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#25-05A: Amendment to HABR#25-05: Application of River View Property Holdings, LLC., for a review of a 40' by 80' greenhouse to be located at 29-31 Ludlow 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: 80.06 / 1 / 30; R-80 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, December 9, 2025 at which time the Board made the following determination:

The following documents were presented:

1. A copy of the Historic Board Decision HABR#25-05A, from the meeting held on October 14, 2025
2. A letter dated November 19, 2025, from Emanuel Law, P.C., signed by Ira M. Emanuel, Esq., (2 pages).
3. An email dated November 18, 2025, from Andrew Goffe, 12 Lawrence Lane, Palisades, New York.
4. An email dated November 17, 2025, from Leslie Smolan, 7 Lawrence Lane, Palisades, New York.

This application was not opened for presentation or public comment.

Chairman Wheatley stated that there were some logistics with the minutes or the decision, legally; that as he recalls, the Board had given the Applicants the option to request a continuation to make the greenhouse smaller based on the audience and our non-harmonizing fact, which they did not want to do; that the Board was fair and came to the conclusion, to Deny the Application

Thano Schoppel stated that if he is not mistaken, he had said that the greenhouse does not harmonize with the existing structures in that it far exceeds any other outbuilding of that size; that it is not in harmony with the other buildings in the area; that the Board is satisfied with any clerical corrections that were made. I move that we're ecstatic with the clerical amendments that were made.

William Walther stated that he believes that there was a component of the size of the property that the greenhouse is on because it's a separate lot; that he believes that if the Application were coming to the Board with 13 acres, as one lot, maybe the Board would have voted differently.

Loren Plotkin stated that he believed there to be a concern of the largeness of the Greenhouse, and taking away trees on the premises and diverting the water that may come down below.

Stefanie Schera, Deputy Town Attorney, stated that there were some issues regarding the decision that was issued; that upon further review by her office, it was their position that there should be more specificity in the decision; that what she means by that is the Board previously voted to deny the application, but the decision needed to be articulated better as to what the basis for the denial was; that her office was in correspondence with Mrs. Bettmann, Clerk to the Board, about this matter and she has made some revisions to the decision; that the Board is not here to argue the merits of the application at all; that the decision still stands, it is still a denial; that, however, on this evening's Agenda the Board is to vote to amend the decision, so that it contains the proper clarifications that would be necessary for a proper decision to be issued; that the decision is to reflect the basis more specifically; that there is more of a clarification in the way, now, that the decision is to be written, to reflect what the Board had stated, which was the basis for their motion; that, additionally, there was a typographical error contained in the decision that needs to be corrected; that the decision will be clear and all parties, parties of the town as well as the Applicant, will have a better understanding of what the Board decided and will no longer contain a typographical error; that this is why this is more of a procedural vote that the Board is taking, to vote to decide whether or not they are satisfied with the decision being corrected, to include what is felt to be necessary changes for this decision; that again, merits are not being touched, and the reason is not being touched; that what the Board decided and discussed is not being spoken about;

that this is more of a clerical Agenda item for the Board to decide to correct; that the merits of the Board's decision still stands and the denial is still in place and not being affected at all by this evening's vote; that the decision was amended to reflect an edit of the typographical error; that this will contain more specific language as to what the basis for the denial was; that it is up to the Board to vote to decide whether or not they are satisfied with having those changes implemented; that originally in the decision there was a typographical error that said that "the greenhouse would not adversely affect the Historical Area and surrounding area"; that this obviously does not make sense because it is a denial; that this was simply a typo; that they want to correct that typo so everybody's clear about what the Board's decision is, which is pretty straightforward.

Katlyn Bettmann, Clerk to the Historic Board, stated that the changes to be made include a typographical error is the decision which states that "the greenhouse would not adversely affect the Historical Area and surrounding area"; that this is the only typographical error, and in its place will state that "the greenhouse would adversely affect the Historical Area and surrounding area"; that there are other changes that are being made as well; that, as Stefanie Schera has also stated, these are really just the basis of the vote, and putting that into the decision; that in order to do so, the decision needs to be amended; that the Amendment will state that the design and materials of the proposed 40' by 80' greenhouse is not harmonious to the area, and that the scale of the proposed greenhouse is too large for a two acre lot; that the Board would then go down the line and make their vote, as Thano attempted to do earlier; that the motion as stated, whatever it may be, would be to amend the decision to reflect those changes; that then each Board member would then be voting in agreeance or denial of that vote; that this is still a denied application, and now the Board is only voting on the amendment.

Motion to Amend the Findings of Fact contained in HABR #25-05 (dated October 14, 2025): on the basis that the Findings of Fact were erroneously stated, contained a typographical error and did not accurately reflect the Findings of the Historical Areas Board of Review with regard to the Application; and to replace the Findings of Fact contained therein as follows:

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 adversely affect the Historical Area and surrounding area. The design and materials of the proposed 40' by 80' greenhouse is not harmonious to the area; and the scale of the proposed greenhouse is too large for a two-acre lot.

DECISION:

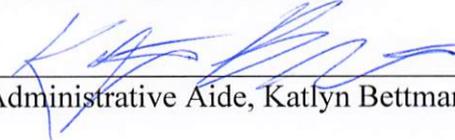
The foregoing resolution to AMEND the Findings of Fact contained in HABR #25-05 (dated October 14, 2025) was presented and moved by Thano Schoppel; seconded by Chairman Wheatley; and carried as follows: Thano Schoppel, aye; William Walther, aye; Scott Wheatley, aye; Marjorie Galen, aye; Loren Plotkin, aye.

In view of the foregoing and the testimony before the Board, the Findings of Fact contained in HABR #25-05 (dated October 14, 2025) are **AMENDED as presented.**

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: December 9, 2025

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Administrative Aide, Katlyn Bettmann

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

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
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HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE
2025 DEC 19 A 9:43
TOWN OF ORANGETOWN