

## Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: 28 CLOSTER RD, PALISADES Section/Block/Lot: 78.18-2-24

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:	CHARCOAL BLACK	ASPHALT	CERTAINTED
Siding:	GRAY SLATE	CEMENT BOARD	HARDI-PLANK
Decorative Siding:	NA		
Soffits & Fascia:	WHITE	CEMENT BOARD	HARDI-PLANK
Gutters & Leaders:	WHITE	ALUMINUM	
Windows:	WHITE	WOOD CLAD	ANDERSEN
Trim:	WHITE	CEMENT BOARD	HARDI-PLANK
Shutters:	NA		
Front Door:	WHITE	GLASS/CLAD	ANDERSEN
Back Door:	WHITE	GLASS/CLAD	ANDERSEN
Garage Door(s):			
Other Door(s):	WHITE	GLASS/CLAD	ANDERSEN
Lighting:	WHITE/BLACK	GLASS/STEEL	GENERATION LIGHTING
Lighting:			
Stone or Rock being used on Structure:	NONE		
Stone or Rock being used on walkway(s):	NONE		
Other:			
			RECEIVED

DEC 22 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> <b>Planning Board</b>	<input checked="" type="checkbox"/> <b>Historical Board</b>
<input type="checkbox"/> <b>Zoning Board of Appeals</b>	<input type="checkbox"/> <b>Architectural Board</b>
<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 type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

**PERMIT#:** BLDR 7999-25  
**ASSIGNED**  
**INSPECTOR:** DOM MIANO

Referred from Planning Board: YES /  NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

**Project Name:** FLECK/WANG NEW ACCESSORY STRUCTURE

**Street Address:** 28 CLOSTER ROAD, PALISADES, NY 10964

**Tax Map Designation:**

Section: 78.18 Block: 2 Lot(s): 24  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the EAST side of CLOSTER ROAD, approximately 104 feet NORTH of the intersection of FERN ROAD, in the Town of ORANGETOWN in the hamlet/village of PALISADES.

<b>Acreage of Parcel</b> <u>1.046</u>	<b>Zoning District</b> <u>R-40</u>
<b>School District</b> <u>SOUTH ORANGETOWN</u>	<b>Postal District</b> <u>PALISADES</u>
<b>Ambulance District</b> <u>SOUTH ORANGETOWN</u>	<b>Fire District</b> <u>SPARKILL/PALISADES</u>
<b>Water District</b> <u>VIOLIA</u>	<b>Sewer District</b> <u>ORANGETOWN</u>

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

NEW ACCESSORY STRUCTURE IN REAR YARD

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

Date: 10/24/25 Applicant's Signature: *Fern Fleck*

**DEC 22 2025**

TOWN OF ORANGETOWN  
LAND USE BOARDS

**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? N/A
- 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     564
- 3) Number of dwelling units     1

**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?     NO 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.

\_\_\_\_\_  
\_\_\_\_\_

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

    NONE      
\_\_\_\_\_

**RECEIVED**

**DEC 22 2025**

TOWN OF ORANGETOWN  
LAND USE BOARDS



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**

26 Orangeburg Road  
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW**

Date: 9/30//25 Section: 78.18 Block: 2 Lot: 24

Applicant: Fleck

Address: 28 Closter Rd. Palisades NY

RE: Application Made at: Same

Referred For: Ch. 12 sec. 12-4 (G) Requires HABR Approval

Comments: New 24' x 26' Excersize / Storage Building

Dear Fleck:

Please be advised that the Building Permit Application # 7999-25, which you submitted on 9/19/25, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Katlyn Bettmann, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or [kbettmann@orangetown.com](mailto:kbettmann@orangetown.com)

Sincerely,

Glenn E. Maier  
Assistant Building Inspector

RECEIVED

DEC 2 2 2025

TOWN OF ORANGETOWN  
LAND USE BOARD

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024 : er

10/2/25  
Date  
CC: Katlyn Bettmann  
Elizabeth Decort

**DECISION**  
**SIDE YARD, AND REAR YARD VARIANCE APPROVED**

To: Jane Slavin(Fleck/Wang)  
20 Jane Street  
Tappan, New York

ZBA #26-04  
Date: January 21, 2026  
Permit # BLDR-7999-25

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#26-04: Application of Jesse Fleck and Dawn Wang, Owners, for variances from Zoning Code (Chapter 43), Section 3.12, R-40 District, Group E, Column 9(side yard: 30' required, 10' proposed), Column 11(rear yard: 50' required, 45' proposed) for a new 24' x 26' exercise/storage building (accessory structure) at an existing single-family residence. The premises are located at 28 Closter Road, Palisades, New York and identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 24 in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, January 21, 2026 at which time the Board made the determination hereinafter set forth.

Jesse Fleck, Owner, and Jane Slavin, Architect, appeared and testified.

The following documents were presented:

1. Architecture plans for Fleck & Wang Residence with the most recent revision date of October 15, 2025, signed and sealed by Jane Christine Slavin, R.A., (1 page).
2. Survey dated May 22, 2023 signed and sealed by Robert E. Sorace, P.L.S.
3. A letter dated January 6, 2026 from Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
4. A letter stating "Received and Comments to be provided prior to meeting date" from Rockland County Department of Planning signed by Jake Palant dated December 2, 2025
5. A letter dated January 14, 2026 from Rockland County Sewer District No. 1, signed by Nicholas King, Engineer II.

Acting Chairperson Castelli, made a motion to open the Public Hearing which motion was seconded by Mr. Valentine and carried unanimously.

Jane Slavin, Architect, testified the homeowners would like to add an accessory structure which is approximately 540 S.F.; that this is an undersized lot and the existing house is set back far in the lot; that they would like to have this space for an exercise room and a future pool house; that when application is made for the pool, they would like to place the pool behind the house, in the rear yard; that this the best placement for this; that the existing sheds on the property are non-compliant, and will be removed; that the wider section of the structure faces the rear yard, and is where the gym will be located; that the small appendage, off of the side of the structure, which has a separate set of doors, will be the storage area; that this gives them the East West light on the property and has a beautiful view; that by Code they will have a down light in the front of the structure; that it would not be cost effective to have the gym and storage as two separate structures; that wherever a structure is placed on this property they would still need to ask for a variance, in order to still have use of their yard; that this is a ranch style slab on grade home, with no basement; that they do not know when the Owners will be ready for the pool, therefore have not prepared plans as of yet, however this will also require a variance; that the existing sheds on the property do not have a foundation, it looks like an old milk shed; that this is an odd shaped lot; that if they were to spread the storage space across the back of the proposed structure it would then only be 5' deep; that the home is hidden away and hard to see.

Jesse Fleck, Owner, testified that this structure is to be used for a gym and storage area; that he just had a baby recently, and they need additional space in the home; that they have positioned the structure so that no trees would need to be removed; that there will be French doors at the back of the structure so that they can exit there; that to the North of this are woods; that there is a house but it is quite a distance away, approximately a few hundred meters or more; that there were three sheds on the property, however one of them has already been removed; that the storage space will primarily be used for clothes and furniture; that they had an office space previously in the home, which has now been altered to a child's room; that he would not like to have the gym and storage separated, he believes one structure would be better; that the equipment in the gym will not generate any outside noise;

that this will have a treadmill for when it is raining and he can not go for a run; that if this were to be moved to the North side, they would then kill two large trees; that where they are proposing to locate the pool later on, will not cause any tree removal; that this will not be visible from the road, as you can barely see his home from the road.

Acting Chairperson Castelli asked what this accessory structure is to be used for, and which section will be the gym and which section will be storage; she also asked how far away the neighboring house on property to the North is; also are there only two sheds on the property; what type of storage will this be used for; asked if the storage room would be moved to the location where the sheds currently exist, and separate the two rooms; asked if the storage piece of the structure were to be removed, what type of variance would still be required; asked if the 100 square feet of storage could be widened and spread out across the back of the structure, instead of done as a bump out; and asked how many trees are located where they would like to put the pool, at a later time.

Mr. Valentine asked if the neighbor to the North had an encroaching issue; and asked if they will need a variance when they do decide to apply for a pool; also asked if any of the work out equipment being used will generate noise.

Mr. DeRobertis asked if there was any reason why they cannot have the storage at the rear of the structure to save on the setback; asked if they would be opposed to moving this to the North side of the property, to have less of a variance; asked if they are not putting this on the South side of the property, due to a future potential pool; and asked if this would be visible from the road at all.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Acting Chairperson Castelli moved for a Board determination that the foregoing application is exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (1), (2), (11),(12),(16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Mr. DeRobertis and carried as follows: Acting Chairperson Castelli, aye; Mr. Valentine, aye; Mr. DeRobertis, aye; and Mr. Kramer, aye. Mr. Bonomolo and Chairman Bosco were absent.

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Acting Chairperson Castelli made a motion to close the Public Hearing which motion was seconded by Mr. Valentine and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The existing home has no basement. This is a unique lot, with a wooded lot at the rear of the property. This cannot be seen from the street. The neighbors to the North are not opposed.

2. The requested side yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The existing home has no basement. This is a unique lot, with a wooded lot at the rear of the property. This cannot be seen from the street. The neighbors to the North are not opposed.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard and rear yard variances although substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The existing home has no basement. This is a unique lot, with a wooded lot at the rear of the property. This cannot be seen from the street. The neighbors to the North are not opposed.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvement, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested side yard and rear yard variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

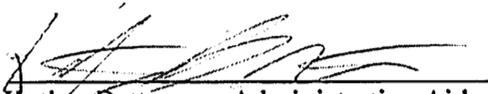
(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the requested side yard and rear yard variances are APPROVED; was presented and moved by Mr. DeRobertis, seconded by Ms. Castelli and carried as follows: Acting Chairperson Castelli, aye; Mr. Valentine, aye; Mr. DeRobertis, aye; and Mr. Kramer, aye. Mr. Bonomolo and Chairman Bosco were absent.

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: January 21, 2026

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By:   
Katlyn Bettmann, Administrative Aide

DISTRIBUTION:

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

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE, ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN  
2026 JAN 29 P 1:02  
TOWN CLERK'S OFFICE

DECISION

**SIDE YARD, TOTAL SIDE YARD, AND REAR YARD VARIANCES  
APPROVED**

To: Nilsa Barreto  
28 Closter Road  
Palisades, New York 10964

ZBA #16-22  
Date: April 6, 2016

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#16-22: Application of Nilsa Barreto for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-40 District, Section 3.12, Group E, Columns 9 (Side Yard: 30' required, 26.75' proposed), 10 (Total Side Yard: 80' required, 68.45' proposed) and 11 (Rear Yard: 50' required, 24' proposed) for an existing playhouse at an existing single-family residence. The premises are located at 28 Closter Road, Palisades, New York and are identified on the Orangetown Tax Map as Section 78.18, Block 2, Lot 24; in the R-40 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 6, 2016 at which time the Board made the determination hereinafter set forth.

Nilsa Barreto appeared and testified.

The following documents were presented:

1. Copy of plot plan with playhouse drawn on it (1 page).
2. Architectural plans labeled As-Built Drawing of a Playhouse for Nilsa Barreto" dated September 25, 2015 , signed and sealed by Bart Rodi, Engineer (1 page).

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and/or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Ms. Castelli, aye; Ms. Salomon, aye; Mr. Bosco, aye; Mr. Quinn, aye; and Mr. Sullivan, aye.

Nilsa Barreto testified that the playhouse was built a long time ago and that she recently found out that it needed variances when she had a fire in the house; that there was a 12' x 16' shed on the property when she moved in and it was in need a repair; that she removed it and built the 12' x 16' playhouse for her four young daughters at the time; that she has been in the house for 29 years; and would like to keep the structure.

TOWN OF ORANGETOWN  
2016 APR 21 PM 12 18  
TOWN CLERKS OFFICE

Public Comment:

Paul Papay, an abutting property owner, testified that the playhouse has existed for years and he is not opposed to the structure and questioned the site plan and asked if there is an additional structure in that area.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested side yard, total side yard and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The playhouse was built many years ago and has existed without incident.
2. The requested side yard, total side yard and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The playhouse was built many years ago and has existed without incident.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested side yard, total side yard and rear yard variances, although somewhat substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The playhouse was built many years ago and has existed without incident.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN OF ORANGETOWN  
2016 APR 21 PM 12 18  
TOWN CLERKS OFFICE

DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested side yard, total side yard and rear yard variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

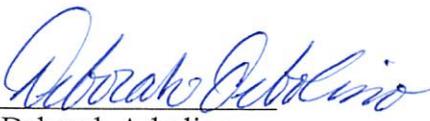
TOWN OF ORANGETOWN  
2016 APR 21 PM 12 18  
TOWN CLERKS OFFICE

The foregoing resolution to approve the application for the requested side yard, total side yard and rear yard variances was presented and moved by Ms. Castelli, seconded by Ms. Salomon and carried as follows: Mr. Feroldi, aye; Mr. Quinn, aye ;Ms. Castelli, aye; Ms. Salomon, aye; and Mr. Sullivan, aye.  
Mr. Bosco was absent.

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: April 6, 2016

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-G.M.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERKS OFFICE  
2016 APR 21 PM 12 18  
TOWN OF ORANGETOWN

DECISION

**APPROVED AS PRESENTED**

TO: Nilsa Barreto  
28 Closter Road  
Palisades, N.Y. 10964

HABR # 16-02  
April 12, 2016

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#16-02: Application of Nilsa Barreto for review of an existing playhouse at a single-family residence located at 28 Closter Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 24; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, April 12, 2016 at which time the Board made the following determination:

Nilsa Barreto appeared.

The following documents were presented:

1. Site plan with the playhouse drawn on it.
2. Architectural plans signed and sealed by Bart Rodi, P.E., dated 9/25/2015.
3. One small picture of the existing playhouse.

Nilsa Barreto stated that the playhouse has existed for many years; that she is currently using it for storage; that she had a fire in her house and the code enforcement officer told her that the playhouse was built illegally; that there had been an existing 14'x 16' shed where the playhouse is and when her girls were younger she removed the old shed and replaced it with the playhouse; that she did not know that she needed a permit to replace the shed but she has already received a variance for it.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2016 APR 26 PM 10 31  
TOWN CLERKS OFFICE

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the existing playhouse are:

1. The roof is dark grey shingles.
2. The siding is beige vinyl on the sides and the front is cedar.
3. The gutters and leaders are white.
4. The window trim is white.
5. The front door is brown.

**THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH 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 HISTORIC 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 DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.**

TOWN OF CHANDLER  
2016 APR 26 AM 10 31  
TOWN CLERKS OFFICE

Barreto  
HABR# 16-02  
Page 3 of 3

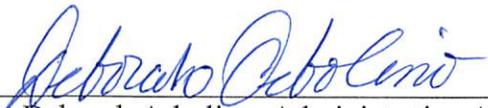
DECISION: In view of the foregoing and the testimony before the Board, the application for the existing playhouse is APPROVED as presented.

The foregoing resolution to approve the existing playhouse was presented and moved by Thano Schoppell, seconded by William Walther; and carried as follows: William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; Wayne Garrison, aye; Margaret Raso, aye; and Larry Bucciarelli, aye. Joseph Chabot was absent.

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: April 12, 2016

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

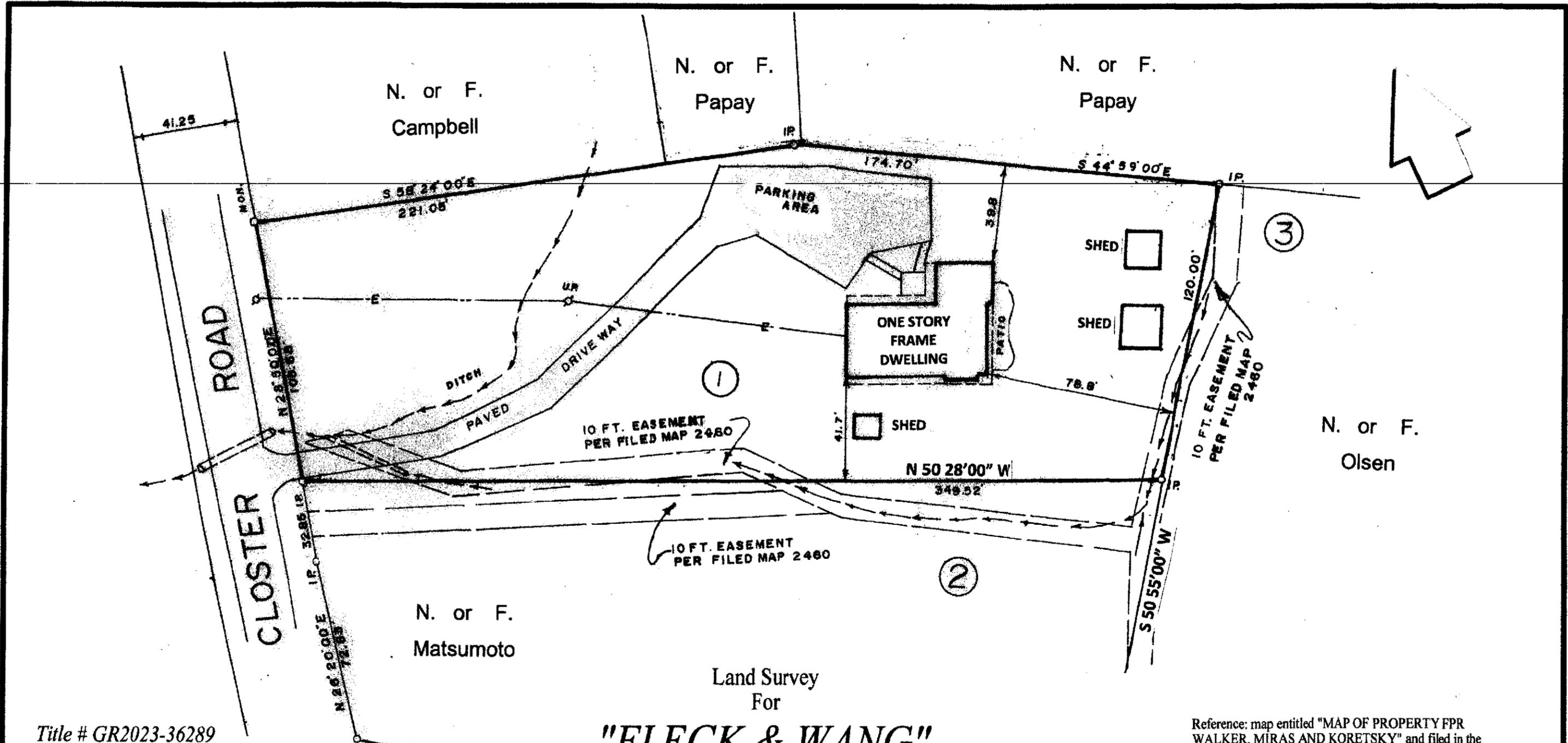
BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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

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

TOWN CLERKS OFFICE  
2016 APR 26 AM 10 31  
TOWN OF ORANGETOWN



Title # GR2023-36289

- Certified to:
- \* Jesse Fleck
  - \* Dawn Wang
  - \* Citibank N.A., its successors and/or assigns.
  - \* Fidelity National Title Insurance Company
  - \* National Granite Title Insurance Agency, Inc.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

Land Survey  
For  
**"FLECK & WANG"**

Palisades  
Town of Orangetown      Rockland County, NY  
Scale: 1" = 40'      Area = 1.046 Ac.

May 22, 2023

Tax Lot Designation  
Section 78.18 Block 2 Lot 24

Reference: map entitled "MAP OF PROPERTY FPR WALKER, MIRAS AND KORETSKY" and filed in the Office of the Clerk of the County of Rockland, New York, on October 1, 1956 in Book 57, Page 32 as Map No. 2460


  
 Robert E. Sorace, PLS  
 135 South Main Street  
 New City, NY 10956  
 845-638-1498

RO 8791-FW

