

Palaj

### Historical Areas Board of Review(HABR)

Town of Orangetown Building Department  
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 125 Kings Hwy Section/Block/Lot: 77.11-1-21

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:	Black	ALGAE Shingles	GAF
Siding:	WHITE	VINYL	
Decorative Siding:	FRONT	STONE	
Soffits & Fascia:			
Gutters & Leaders:	BLACK	ALUMINIUM	
Windows:	WHITE	PVC	
Trim:	BLACK	ALUMINIUM	
Shutters:			
Front Door:	WHITE	FIBERGLASS	CRAFTSMAN
Back Door:	WHITE	STEEL	MASONITE
Garage Door(s):	WHITE	STEEL	CLOPAY
Other Door(s):		<del>STEEL</del>	
Lighting:	BLACK	METAL	FOUNTAIN
Lighting:	GRAY	ALUMINIUM	LMP
Stone or Rock being used on Structure:	X	Y	X
Stone or Rock being used on walkway(s):	X	X	Y
Other:			
AC UNIT			RUOD BY RHEEM

**RECEIVED**  
 AUG 2 2024  
 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 checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<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-5383-29  
ASSIGNED  
INSPECTOR: DOM

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

Project Name: Palaj

Street Address: 125 Kings Highway

**Tax Map Designation:**

Section: 77.11 Block: 1 Lot(s): 21  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the South side of Kings Hwy, approximately 400 feet West of the intersection of 303, in the Town of Orangetown in the hamlet/village of Tappan.

Acreage of Parcel <u>.65</u>	Zoning District <u>R-15</u>
School District <u>SOCS D</u>	Postal District <u>Tappan</u>
Ambulance District <u>SOAC</u>	Fire District <u>Tappan</u>
Water District <u>Veolia</u>	Sewer District <u>Orangetown</u>

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

roof, front + back door, + garage doors + AC unit

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 8-2-2024 Applicant's Signature: \_\_\_\_\_



# 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? NO
- 2) Is any open space being offered? NO If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? NO

### If site plan:

- 1) Existing square footage 1250 sq feet
- 2) Total square footage \_\_\_\_\_
- 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

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.

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





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

20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

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

Date: 6.26.24 <sup>8/15/24</sup> Section: 77.11 Block: 1 Lot: 21

Applicant: Palaj

Address: 125 Kings Hwy, Tappan, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval

Comments:

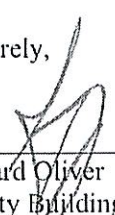
Roof Shingles, Front Door, Rear Door, Garage Door, AC

(Existing)

Dear Palaj:


Please be advised that the Building Permit Application # 5383-24, which you submitted on 6.11.24, 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,

  
Richard Oliver  
Deputy Building Inspector

6/26/24



  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
1-30-2023 ISA

7/1/24  
Date  
Liz DeCort  
Debbie Arbolino

VIS	PRINT KEY	NAME	ADDRESS
2489	77.07-1-22	Joseph S Di Piazza	1 Old Mill Ln, Tappan, NY 10983
2489	77.07-1-23	Christopher Yannazzone	5 Old Mill Ln, Tappan, NY 10983
2489	77.07-1-24	Thomas K Paciaffi	9 Old Mill La, Tappan, NY 10983
2489	77.11-1-11	Church Of Our Lady Of	120 Kings Hwy, Tappan, NY 10983
2489	77.11-1-13	June L Starke	156 Kings Hwy, Tappan, NY 10983
2489	77.11-1-16	Matthew E Sabatini	161 Kings Hwy, Tappan, NY 10983
2489	77.11-1-17	Barbara Gilbert	165 Kings Hwy, Tappan, NY 10983
2489	77.11-1-18	Jose R Neira-Criollo	155 Kings Hwy, Tappan, NY 10983
2489	77.11-1-19	Maya Maniar	145 Kings Hwy, Tappan, NY 10983
2489	77.11-1-20	Michael Aldorando	135 Kings Hwy, Tappan, NY 10983
2489	77.11-1-21	Palaj Management INC Pashuk Palaj	1713 Hone Ave, Bronx, NY 10461
2489	77.11-1-22	Ark F Pang	121 Kings Hwy, Tappan, NY 10983
2489	77.11-1-23	Craig Dibiase	69 Conklin Ave, Tappan, NY 10983
2489	77.11-1-24	James Fulgione	61 Conklin Av, Tappan, NY 10983
2489	77.11-1-25	Mark Lampert	51 Conklin Ave, Tappan, NY 10983
2489	77.11-1-26	Carol Amato	49 Conklin Av, Tappan, NY 10983
2489	77.11-1-28.3	Nicolas Morisset	3 Conor Ct, Tappan, NY 10983
2489	77.11-1-29	Niamh O'Hara	72 Babcock Ln, Tappan, NY 10983
2489	77.11-1-30	Niamh O'Hara	72 Babcock Ln, Tappan, NY 10983
2489	77.11-1-31	Susannah Hahn	66 Babcock Ln, Tappan, NY 10983
2489	77.11-1-32	John O'Brien	58 Babcock Ln, Tappan, NY 10983
2489	77.11-1-33	Niamh O'Hara	72 Babcock Ln, Tappan, NY 10983
2489	77.11-1-65	Jose Milio	12 Yorktown Ct, Tappan, NY 10983
2489	77.11-1-66	Reinardo Gutierrez	52 Conklin Ave, Tappan, NY 10983
2489	77.11-1-67	Andrew Varga	56 Conklin Av, Tappan, NY 10983
2489	77.11-1-68	James Quevedo	66 Conklin Av, Tappan, NY 10983
2489	77.11-1-69	Casey A Sand	109 Kings Hwy, Tappan, NY 10983
2489	77.11-1-70	Ralph G Werner	101 Kings Hwy, Tappan, NY 10983
2489	77.11-1-71.1	Mark Solonick	93 Kings Hwy, Tappan, NY 10983
2489	77.11-1-71.2	Jose Barbosa	97 Kings Hwy, Tappan, NY 10983

RECEIVED

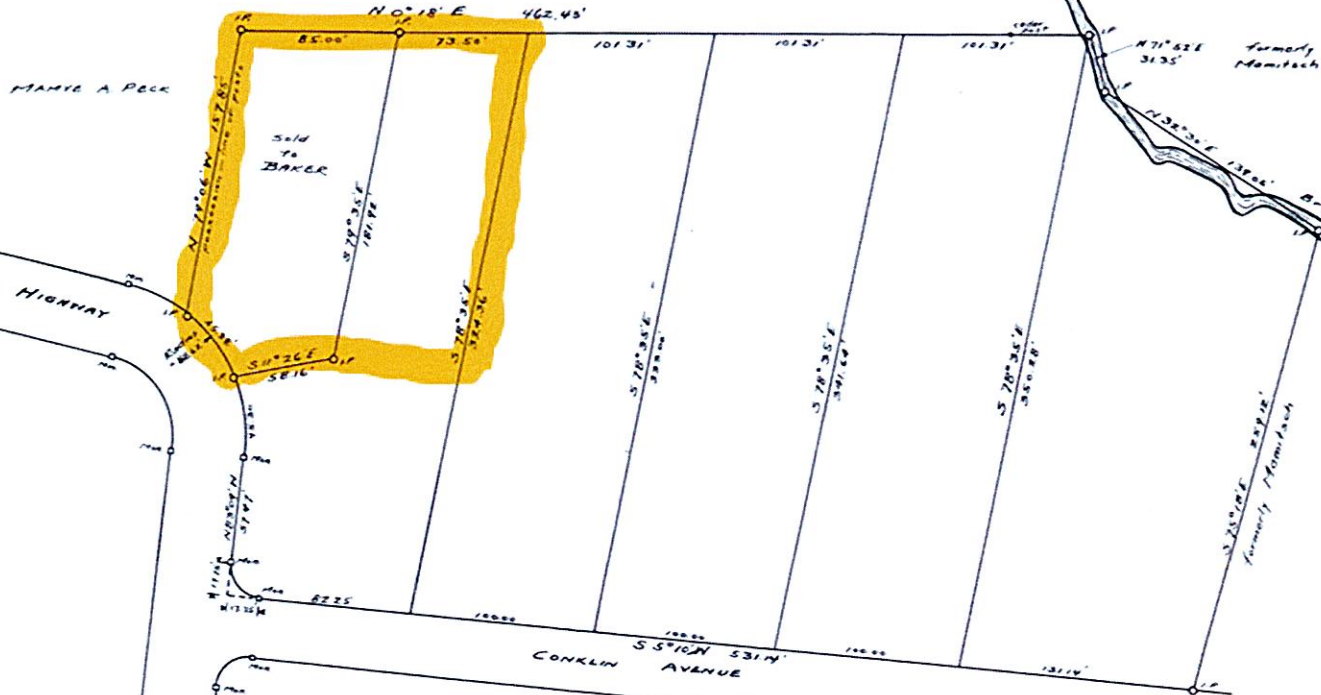
AUG 2 2024

TOWN OF ORANGETOWN  
LAND USE BOARDS

1902

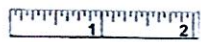


MAMYE A PECK



SURVEY OF PROPERTY OF  
 DORA MEYER  
 AT  
 TAPPAN, ROCKLAND COUNTY, NY  
 October 8, 1938 Scale 1" = 50'  
 Francis E. Maulny  
 Lead Surveyor, Nyack, NY  
 License No. 9223

*Filed Sept 10 1941  
 at 9:40 AM  
 Alvan T. Bundy, Clerk  
 by Edmund B. Decker*

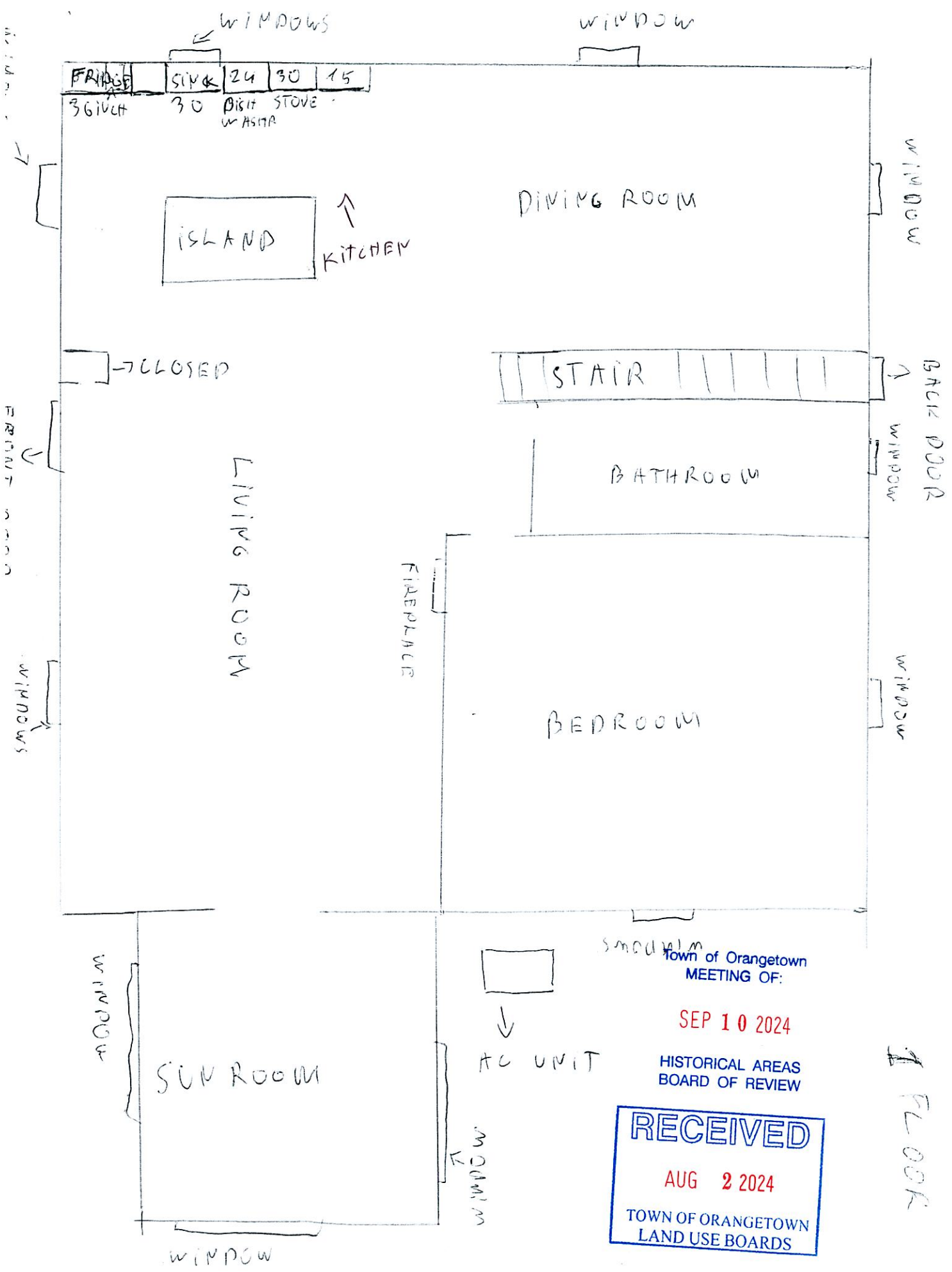


Rockland County Clerk's Office  
New City, NY

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Town of Orangetown  
 MEETING OF:  
 SEP 10 2024  
 HISTORICAL AREAS  
 BOARD OF REVIEW





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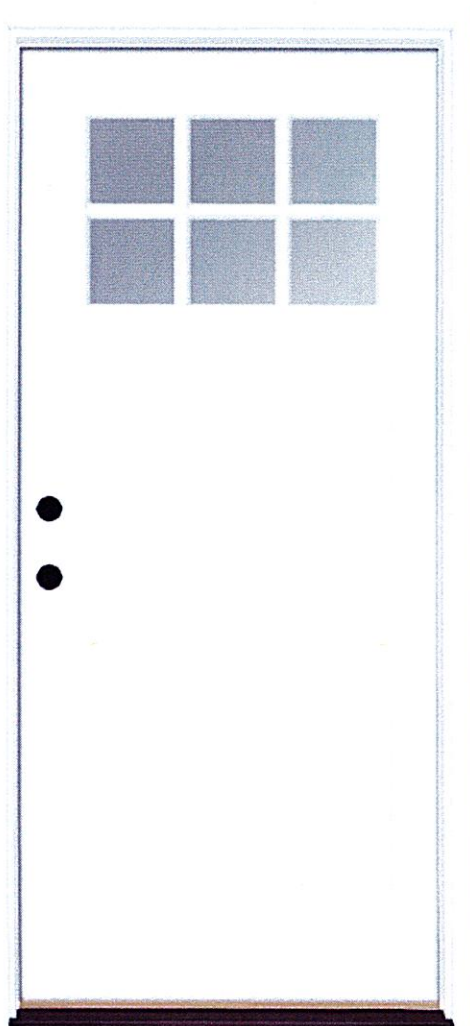
**RECEIVED**  
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 LAND USE BOARDS

1 FLOOR

Feather River Doors

# 36 in. x 80 in. 6 Lite Clear Craftsman Unfinished Smooth Right-Hand Inswing Fiberglass Prehung Front Door

★★★★★ (234) ✓



Town of Orangetown  
MEETING OF:

SEP 10 2024

HISTORICAL AREAS  
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LAND USE BOARDS



Home >

## Ruud by Rheem 3 Ton 14 Seer Air Conditioner Condenser



Town of Orangetown  
MEETING OF:

SEP 10 2024

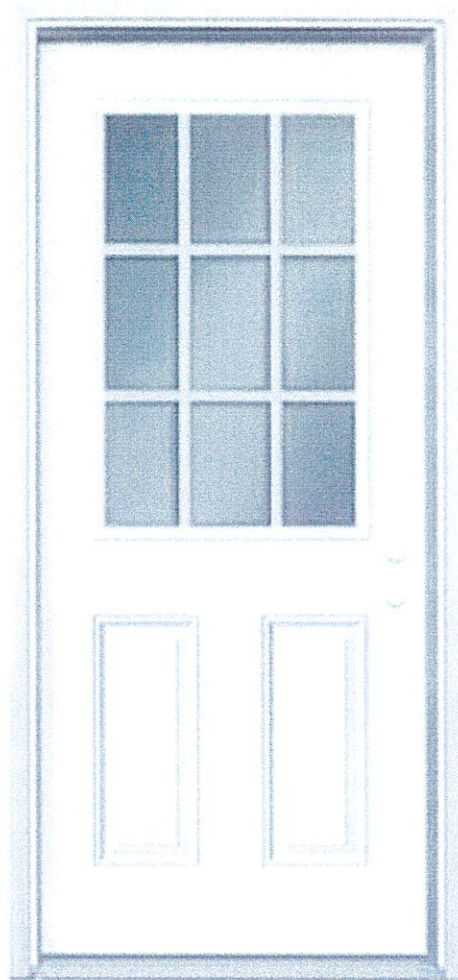
HISTORICAL AREAS  
BOARD OF REVIEW

## Ruud by Rheem 3 Ton 14 Seer Air Conditioner Condenser

Model: RA1436AJ1NB

\$2,250.00





Masonite 30-in x 80-in Steel Half Lite Left-Hand Inswing Primed Prehung Front Door with...

Item #740740 | Model #740740

[Shop Masonite](#)



219

In 20+ carts last week

**\$358.00**

Town of Orangetown  
MEETING OF:

SEP 10 2024

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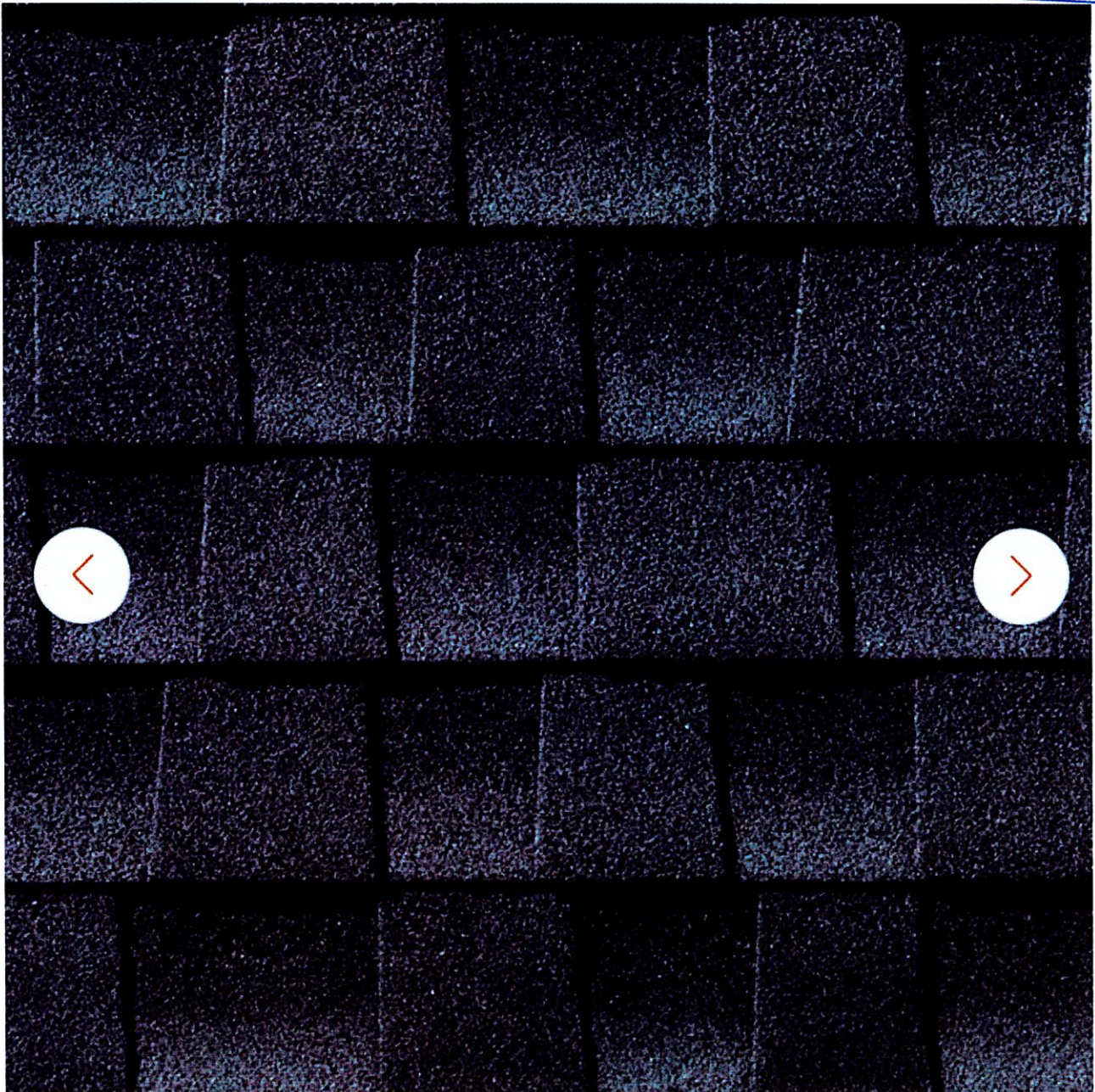
SEP 10 2024

HISTORICAL AREAS  
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GAF

# Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)

★★★★★ (8967) ✓





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TOWN OF ORANGETOWN  
LAND USE BOARD

MEETING OF  
SEP 10 2024  
HISTORICAL AREAS  
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Town of Orangetown  
MEETING OF

SEP 10 2021

HISTORICAL AREAS  
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SEP 10 2024

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