

Historical Areas Board of Review (HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962
(845) 359-8410, Orangetown.com

2017 APPLICATION

HABR requires the submission of the following information in order to accept an application for scheduling:

1. A signed and dated completed Board Application;
2. A Building Permit Referral, signed by the Director of the Department;
 - a. Historic Board applications that are referred from the Planning Board do not require a Building Permit denial;
 - b. Consultations do not require a Building Permit Denial;
3. A Copy of the Deed to the present owner of the property; agents (i.e. Architects) must have written authorization from the property owner to appear in front of the Board; A Contract Purchaser may file a copy of the contract;
4. A list of Names/Addresses of all property owners within two hundred (200') feet of the perimeter of the project site not from the center of the site, (excluding public roadways, right of ways, public utility or public entity); You will need to obtain this list from the Land Use Boards Office; 20 Greenbush Road, Orangeburg, NY 10962; (845) 359-8410 ext. 4332
 - a. Names and addresses must be placed on stamped #10 business size envelopes, without a return address;
 - b. Postage must be applied; Do NOT use a postage meter.
5. Since the review is concerned with exterior design, it is preferable to have your architect present;
6. Ten (10) sets of architectural plans, signed and sealed by the appropriate New York licensed professional showing dimensions and height of existing and proposed construction. Floor plans may be needed for clarification. A simple scale drawing is not acceptable.
7. All plans shall be for construction purposes (ie. Building Department submission) and must include the following information on the plan:
 - a. A vicinity map;
 - b. Floor Plans and Sections;
 - c. Elevations with exterior materials and color schemes. (Samples must be furnished).
 - d. All exterior mechanical equipment and signs, if incorporated in the proposal. (i.e. air conditioning)
 - e. Dimensions and elevations to scale of existing building showing relationships to proposed alterations/additions and dimensions. Label windows, doors and all distinguishing features. (Please provide the same information for buildings within one hundred (100') feet of new structure).
 - f. Provide photographs of the building and surrounding area at the meeting.
 - g. Gutters and leaders and disposition of runoff must be indicated on all plans.

APPLICATION REQUIREMENT:

Applicants are required to submit ONE additional set of plans (size 11"x17" or a PDF VERSION) for filing purposes.

Historical Areas Board of Review **(HABR)**

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(845) 359-8410, Orangetown.com

2017 Information Sheet

Once scheduled for a meeting date, all applicants are required to erect signs containing information regarding the public hearing on every lot corner and once every one hundred (100') feet facing each public street on which the property abuts. (See, Chapters 21 and 21A of the Town of Orangetown Town Code. Such signs shall be obtained from the Historical Areas Board of Review Office.

All Reviews: ¹\$125.00; Checks made payable to: "Town of Orangetown"

¹**Legal Notice Advertisement Fee:** \$150.00 (For each time an advertisement or re-advertisement has to be published)

¹**Effective February 4th, 2015 as per Town Board Resolution No. 45, January 28, 2015**

1. The Board meets the second Tuesday of every month (unless otherwise noted) at 7:30 p.m. at the Greenbush Road Auditorium, 20 Greenbush Road, Orangeburg, New York.
2. A Building Permit Denial (if any) must be included with your application.
3. Bring Building Material Samples to the meeting.
4. Consultation: It is advisable to have your architect and yourself consult with the Historical Board before the preparation of final drawings for approval.

In the Historic Areas of the Town, Historical Areas Board of Review (HABR) approval is required for all construction:

- A. Requiring a building permit, or
- B. Any exterior changes to buildings constructed prior to 1918.

The application process takes approximately twenty-one (21) days, depending upon the time of submission, to appear before the Board. For more information, please call the Clerk to the Historical Areas Board of Review at (845) 359-8410. Town Code Chapter 12 entitled "Historic Areas", (adopted by the Town Board on 7/28/1997), governs the historic areas in Palisades and Tappan, and is available for inspection and/or purchase by contacting the Clerk to the HABR at Town of Orangetown, 20 Greenbush Road, Orangeburg, New York 10962; www.orangetown.com; (845) 359-8410.

2017 MEETING DATES:

January 10th
February 14th
March 14th
April 4th (1st Tuesday)
May 9th
June 13th

July 11th
August (NO MEETING)
September 12th
October 10th
November 14th
December 12th

Historical Areas Board of Review
(HABR)

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

PROJECT NAME: _____

2017 APPLICATION CHECKLIST:

Section: _____ **Block:** _____ **Lot:** _____

1. Signed, notarized and dated attached Board application.

2. All HABR submissions must have a Town of Orangetown Building Permit Referral, signed by the Director of the Buildings Department.

3. Ten copies of all Plans signed and sealed by the appropriate New York State Professional. List type of plan(s) submitted:
Site Plan: _____; Architectural Plan: _____ Other Type of Plan: _____
In addition, one set of 11"x17" plans or one PDF version of plans must be submitted for filing purposes.

4. Copy of Deed to present owner of property.

5. List of Names/Addresses of all owners of properties within 200 feet of perimeter of Site, obtained from the Land Use Board Office. Application must include a map of lots noting 200 foot radius line as applicable, measuring from all points on property line, not from the center of the site, (excluding public roadways, right of ways, public utility or public entity). Names and addresses must be placed on **stamped #10 envelopes, without return address. Do not use a postage meter.**

6. Completed List of Questions in the application package to be answered and returned with the package.

7. **2017 Plan Review Fees, Checks Payable to "Town of Orangetown":**
 - ¹**All Reviews: \$125.00,**
 - ¹**Legal Notice Advertisement Fee: \$150.00**
(For each time an advertisement or re-advertisement has to be published)

¹Effective February 4th, 2015 as per *Town Board Resolution No. 45; January 28, 2015*

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

Date: July 18, 2007

To: Deputy Building Inspector
Assistant Building Inspectors

From: John Giardiello, P.E. & Director

Subject: H.A.B.R. Board Submissions

CC: Douglas Schmidt, Building Plans Examiner
Cheryl Coopersmith, Chief Clerk
Deborah Arbolino, Adm. Aide
Rima DelVecchio, Clerk
H.A.B.R. Members
William Reddy, Deputy Town Attorney

Yesterday I met with H.A.B.R. Chairperson Margaret Rasso to discuss a recent issue that confronted the Board. As you know the purpose and intent of the H.A.B.R. local law is to protect the places, buildings and other objects and thereby preserve the overall historic look and character within the Tappan and Palisades Historic areas. In order for the Board to review and approve (or disapprove) an application, they must have a proper submission.

A proper submission consists of the following:

1. A vicinity map.
2. Floor plans and sections.
3. All elevation views with exterior materials and color schemes
4. All exterior mechanical equipment and signs if incorporated in the proposal.
5. Dimension and elevations, to scale, shall be labeled on the plans of the proposed building, the existing building showing relationships to proposed alterations/additions (if applicable) and all distinguishing features. The same information shall be provided for buildings within 100 feet of the new structure. The applicant shall provide photographs of the building and the surrounding area at the H.A.B.R. meeting.
6. As with all other building permit applications, the disposition of Stormwater runoff, rain gutters and leaders shall be indicated on all applicable plans such as the site plan or plot plan and elevation views of the building of structure being proposed.

Please assure the applicant has complied with the above items before referring the application to the Board. Also, tell the applicant to bring building material samples and photographs of the property, existing buildings and surrounding areas to the H.A.B.R. meeting. You can furnish the applicant with a copy of this memorandum so they have the minimum plan submission requirements.

Thank you for your cooperation in this matter.

JG:jcf

Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: _____ Section/Block/Lot: _____

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:			
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):			
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other:			
Other:			
Other:			

CONTACT PERSON INFORMATION SHEET:

NAME: _____

MAILING ADDRESS:

_____	_____	_____
Street number	(PO Box)	Street Name
_____	_____	_____
City	State	Zip Code

TELEPHONE #: _____

CELL PHONE #: _____

FAX #: _____

E-MAIL ADDRESS: _____

Relation to project: _____

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2017 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input 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#: _____
ASSIGNED _____
INSPECTOR: _____

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

Project Name: _____

Street Address: _____

Tax Map Designation:
Section: _____ Block: _____ Lot(s): _____
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of _____ in the hamlet/village of _____.

Acreage of Parcel _____	Zoning District _____
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

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

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Property Owner: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: _____ Phone # _____

Address: _____
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

_____ State or County Road
_____ Long Path
_____ Municipal Boundary

_____ State or County Park
_____ County Stream
_____ County Facility

List name(s) of facility checked above:

Referral Agencies:

_____ RC Highway Department
_____ RC Drainage Agency
_____ NYS Dept. of Transportation
_____ NYS Thruway Authority
_____ Adjacent Municipality _____
_____ Other _____

_____ RC Division of Environmental Resources
_____ RC Dept. of Health
_____ NYS Dept. of Environmental Conservation
_____ Palisades Interstate Park Commission

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? _____
- 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 _____
- 3) Number of dwelling units _____

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 _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? _____

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.

APPLICATION REVIEW FORM

Applicant's Signature and Certification

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, _____ hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature: _____

Mailing Address: _____

SWORN to before this

_____ day of _____, 20_____

Notary Public

Owner/Applicant's Consent Form to Visit Property

I, _____, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

Owner/Applicant Signature

SWORN to before this

_____ day of _____, 20_____

Notary Public

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, _____ being duly sworn, hereby depose and say
that I reside in the county of _____ in the state of
_____.

I am the (* _____) owner in the fee simple of premises located
at: _____

_____ described in a certain deed of said premises recorded in the Rockland County
Clerk's Office in Liber _____ of conveyances, page _____.

Said premises have been in my/its possession since _____.
Said premises are also known and designated on the Town of _____.
Tax Map as: section: _____ block: _____ lot(s): _____.

I hereby authorize the within application on my behalf and that the statement of fact contained in said
application are true, and agree to be bound by the determination of the board.

Owner Signature: _____

Mailing Address: _____

SWORN to before this

_____ day of _____, 20____

Notary Public

**If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a
list of all directors, officers and stockholders owning more than 5% of any class of stock.*

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)
County of Rockland) SS.:
Town/Village of _____)

I, _____, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief set forth:

2. To the _____ of the Town/Village of _____, Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section _____;
- Special permit per the requirements of Section _____;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance of Official Map or change thereof;
- Other (*explain*) _____;

To permit construction, maintenance and use of _____

3. Premises affected are in a _____ zone and from the Town of _____

Tax map, the property is known as Section _____, Block, _____, Lot(s) _____.

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee _____
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: _____

Mailing Address: _____

SWORN to before this

_____ day of _____, 20_____

Notary Public

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant's Signature: _____

SWORN to before this

_____ day of _____, 20_____

Notary Public