

Tramutola

Historical Areas Board of Review(HABR)

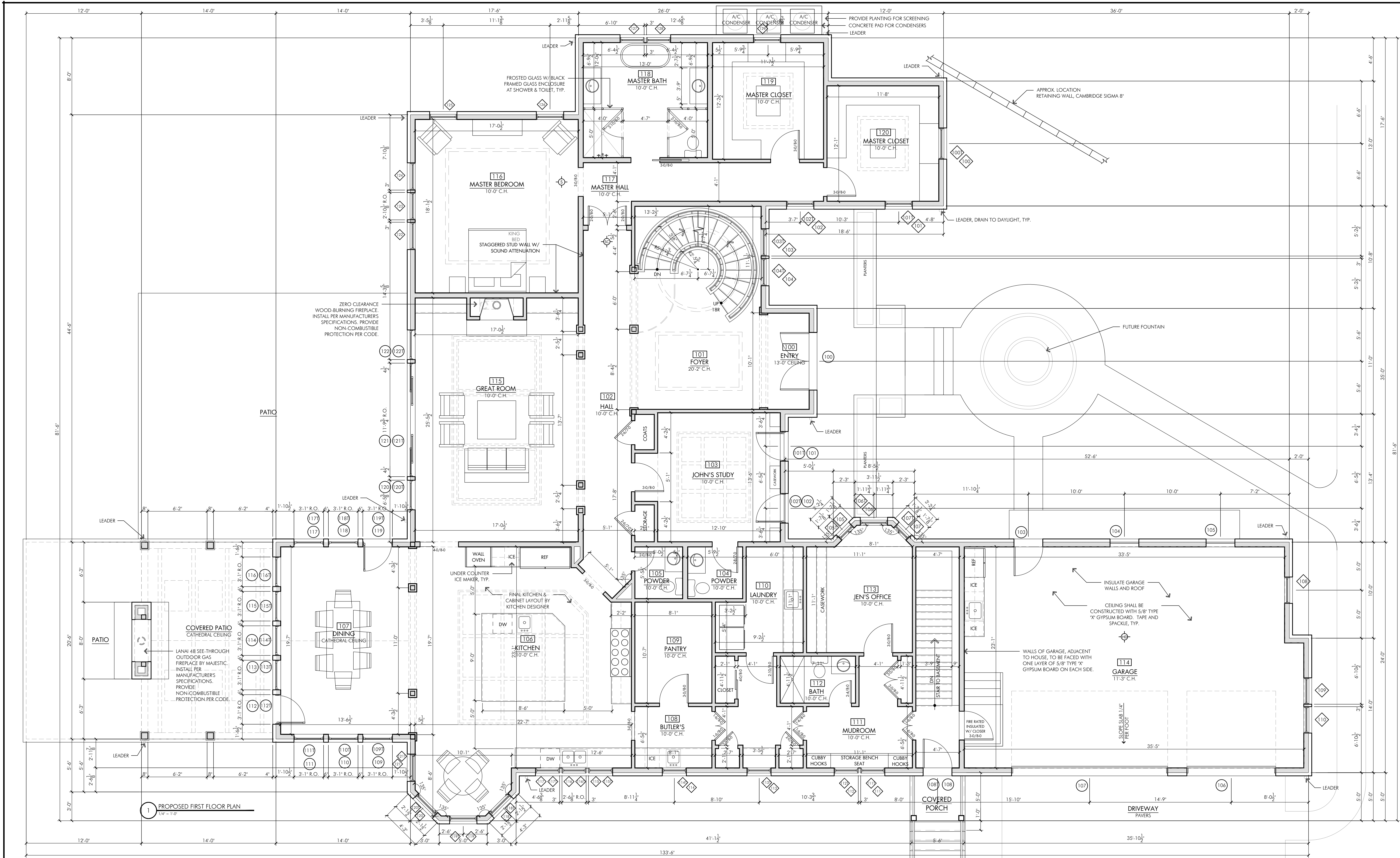
Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 17 Kopac Lane, Palisades, NY Section/Block/Lot: 78.13-1-3.9

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:	Estate Gray	Asphalt fiberglass	Owens Corning-Duration®
Siding:	Nottingham Tudor	Brick Veneer	General Shale®
Decorative Siding:	Cobble Stone	HardiePlank® lap siding	JamesHardie
Soffits & Fascia:	Natural Clay/beige	Vinyl & Aluminum	CertainTeed®
Gutters & Leaders:	Dark Bronze or Clay	Aluminum	Seamless gutters formed onsite
Windows:	Sandtone	Vinyl clad or aluminum	Andersen 400 series-7/8" SDL Grille
Trim:	Beige	PVC	CertainTeed® or equal
Shutters:	Pale Storm Blue	Cedar	Small Shop-Custom made & stained
Front Door:	Walnut stain	Stain-able/ Arched glass	Masterpiece MF 8 Lite Arched Glass
Back Door:	Sandtone	Vinyl clad or aluminum	Andersen Frechwood®-7/8" SDL Grille
Garage Door(s):	American Walnut	Steel/Wood grain overlay	Haas® American Traditions 9222
Other Door(s):	Walnut stain	Glass w/Divided Lights	Therma Tru® -FMC1285 SDL
Lighting:	Aged Zinc or ORB	Aluminum	Hinkley or equal coach wall lights
Lighting:	N/A		
Stone or Rock being used on Structure:	Limestone/Beige	Precast stone	Coral Cast-Front door surround
Stone or Rock being used on walkway(s):	Bluestone color	Bluestone or Paver	Natural Bluestone or Cambridge®
Columns:	Beige	Proprietary fiber polymer	HB&G Columns
Cupola:	Beige	Wood/PVC/Copper	Small Shop-Custom Cupola per plan





SQUARE FOOTAGE	
FIRST FLOOR:	3,884 S.F.
SECOND FLOOR:	1,119 S.F.
TOTAL:	5,003 S.F.
BASEMENT:	3,884 S.F.
GARAGE:	841 S.F.

LEGEND	
	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	PROPOSED FOUNDATION WALL / FOOTING
	NEW WOOD FRAMED WALL

- GENERAL NOTES**
- DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD OR EXISTING FINISH SURFACE.
 - INSTALL NEW SMOKE & C.O. DETECTORS AS SHOWN IN PLAN.
 - ALL INTERIOR G.W.B. SURFACES TO BE PRIMED & PAINTED, LOW VOC. COLOR TO BE SELECTED BY OWNER.
 - ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" o.c. CONSTRUCTION, INSULATED PER CODE. ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
 - ALL WINDOW & DOOR HEADERS TO BE (2) 1-3/4" x 9-1/4" 1.9E ML, U.O.N.
 - ALL NEW WOOD STAIRS TO HAVE 2x12 STRINGERS @ 16" o.c., TYP. WITH: RISER=8.25" MAX., TREAD=9" MIN.
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE 34 INCHES.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
 - FINAL KITCHEN DESIGN BY OTHERS.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 - SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
 - CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
 - PROTECT ALL TREES FROM UNNECESSARY DAMAGE.
 - WORK AREA TO BE NEAT AND FREE OF GARBAGE & DEBRIS AT THE END OF EACH WORK DAY.

LUCAS
architecture & planning
JENNIFER CLAIRE LUCAS, R.A.
25 LAFAYETTE AVENUE
KINGSTON NY 12401
t: 845-339-4069



PROJECT:
TRAMUTOLA RESIDENCE
NEW SINGLE FAMILY RESIDENCE
17 KOPAC LANE
PALISADES, NY 10964
TOWN OF ORANGETOWN

DATE	ISSUE
04.30.22	PRICING REVIEW
05.03.22	CLIENT REVIEW
05.07.22	CLIENT REVIEW
05.15.22	CLIENT REVIEW
05.23.22	CLIENT REVIEW
05.30.22	PERMIT & CONSTRUCTION
06.21.22	MATERIALS & GRADING

DATE	NO.	REVISION

DATE:	06.21.22
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	FIRST FLOOR
DRAWING TITLE:	PLANS

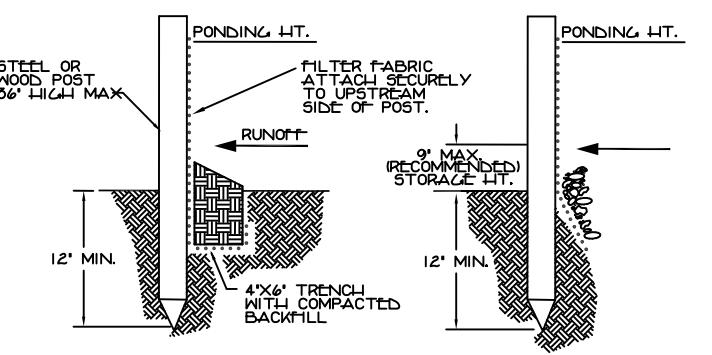
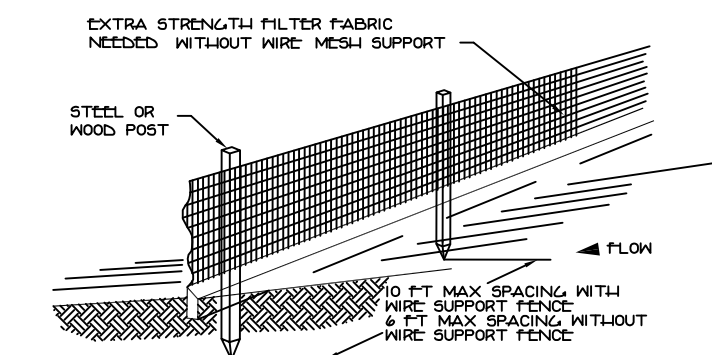
DOB NOTES:

SHEET NUMBER:
A-103.00

DOB SCAN:

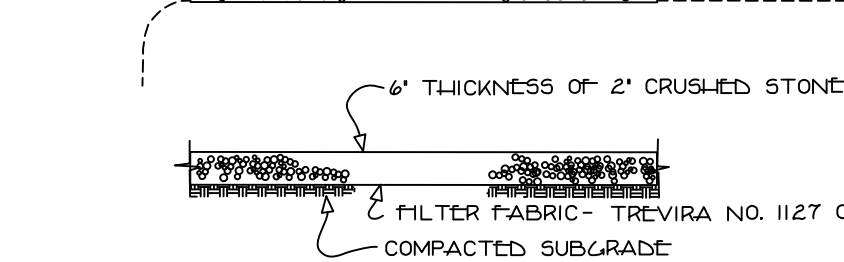
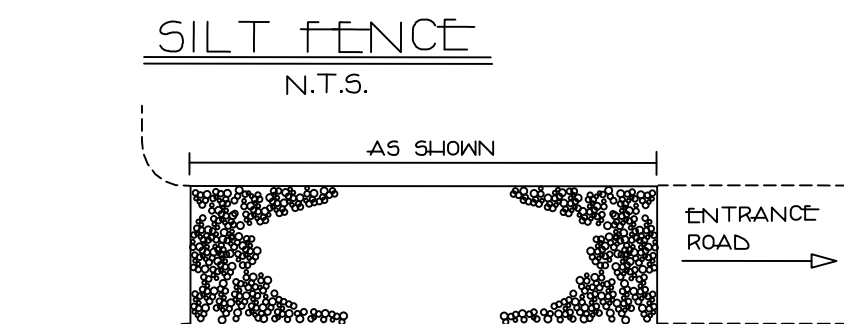
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REFERENCES:
-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY JAY A. GREENWELL, PLS. LAST REVISE MARCH 7, 2022, PROVIDED BY OWNER.



STANDARD DETAIL ALTERNATE DETAIL
TRENCH WITH NATIVE BACKFILL TRENCH WITH GRAVEL

NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE, CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

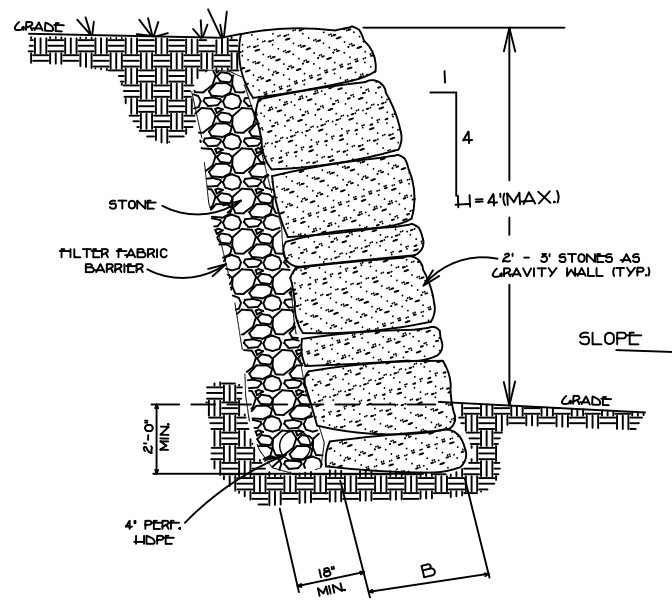
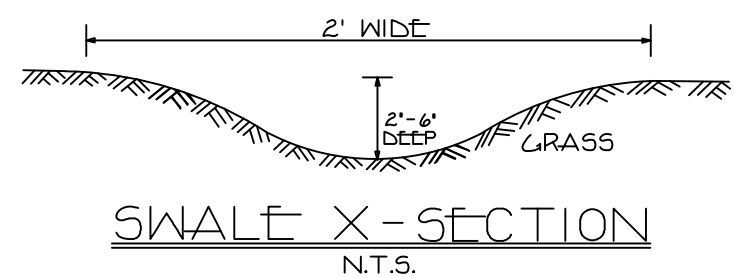


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

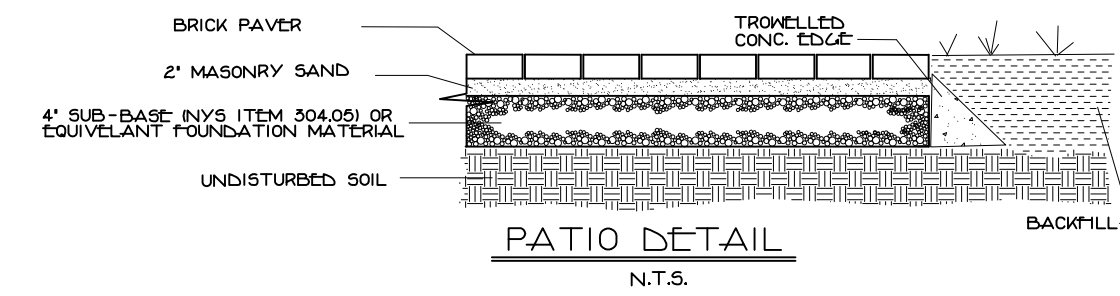
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

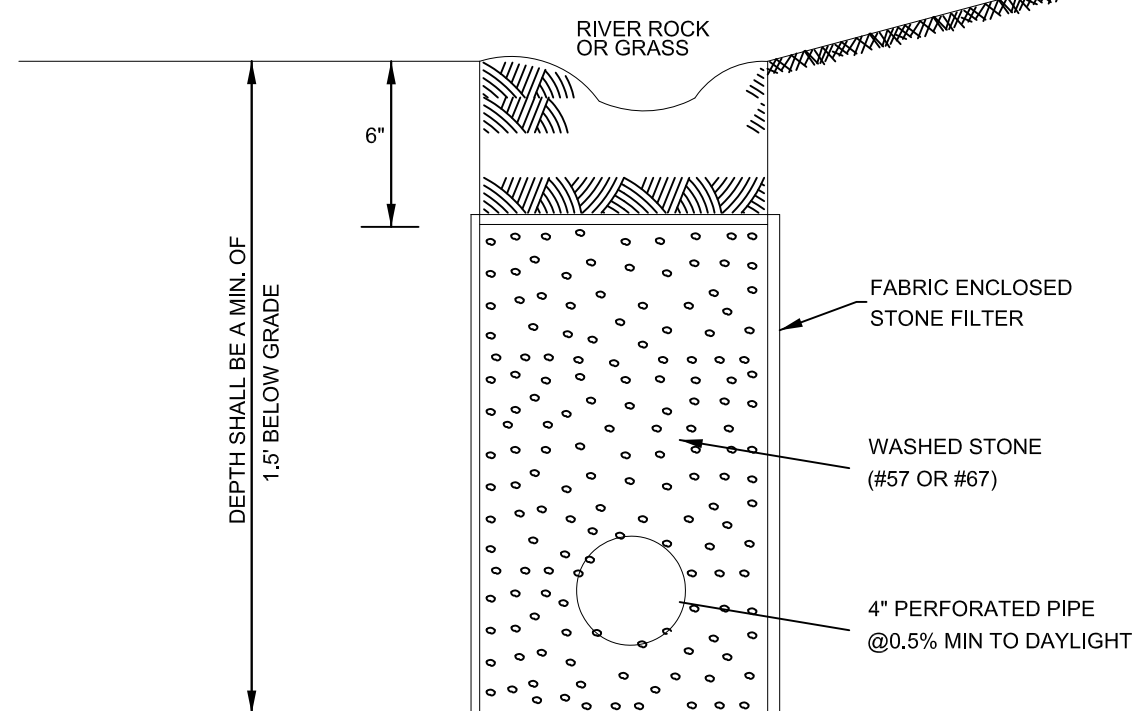
USE OF UNSEALED DOCUMENTS IN THIS DOCUMENT IN ANY COURT, FINANCIAL TRANSACTION, OR FILING WITH ANY STATE OR OFFICE IS AN UNAUTHORIZED ALTERATION OF FEDERAL OR STATE LAWS.



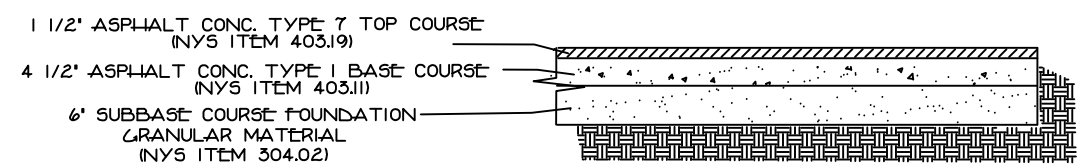
RUBBLE TOE WALL DETAIL
N.T.S.



VICINITY MAP
N.T.S.

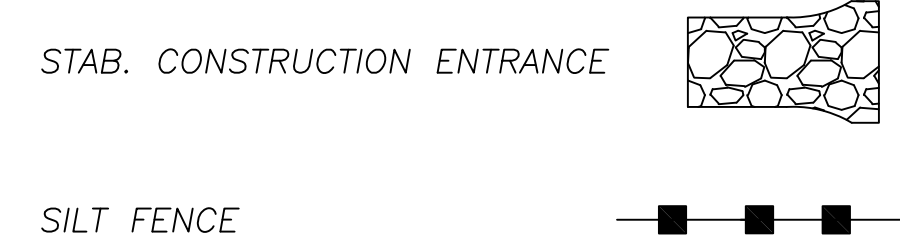


FRENCH DRAIN
NOT TO SCALE



DRIVEWAY PAVEMENT DETAIL
N.T.S.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION



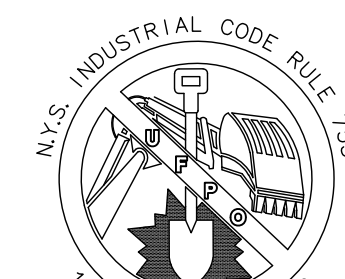
TAX LOT #78.13-1-3.09
CABANA PLOT PLAN
FOR
TRAMUTOLA
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

BULK REQUIREMENTS ZONE R-40

USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	FLOOR AREA RATIO (FAR)
REOS	40,000 SF	150	50	30	80	50	100	8.0	0.15
PROD	45,520 SF (2.05 AC)	157.1	56.9	30.0	81.5	207.2	14.04	4.55	0.15

VARIANCE REQUIRED

1ST FLOOR-3284 SF
2ND FLOOR-119
GARAGE-641 SF
CELLAR-3284 SF (NO)
5844 SF/4400-0.15



CALL BEFORE YOU DRILL OR BLAST
NO LESS THAN TWO WORKING DAYS NOTICE
IT'S THE LAW!



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

LUCAS

architecture & planning

JENNIFER CLAIRE LUCAS, R.A.
25 LAFAYETTE AVENUE
KINGSTON NY 12401
t: 845-339-4069

AOR STAMP



PROJECT:

TRAMUTOLA RESIDENCE
NEW SINGLE FAMILY RESIDENCE
17 KOPAC LANE
PALISADES, NY 10964
TOWN OF ORANGETOWN

DATE	ISSUE
04.30.22	PRICING REVIEW
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05.15.22	CLIENT REVIEW
05.23.22	CLIENT REVIEW
05.30.22	PERMIT & CONSTRUCTION
06.21.22	MATERIALS & GRADING

DATE	NO.	REVISION

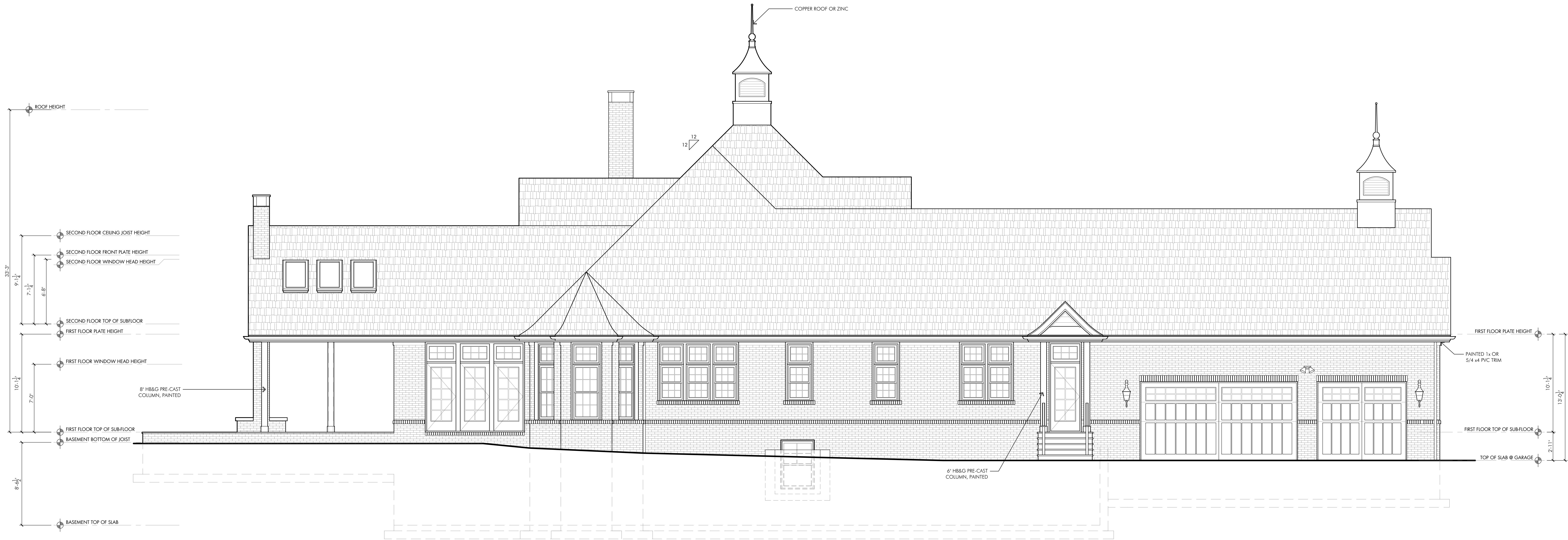
DATE:	06.21.22
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	ELEVATIONS

DOB NOTES:

SHEET NUMBER:

A-109.00

DOB SCAN:



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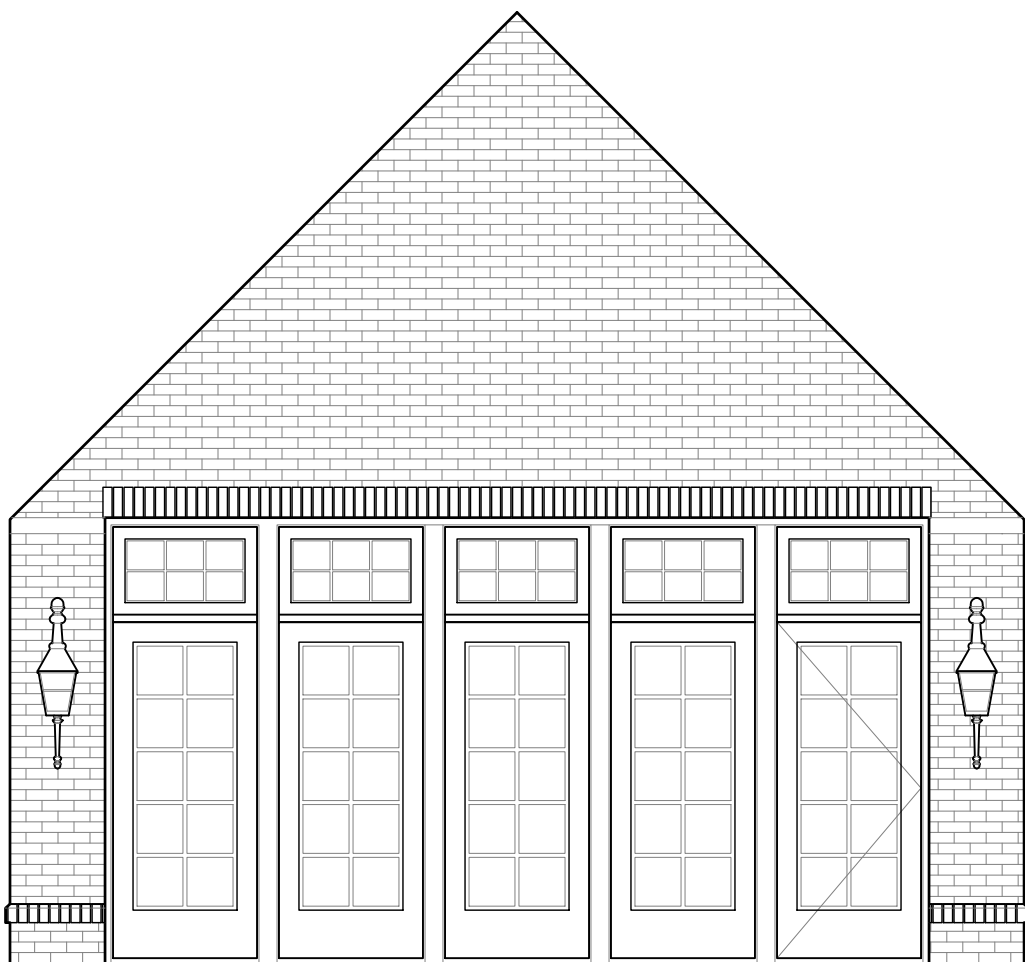
A-111.00

DOB SCAN:

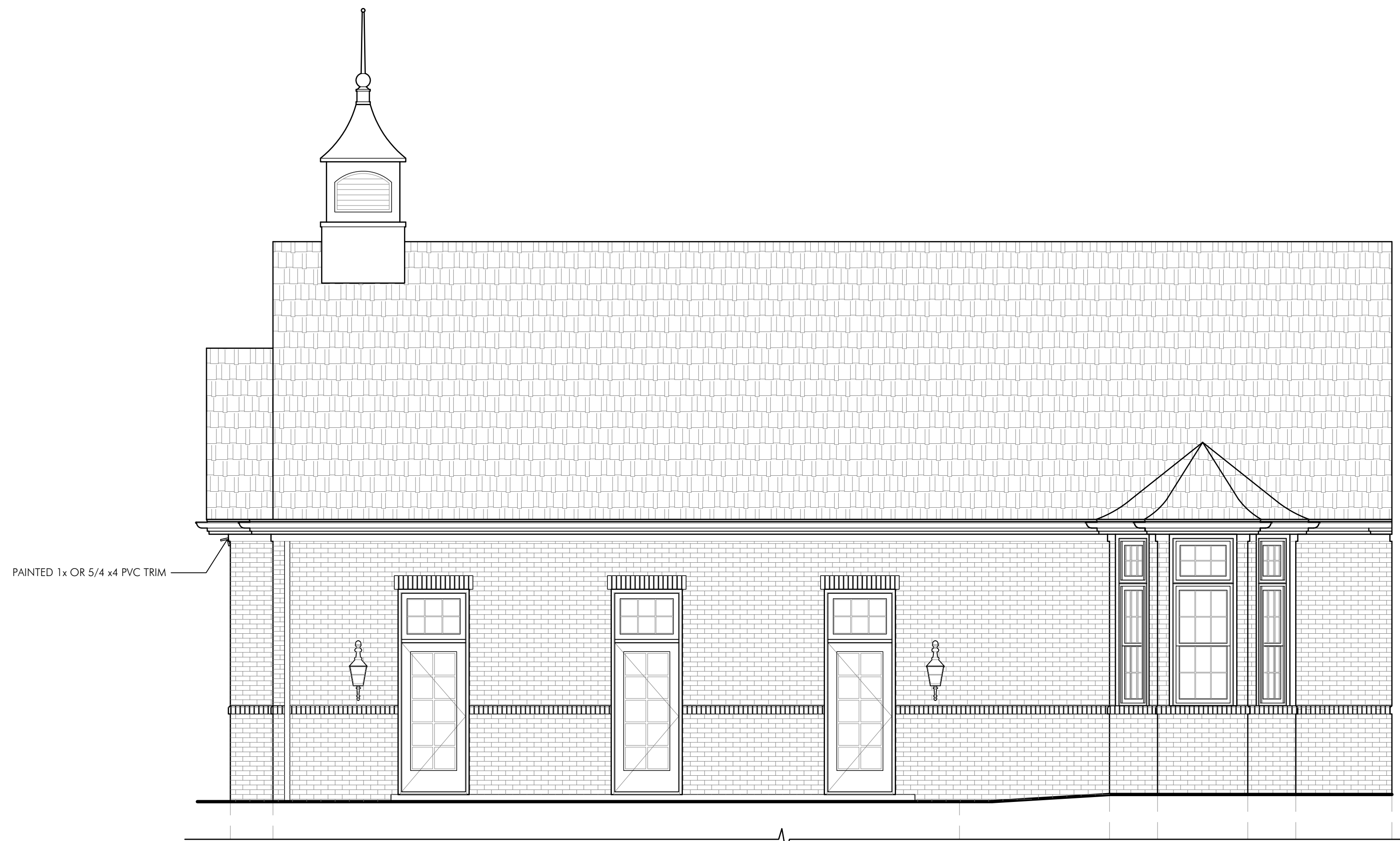
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1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED INTERIOR ELEVATION @ COVERED PATIO
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION @ JEN'S OFFICE
1/4" = 1'-0"

±33'-7 3/8"
9'-1 1/4"
7'-1 1/4"
6'-8"
10'-1 1/4"
7'-0"
2'-11"

ROOF HEIGHT
SECOND FLOOR CEILING JOIST HEIGHT
SECOND FLOOR FRONT PLATE HEIGHT
SECOND FLOOR WINDOW HEAD HEIGHT
SECOND FLOOR TOP OF SUBFLOOR
FIRST FLOOR PLATE HEIGHT
FIRST FLOOR WINDOW HEAD HEIGHT
PAINTED 1x OR 5/4 x4 PVC TRIM
FIRST FLOOR TOP OF SUB-FLOOR
TOP OF SLAB



1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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KINGSTON NY 12401
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PROJECT:

TRAMUTOLA RESIDENCE
NEW SINGLE FAMILY RESIDENCE
17 KOPAC LANE
PALISADES, NY 10964
TOWN OF ORANGETOWN

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06.21.22	MATERIALS & GRADING

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DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	ELEVATIONS

DOB NOTES:

SHEET NUMBER:

A-112.00

DOB SCAN:

Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: 17 Kopac Lane, Palisades, NY Section/Block/Lot: 78.13-1-3.9

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):

[illegible]

Tramutola Residence

17 Kopac Lane

PALISADES, NEW YORK

EXTERIOR BUILDING MATERIALS SPECIFICATIONS

1. Exterior brick veneer on all sides; to be General Shale®- "Nottingham Tudor" which is a multi-color beige/red brick with beige mortar joints. The size is queensize or jumbo and the brick detail around the windows and doors is to be as shown on the plans. The front door will have a precast stone surround and keystone per plan. The brick chimneys as per plan. There will be a 4 to 6" frieze board installed over the brick where the brick meets the level soffit and where the brick meets the peaked flyer. Frieze boards, Trim boards, soffit and fascia to be PVC/vinyl/aluminum (Natural Clay). Flashings around the chimney or sidewalls to be copper.
2. Siding on the rear dormer and the covered porch rear gable to be HardiePlank® Cedar mill lap siding with 7¼" exposure (Cobble Stone).
3. Roofing material to be Owens Corning Duration® (Estate Gray) color architectural style shingles. Two Copulas per plan, built in a small shop and finished in natural clay color with copper roofs and finials. Finials on two front gable peaks per plan, approx. 11" x 40". Six 30" x 46" Velux® skylights installed per plan.
4. Shutters on the front windows to be, Board-n-Batten style, per plan; custom made from clear cedar and stained with a light-blue/charcoal color stain. (Sample provided)
5. Exterior doors- Hinged & sliding per plan. (Transoms above doors as shown on plan)
 - a.) Entry - Masterpiece smooth walnut MF 8 Lite, Arched Rain Glass, 72" x 96" double door, simulated divided light grilles, the door and grilles to be finished with Walnut stain.
 - b.) Front, Rear & Covered Patio- Andersen brand, 400 Series Frenchwood® glass patio, Sandtone vinyl clad or aluminum exterior. Exterior bonded 7/8" simulated divided light grilles.
 - c.) Side porch door (left)- Therm-Tru® FMC1285 SDL ¾ glass door, simulated divided light grilles, the door and grilles to be finished with Walnut or English Walnut stain.
 - d.) Garage leading to front walk- Andersen brand, 400 Series Frenchwood® glass patio, Sandtone vinyl clad or aluminum exterior. Exterior bonded 7/8" simulated divided light grilles.
6. Windows to be Andersen brand, 400 Series, sizes as per plan.
 - i. Color: Sandtone® vinyl or aluminum clad exterior
 - ii. Type: double hung & other per plan
 - iii. Grilles: 7/8" bonded simulated divided light included on all windows
7. Aluminum k-style seamless gutters and leaders to be dark bronze or color-matched with brick.

8. Garage doors (2) sizes per plan- to be Haas American Traditions Collection, model 9222 or similar- American walnut color with divided light windows.
9. Exterior square support/ decorative columns at the covered and side porches as shown on the plans. Painted natural clay/ beige color.
10. Front porch & side porch surfaces and steps to be bluestone. Step risers & sides to be brick as per façade. Front walk to be bluestone flagging or Cambridge® LedgeStone 3-pc paver in Toffee/Onyx color. Front or side railings, if necessary, to be powder coated aluminum (oil-rubbed bronze).
11. The rear covered porch surface to be bluestone flagging or Cambridge LedgeStone 3-pc paver in Toffee/Onyx color.
12. The Rear patio to be built with Cambridge® Sigma split face wall blocks and the patio surface to be Cambridge LedgeStone 3-pc paver. The color for both is Toffee/Onyx.
13. The retaining wall blocks to be Cambridge® Sigma split face wall block (Toffee/Onyx).
14. Exterior coach style wall light fixtures located at all exterior door locations and at each garage door. Oil-rubbed/dark bronze or aged zinc finish.
15. The A/C Condenser units to be located on right side (north) and screened with plantings/shrubs.
16. Sod in the front and around the house. Professional landscaping as per the Landscape Plan.
17. Driveway to be macadam (blacktop).

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2022 LAND USE BOARD APPLICATION

<i>Please check all that apply:</i>	
<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#: _____

ASSIGNED

INSPECTOR: _____

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

Project Name: The Tramutola Residence

Street Address: 17 Kopac Lane
Palisades, NY 10964

Tax Map Designation:
Section: 78.13 Block: 1 Lot(s): 3.9
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Left side of Kopac Lane, approximately
850' feet west of the intersection of Kopac Lane & Route 9W, in the
Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel 48,320/ Gross 44,400 Net
School District South Orangetown
Ambulance District _____
Water District _____

Zoning District R-40
Postal District _____
Fire District _____
Sewer District _____

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

Custom home build--Please see the separate attached narrative

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

Date: 6/21/2022 Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Greg Comito **Phone #** (914) 391-9588

Address: PO Box 33 Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: Jennifer & John Tramutola **Phone #** _____

Address: 2000 Royal Court North Hills NY 11040
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Jennifer Lucas, Architect **Phone #** 845-339-4069

Address: 25 Lafayette Avenue Kingston NY 12401
Street Name & Number (Post Office) City State Zip Code

Attorney: N/A **Phone #** _____

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

Contact Person: Greg Comito **Phone #** (914) 391-9588

Address: PO Box 33 Palisades NY 10964
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.

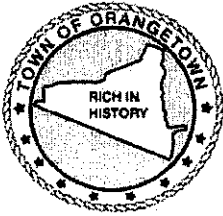
SWIS	PRINT KEY	NAME	ADDRESS
392489	78.13-1-2.1	Bret Anderson	286 Rte 9W, Palisades, NY 10964
392489	78.13-1-2.2	Blythe Anderson-Chase	286 Rte 9W, Palisades, NY 10964
392489	78.13-1-3.1	Emilio De Felice	2 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.2	Boris A Mueller	4 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.3	Jared Cohen	6 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.4	Michael Shanahan	8 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.5	Jeff Sicklick	10 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.6	Jimmy S Zervoudis	12 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.7	Harold J Hilderbrand	14 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.8	Weihua W Liu	7 Hampton Rd, Monroe, NJ 08831
392489	78.13-1-3.9	Dimitrios Katehis	21 White Hill Rd, Cold Spring Harbor, NY 11724
392489	78.13-1-3.10	Gurjeet Chadha	15 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.11	Glen Eisenberg	11 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.12	Keith Cozza	9 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.13	Benjamin Colonomos	7 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.14	Jeffrey S Brodsky	5 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.15	Oleg Korenfeld	3 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.16	Jason Beckerman	1 Kopac Ln, Palisades, NY 10964
392489	78.13-1-3.17	Lennar New York LLC Town of Orangetown	2465 Kuser Rd Fl 3, Hamilton, NJ 08690

392489 78.13-1-4 Michael Yamin P.O. Box 118, Palisades, NY 10964

392489 78.13-1-5 Paul George P.O. Box 577, Palisades, NY 10964

392489 78.17-2-15.3 Paul Elmowsky 100 River Road, Nyack, NY 10960

392489 78.13-1-1 HNA Training center NY LLC 245 Park Avenue, unit # 40th FL
New York, NY, 10167



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

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: June 8, 2022

Applicant: Tramutola

Address: 17 Kopac Lane, Palisades, NY

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.13

Block: 1

Lot: 3.9

Dear Tramutola:

Please be advised that the Building Permit Application, which you submitted on

June 7, 2022, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,

Richard Oliver
Deputy Building Inspector

Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date

CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE
APPLICATION FOR BUILDING / DEMOLITION PERMIT

TOWN OF ORANGETOWN

20 Greenbush Road, Orangeburg, NY 10962

Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-40 **OFFICIAL USE ONLY** **ACREAGE:** 1.11
Inspector: REN **Date App Received:** 6/7/22 **Received By:** SM
Permit No. BLD21368-22 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: 22,632.00 **Ck#** 1999 **Paid By:** Comito Construction Corp
GIS Fee: 20.00 **Ck#** " " **Paid By:** " "
Stream Maintenance Fee **Ck #** _____ **Paid By:** _____
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By:** RECEIVED
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By:** JUN 7 2022
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By:** _____
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application,

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 17 Kopac Lane, Palisades, NY 10964

Section: 78.13

Block: 1

Lot: 3.9

Property Owner: John Tramutola, JR. & Jennifer Tramutola

Mailing Address: 2000 Royal Court, North Hills, NY 11040

Email: stari824@aol.com

Phone #: (718) 938-0644

Lessee (Business Name): N/A

Mailing Address: N/A

Email: N/A

Phone #: _____

Type of Business /Use: N/A

Contact Person: Greg Comito

Relation to Project: Builder

Email: greg@comitoconstruction.com

Phone#: (914) 391-9588

Architect/Engineer: Jennifer Lucas/ Lucas Architecture & Planning

NYS Lic # 1034352-1

Address: 25 Lafayette Avenue, Kingston, NY 12401

Phone#: 845-339-4069

Builder/General Contractor: Greg Comito/Comito Construction Corp.

RC Lic # H-18119-B6

Address: PO Box 33, Palisades, NY 10964

Phone#: (914) 391-9588

Plumber: B & O Plumbing, LLC

RC Lic # 1767

Address: 130 Fair Oaks Road, Middletown, NY 10940

Phone#: (845) 416-2525

Electrician: Bilco Electrical Contractors Inc.

RC Lic #: 855

Address: 12 Sunrise Ave., New City, NY 10956

Phone#: (845) 359-6157

Heat/Cooling: Valley Mechanical & Contracting, Inc.

RC Lic#: P-01374

Address: PO Box 319, Valley Cottage, NY 10989

Phone#: (845) 548-7470

Existing use of structure or land: Vacant Building Lot in an existing Subdivision

Proposed Project Description: Construct an all brick single family residence with an attached three-car garage, full basement to remain unfinished with some rough plumbing work for the future.

Proposed Square Footage: 5,844

Estimated Construction Value (\$): \$1,250,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 12, Section 12-4A Resubmit H&B Approval

[Signature]
H&B

FOR OFFICE
USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT #

SCANNED

JUN - 8 2022