

Dolan

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

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

PROPERTY ADDRESS:

5 VAN WARD PLACE TAPPAN NY 10983

Section/Block/Lot:

47/453/14

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. *Attached*
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof: <i>NA</i>			
Siding: <i>NA</i>			
Decorative Siding: <i>NA</i>			
Soffits & Fascia: <i>NA</i>			
Gutters & Leaders: <i>NA</i>			
Windows:	<i>CANVAS TRIM-EX</i>	<i>WOOD-PINE</i>	<i>Renewal by Anderson</i>
Trim:	<i>CANVAS</i>		
Shutters: <i>NA</i>			
Front Door: <i>NA</i>			
Back Door: <i>NA</i>			
Garage Door(s): <i>NA</i>			
Other Door(s): <i>NA</i>			
Lighting: <i>NA</i>			
Lighting: <i>NA</i>			
Stone or Rock being used on Structure: <i>NA</i>			
Stone or Rock being used on walkway(s): <i>NA</i>			
Other:			

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 1/27/23

## 2023 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input 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-2667-23  
ASSIGNED  
INSPECTOR: DM

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

Project Name: DOIAN WINDOWS

Street Address: 5 VAN Wardt Place  
TAPPAN NY 10983

Tax Map Designation:

Section: 77.15

Block: 1

Lot(s): 70

Section: \_\_\_\_\_

Block: \_\_\_\_\_

Lot(s): \_\_\_\_\_

Directional Location:

On the left side of VAN Wardt Place, approximately 250 feet SW of the intersection of oaktree Rd, in the Town of Orangetown in the hamlet/village of Tappan.

Acreage of Parcel 8613 SQ FT

School District Orangetown

Ambulance District "

Water District Orangetown

Zoning District Orangetown

Postal District Tappan

Fire District Tappan

Sewer District Orangetown

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

Replacement of old, drafty, ugly white vinyl windows. New windows will be wood, high performance glass and appropriate trim color.

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

Date: 1/27/23

Applicant's Signature: Carol

## 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? 1
- 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.

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





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: January 26, 2023

Applicant: Dolan

Address: 5 Van Wardt Pl, Tappan, NY

RE: Application Made at: same

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

Section: 77.15 Block: 1 Lot: 70

Dear Dolan:

Please be advised that the Building Permit Application, which you submitted on  
January 19, 2023, 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

VIS	PRINT KEY	NAME	ADDRESS
2489	77.11-3-60	Walter Lucas	30 Washington Ln, Tappan, NY 10983
2489	77.11-3-61	Thomas Kilroy	34 Oak Tree Rd, Tappan, NY 10983
2489	77.14-1-4	Paula Oland	61 Main St, Tappan, NY 10983
2489	77.15-1-1	William R Beckmann	67 Main St, Tappan, NY 10983
2489	77.15-1-2	Thomas A Lavallo	73 Main St, Tappan, NY 10983
2489	77.15-1-3	77 Main Street LLC	77 Main St, Tappan, NY 10983
2489	77.15-1-4	Heather Jean Connelly	81 Main St, Tappan, NY 10983
2489	77.15-1-5	Michael J Dinger	83 Main St, Tappan, NY 10983
2489	77.15-1-6	DJK Properties Inc	P.O. Box 97, Tappan, NY 10983-0097
2489	77.15-1-7	Michael J Lucchetti	2 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-8	George P Schuhknecht	3 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-9	Cesar Baeza	27 Oak Tree Rd, Tappan, NY 10983
2489	77.15-1-10	De Wint House-Masonic	20 Livingston St, Tappan, NY 10983
2489	77.15-1-67	Dennis Machado	33 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-68	Connor Teahan	25 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-69	Michael J Hall	17 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-70	Carol Dolan	5 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-73	David E Booth	22 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-74	John N Aleles	12 Van Wardt Pl, Tappan, NY 10983
2489	77.15-1-72.1	Van Wardt Development LLC	471 Saddle River Rd, Airmont, NY 10952
2489	77.15-1-72.2	Van Wardt Development LLC	471 Saddle River Rd, Airmont, NY 10952

ALL SWIS NUMBERS Begin WITH 39

---

CAROL DOLAN

845 731 9713

January 27, 2023

5 Van Wardt Place  
Tappan, NY 10983

Dear HABR Board Members:

The project we are requesting a permit for is a simple window replacement by Renewal by Anderson.

The reasons for the window replacement are as follows:

- 1) Poor quality white vinyl windows are extremely drafty and are driving up our energy costs. We hope to take advantage of the 2023 Tax Credits.
- 2) Current windows are warped and no longer close properly.
- 3) Exterior wood frame for the current windows needs to be replaced and proper insulation installed.
- 4) We currently have limited access to opening the vinyl windows.
- 5) The proposed new windows are high quality Wood and will be in a color that matches the house trim.

Sincerely yours,



Carol Dolan





[illegible]

Dolan Residence

ОТ АВТОРА

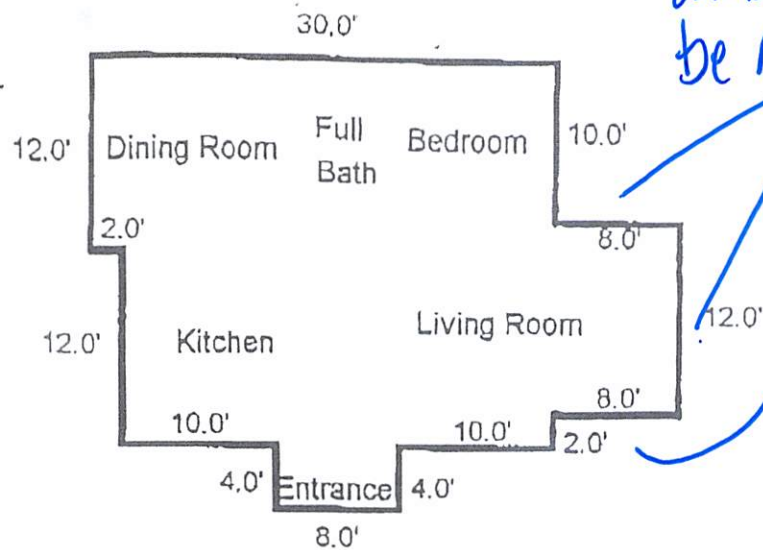
TOWN OF ORANGETOWN

~~ARCHITECTURE AND COMMUNITY~~  
~~APPEARANCE BOARD OF REVIEW~~

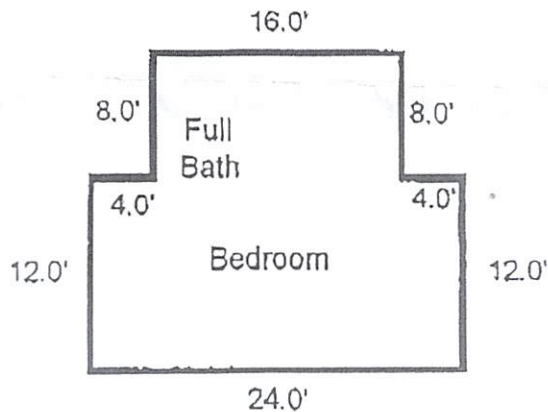
APPROVED  
Robert A. Frost

11/16/58

# FIRST LEVEL



# SECOND LEVEL



etch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	824.00	824.00
GLA2	Second Floor	416.00	416.00

LIVING AREA B Breakdown		
First Floor		
8.0	x	12.0
4.0	x	8.0
12.0	x	30.0
12.0	x	28.0
Second Floor		
8.0	x	16.0
12.0	x	24.0

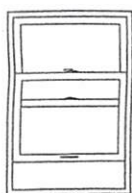


# CHOOSING RENEWAL BY ANDERSEN® WINDOWS IS EASY...

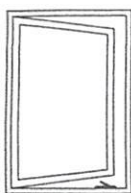
The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

**1**

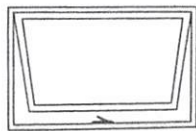
## Select Window Styles



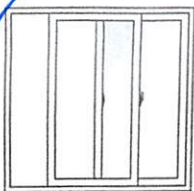
Double-Hung Window  
PAGE 12



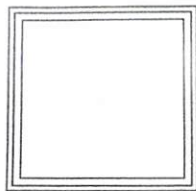
Casement Window  
PAGE 14



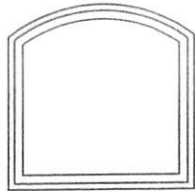
Awning Window  
PAGE 14



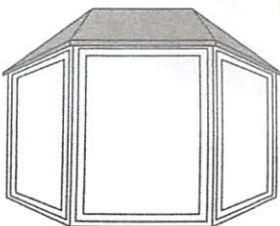
Gliding Window  
PAGE 16



Picture Window  
PAGE 18



Specialty Window  
PAGE 20



Projection Window  
PAGE 22

*3 gliding/sliding windows replacing*

*Canvas to match HOUSE TRIM*

**2**

## Select Colors<sup>5</sup>

*DOLAN PINE WOOD FRAMES*

*Real wood interior veneers can be stained or painted to match your decor*

### Interior



Real Maple



Real Pine



Real Oak

### Interior/Exterior



White



Canvas



Sandtone



Terratone



Dark Bronze



Black

### Exterior



Cocoa Bean



Forest Green



Red Rock

# HARDWARE FINISH OPTIONS

SOPHISTICATION AND STYLE.

## Define Your Style

Not only does Renewal by Andersen® hardware function well, its metal construction is also long lasting.<sup>14</sup> With multiple color options, you can match your home's existing colors or change the look by choosing a new color that complements your new windows.

With so many design options, you can create the windows you've always wanted with the design features that are right for you and your home.

Do you want to make your mark? With our Estate Hardware metal finishes, explore the many creative possibilities sure to add charm to your home that others will notice!

## Estate™ Hardware



Satin Nickel<sup>15</sup>



Distressed Nickel



Bright Brass<sup>15</sup>



ESTATE  
HARDWARE



Antique Brass<sup>15</sup>



Distressed Bronze<sup>16</sup>



Oil Rubbed Bronze<sup>16</sup>

*window hardware*

## Standard Hardware



White



Canvas



Stone

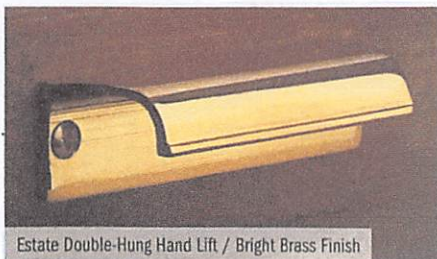


Dark Bronze



Black

*Nesting handles reduce interference with window treatments*



Estate Double-Hung Hand Lift / Bright Brass Finish



Estate Casement and Awning Window Handle / Antique Brass Finish



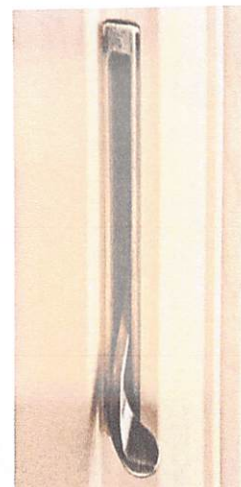
Estate Double-Hung Finger Lift  
Bright Brass Finish



Estate Double-Hung Window Latch  
Satin Nickel Finish



Double-Hung Window Latch / White Finish



Estate Casement Window  
Latch / Antique Brass Finish



Estate Gliding Window Latch  
Distressed Nickel Finish



## Enhanced Comfort

At Renewal by Andersen, we'll help you sort through the details of glass heating and cooling performance, visible light transmittance, and ultraviolet (UV) protection to pinpoint the right window glass for you. Our windows take advantage of the newest technologies to help lower energy costs and keep your family comfortable.

## Enhanced Triple Pane

Enhanced comfort, enhanced efficiency, enhanced design. An extra pane of glass helps keep the indoor temperature in and the outdoor temperature out, making this our most energy-efficient glass option.

### Enhanced Triple Pane

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option best suited for colder climates.

### Enhanced Triple Pane with SmartSun™ Glass

Has the added benefits of our Low-E4 SmartSun glass.

Select Renewal by Andersen windows® with Enhanced Triple

Pane glass have been recognized as the Most Efficient of ENERGY STAR® certified products in 2022.



**Most Efficient 2022**  
www.energystar.gov

## Patterns

TEXTURED

TEXTURED

## High-Performance Glass



### Low-E4® SmartSun™ Glass

SmartSun glass meets our highest standards in cool and hot weather performance. SmartSun glass blocks 95% of harsh UV rays that can damage drapes, artwork, and furniture.

### Low-E4® Glass

Perfect where both heating and cooling costs are a concern, our Low-E4 glass helps keeps your home warmer in winter, cooler in summer, and blocks 84% of harmful UV rays.

### Low-E4® SmartSun™ Glass with HeatLock® Technology

You get all of the benefits of our Low-E4 SmartSun glass plus an energy-saving glass coating that helps your living space feel warmer and more comfortable.

### Low-E4® Sun Glass

For hot, dry climates with little shade or cloud cover, our Low-E4 Sun Glass utilizes a subtle tint to help block out heat from the sun, reducing cooling costs.

## Enhanced Triple Pane

Air spaces filled with krypton gas blend specific to Enhanced Triple Pane

3 independent glass panes, including low-E® coating and SmartSun™ glass\*

Primary seal (gas barrier)

Secondary seal (Structural)

Desiccant in spacer interiors

Thermally efficient glass spacers

\*Available with SmartSun glass option only.

## Strength

Our tempered glass option is heat-treated to be at least four times stronger than standard annealed glass.













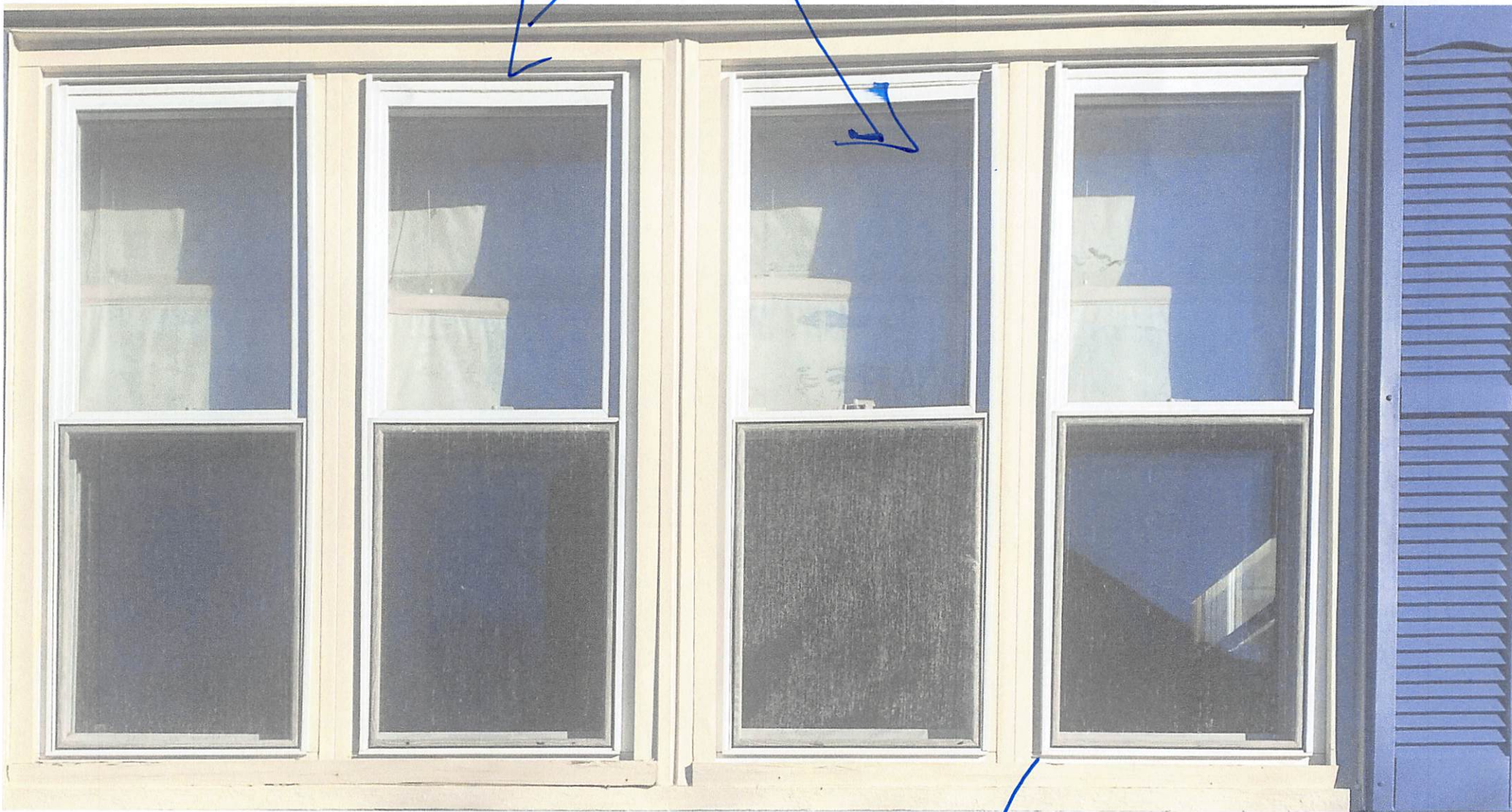
↙ rotted window frame

Current windows



Current windows

Condensation inside  
glass



white vinyl









New trim will  
match exterior  
trim