

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

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

PROPERTY ADDRESS: 143 Washington Spring Rd Section/Block/Lot: 7818-2-6

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:	GRAY	SHINGLES	OWENS CORNING
Siding:	YELLOW	STUCCO	ORIGINAL
Decorative Siding:	WHITE	WOOD	ORIGINAL
Soffits & Fascia:	WHITE	WOOD	ORIGINAL
Gutters & Leaders:	WHITE	METAL	EXISTING
Windows: *	WHITE	VINYL	PELLA *
Trim:	WHITE	WOOD	EXISTING
Shutters:	NONE		
Front Door:	WHITE	WOOD	
Back Door:	WHITE	VINYL	EXISTING
Garage Door(s):	NONE		
Other Door(s):	WHITE	WOOD	
Lighting:	WHITE	LED	SECURITY
Lighting:	11	11	11
Stone or Rock being used on Structure:	NONE		
Stone or Rock being used on walkway(s):	<del>GRAY</del> GRAY	GRAVEL	DRIVEWAY
Other:			

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

## 2023 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-4289-23

ASSIGNED

INSPECTOR: Glenn

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: EUGENE KOHN (PORT MACKALL, LLC)

Street Address: 143 WASHINGTON SPRING RD.  
PALISADES, NY 10964

Tax Map Designation:

Section: 78/18 Block: 2 Lot(s): 6

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:

On the SOUTH side of WASHINGTON SPRING ROAD, approximately  
350 feet EAST of the intersection of ROUTE 9W, in the  
Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel \_\_\_\_\_

School District S. ORANGETOWN

Ambulance District SOAC

Water District VEOLIA

Zoning District R 40

Postal District PALISADES

Fire District SPARKILL

Sewer District SEPTIC

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

WINDOW REPLACEMENT, MUNTINS (DIVIDERS)

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

Date: 03 NOV 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? \_\_\_\_\_
- 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? 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: 11.9.23 Section: 78.18 Block: 2 Lot: 6

Applicant: Eugene Kohn

Address: 1453 Washington Spring Rd, Palisades, NY

RE: Application Made at: same

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

Comments:

Replacement windows and doors

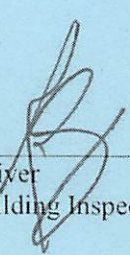
in main house as well

as accessory structures

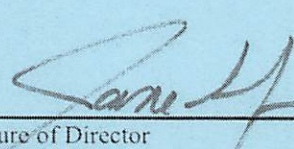
Dear Eugene Kohn:

Please be advised that the Building Permit Application # p23-4289, which you submitted on 11.3.23, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com)

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

11/9/23

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

11/9/23  
Date  
Liz DeCort  
Debbie Arbolino

IS	PRINT KEY	NAME	ADDRESS
489	78.18-1-33	- Avi J Barak	- 136 Washington Spring Rd, Palisades, NY 10964
489	78.18-1-45	- Jeffrey Sandhaus	- 201 Route 9W, Palisades, NY 10964
489	78.18-1-46	- Bryan Shih	- 197 Rte 9W, Palisades, NY 10964
489	78.18-1-47	- New Old Stone House LLC	- 10 Lexington Ave, Greenwich, CT 06830
489	78.18-1-48	- New Old Stone House LLC	- 10 Lexington Ave, Greenwich, CT 06830
		Diane Tank	
489	78.18-1-49	- David Seeger	- 160 Washington Spring Rd, Palisades, NY 10964
489	78.18-1-50	- Elizabeth Bailey	- 825 Oak Tree Rd, Palisades, NY 10964
489	78.18-2-4	Elizabeth Bailey	825 Oak Tree Rd, Palisades, NY 10964
489	78.18-2-5	- Cathleen A Bacich	- 400 W 12th St Unit 10B, New York, NY 10014
489	78.18-2-6	- Port Mackall LLC	- 65 Colgate St, Closter, NJ 07624
489	78.18-2-7.1	- David Palachek	- 141 Washington Spring Rd, Palisades, NY 10964
489	78.18-2-7.2	- William M Hodash	- 60 Highland Ave, Palisades, NY 10964
489	78.18-2-8	- Diane Salerno	- 127 Washington Spring Rd, Palisades, NY 10964
489	78.18-2-14	- Christopher Winfree	- 54 Highland Ave, Palisades, NY 10964
489	78.18-2-15	- Andrew Kim	- 46 Highland Ave, Palisades, NY 10964
489	78.18-2-16	- Aidan Quinn	- P.O. Box 678, Palisades, NY 10964
489	78.18-2-17	- Christopher Keywork	- 159 Rte 9W, Palisades, NY 10964
489	78.18-2-18	- Judy Castagna	- 1671 Choptank Rd, Middletown, DE 19709
489	78.18-2-19	- Donagh Bracken	- P.O. Box 598, Palisades, NY 10964
489	78.18-2-20	- Eric Dubbs	- 38 Fern Rd, Palisades, NY 10964
489	78.18-2-21.2	- Kieuoanh Nguyen	- 5 Prior Ct, Palisades, NY 10964
489	78.18-2-13.1	- Mikyong Hyun	- P.O. Box 689, Palisades, NY 10964
489	78.18-2-13.2	- Robert Keywork	- 201 E 86th St Ph PH-A, New York, NY 10028



**PART TWO:**

6. Please list all persons, officers, limited or general partners, directors, members, shareholders, managers, authorized persons, beneficial owners, and any others with any interest in or with the above referenced entity.
7. Please NOTE that an "authorized person" means an individual or entity, whether or not a shareholder, member, officer or director, or person identified by any other title, who is authorized to act, solely or in conjunction with others, on behalf of or for the Entity.
8. List all persons with a membership or voting interest or controlling position in the Entity. Please provide that parties' business or personal address and telephone number, email address and other contact information.
9. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Individual	Address	Telephone	Email	Interest or Role in Entity
1.				
2.				
3.				
4.				
5.				
6.				

**PART THREE:**

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES ☒ NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES ☒ NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES ☒ NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

**PART FOUR:**

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. **NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.**

STATE OF NEW YORK

COUNTY OF ROCKLAND

)  
) ss.:  
)

I, Eugene Kohn, being duly sworn, deposes and says that I am (Title)  
Owner, an active or qualified member of the Port Mackall LLC,  
a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing  
Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact  
upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the  
Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any  
land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as  
NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers,  
authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a  
membership or voting interest in the entity is required to be made in any land use application or request for any approval  
from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot  
take place.

Eugene Kohn  
Signature

Sworn to and subscribed in my presence

This 3 day of November, 2023

Virginia Raymond  
NOTARY PUBLIC

VIRGINIA M. RAYMOND  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01RA6222832  
Qualified in Rockland County  
Commission Expires July 20, 2026

DECISION

ADDITION/ALTERATION APPROVED

TO: Saul Silverman (Jennings)  
205 South Broadway  
Nyack, New York 10960

HABR # 04-19  
June 8, 2004

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#04-19: Application of John and Rosemary Jennings for review of an addition to an existing single family residence located at 143-145 Washington Spring Road, in the Town of Orangetown, hamlet of Palisades, New York. Chapter 43, Section 10.7, Local Law No. 5 Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 6; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday November 9, 2004 at which time the Board made the following determination:

John and Rosemary Jennings and Saul Silverman, Architect, appeared and testified.

The applicant presented the following:

1. Architectural Plans dated 10/6/04 signed and sealed by Saul Silverman, Architect.

Saul Silverman, Architect, testified that John and Rosemary Jennings have been before the Board before; that they have decided to add a second story above the sunroom; that it is cost effective to construct the second story during the renovation/ expansion that was approved in by this Board in June; that this expansion will be in line with the building; that everything will match the last proposal; that the stucco would be Benjamin Moore HC-6 Beige and the shutters would be Benjamin Moore HC-148 Grey/Blue; that there is also a change to the porch; they have decided to change the solid base to an open lattice and open wood railings as shown in the drawing; and that the existing gravel driveway will remain as is.

TOWN CLERK'S OFFICE

NOV 19 2004

TOWN CLERK



**PUBLIC COMMENT:**

No public comment.

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented in detail would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration/addition are complimentary to the District.

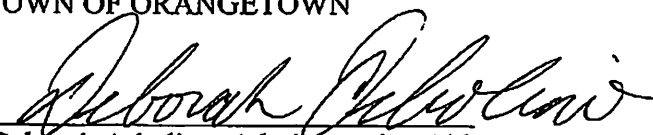
**DECISION:** In view of the foregoing and the testimony before the Board, the application is APPROVED as submitted and presented.

The foregoing resolution was presented and moved by Carolyn Tapley, seconded by Margaret Raso; and carried as follows; Carolyn Tapley; aye; Margaret Raso, aye; Thano Schoppel, aye; Ralph DeLorenzo, aye; William Walther, aye; Scott Wheatley, aye and Ronald Krumm, absent.

The Administrative Aid to the Board is hear by authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: November 9, 2004

**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- B.VW.

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

TOWN CLERK OFFICE

NOV 19 2004

1001

DECISION

AMENDMENT TO ADDITION/ALTERATION APPROVED

TO: Saul Silverman (Jennings)  
205 South Broadway  
Nyack, New York 10960

HABR # 04-09  
July 13, 2004

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#04-09: Application of Rosemary and John Jennings for review of an addition/alteration at an existing single family residence located at 143-145 Washington Spring Road, in the Town of Orangetown, hamlet of Palisades, New York. Chapter 12, Historic Areas Board of Review. Tax Numbers: 78.18 / 2 / 6; R-40 zoning district.

Amended plan examined by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday July 13, 2004 at which time the Board made the following determination:

The applicant presented the following:

1. Architectural Plans dated 5/25/04 with a revision date of 6/22/04 signed and sealed by Saul Silverman, Architect.
2. A cover letter dated June 23, 2004 explaining the minor change to the previously approved plans dated 5/25/04 signed and sealed by Saul Silverman, Architect.

The plans dated 6/22/04 show a minor change to the plans approved by this Board on June 8, 2004 to accommodate the relocation of an interior powder room.

TOWN OF ORANGETOWN

JUL 13 2004

**PUBLIC COMMENT:**

No public comment.

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The amended application as presented in detail would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed alteration/addition are complimentary to the District.

**DECISION:** In view of the foregoing and the testimony before the Board, the amended application (plan dated 6/22/04) is **APPROVED** as submitted and presented.

The foregoing resolution was presented and moved by Caroline Tapley, seconded by Ralph DeLorenzo; and carried as follows; Caroline Tapley, aye; Margaret Raso, aye; Thano Schoppel, absent; Ralph DeLorenzo, aye; William Walther, absent; Scott Wheatley, aye and Ronald Krumm, absent.

The Administrative Aid 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: July 13, 2004

**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- B.VW.

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

MAILED 07/13/04

10 11 22 04

11

DECISION

**GREENHOUSE APPROVED**

TO: Rosemary and John Jennings  
143 Washington Spring Road  
Palisades, New York 10964

HABR # 05-14  
September 13, 2005

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#05-14: Application of Rosemary and John Jennings for review of a greenhouse at an existing single family residence. Premises are located at 143 Washington Spring Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 43, Section 10.7, Local Law No. 5, Historic Areas Board of Review.  
Tax Numbers: 78.18 / 2 / 6; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday September 13, 2005 at which time the Board made the following determination:

John and Rosemary Jennings appeared and testified.

The applicant presented the following:

1. Survey dated March 22, 2005.
2. Spec sheet on proposed green house.
3. Digital picture of existing green house.
4. Picture of Rimol Northpoint Greenhouse.

John Jennings stated that he and his wife purchased the house last September; that since that time they have renovated the main house and the two studio buildings; that they are proposing to renovate the existing greenhouse soon; that the concrete floor and block foundation on the existing greenhouse is salvageable; that the existing framework is not worth repairing; that they are proposing to replace the existing framework with the Rimol Northpoint greenhouse; that the greenhouse is constructed of polyethylene and trusses that are designed to meet heavy snow loads and wind loads; that all surfaces that can be painted will be painted to match the house; that initially there will not be heat or fans installed; and that the gentleman doing the construction is the same man that built the original greenhouse.

Rosemary Jennings stated that this green house is being constructed for personal use; and that they are not planning to remove any substantial trees to install the greenhouse.

TOWN CLERKS OFFICE

SEP 28 10:33

TOWN OF ORANGETOWN

**PUBLIC COMMENT:**

No public comment.

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application as presented in detail would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed greenhouse are complimentary to the District.

**DECISION:** In view of the foregoing and the testimony before the Board, the application is APPROVED as submitted and presented with the following conditions:

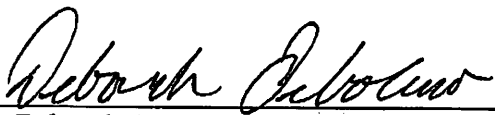
1. The proposed greenhouse structure ( 27' x 42') shall be constructed on the existing 4' wall and shall be 18' in total height inclusive of the existing 4' wall.

The foregoing resolution was presented and moved by Ronald Krumm, seconded by Ralph Delorenzo; and carried as follows; Caroline Tapley, aye; Margaret Raso, aye; Thano Schöppel, aye; Ralph Delorenzo, aye; William Walther, aye; Scott Wheatley, aye and Ronald Krumm, aye.

The Administrative Aid 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: September 13, 2005

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

TOWN CLERKS OFFICE

**DISTRIBUTION:**

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR- B.VW.

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

SEP 28 10:33 AM '05

TOWN OF ORANGE

WASHINGTON SPRING ROAD

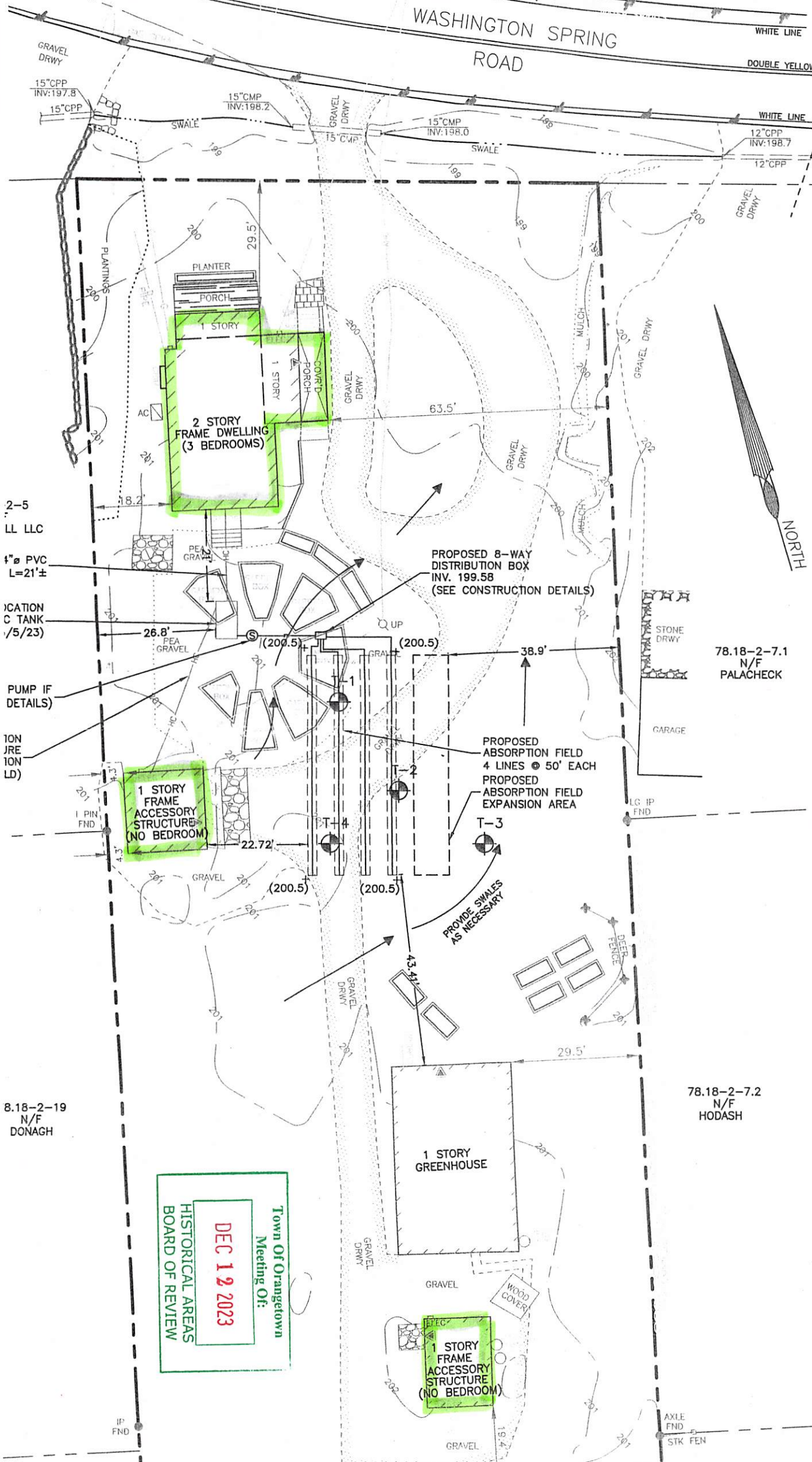
WHITE LINE  
DOUBLE YELLOW

RECEIVED

NOV 3 2023

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

S-B-L: 78.18-2-6  
ADDRESS: 142 Washington St  
PERMIT #: BDL-4289-23



Town Of Orangetown  
Meeting Of:  
DEC 12 2023  
HISTORICAL AREAS  
BOARD OF REVIEW





REPLACEMENT WINDOWS  
INSTALL NEW MUNTINS

Town Of Orangetown  
Meeting Of:  
DEC 12 2023  
HISTORICAL AREAS  
BOARD OF REVIEW

RECEIVED  
NOV 3 2023  
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

# WEST ELEVATION

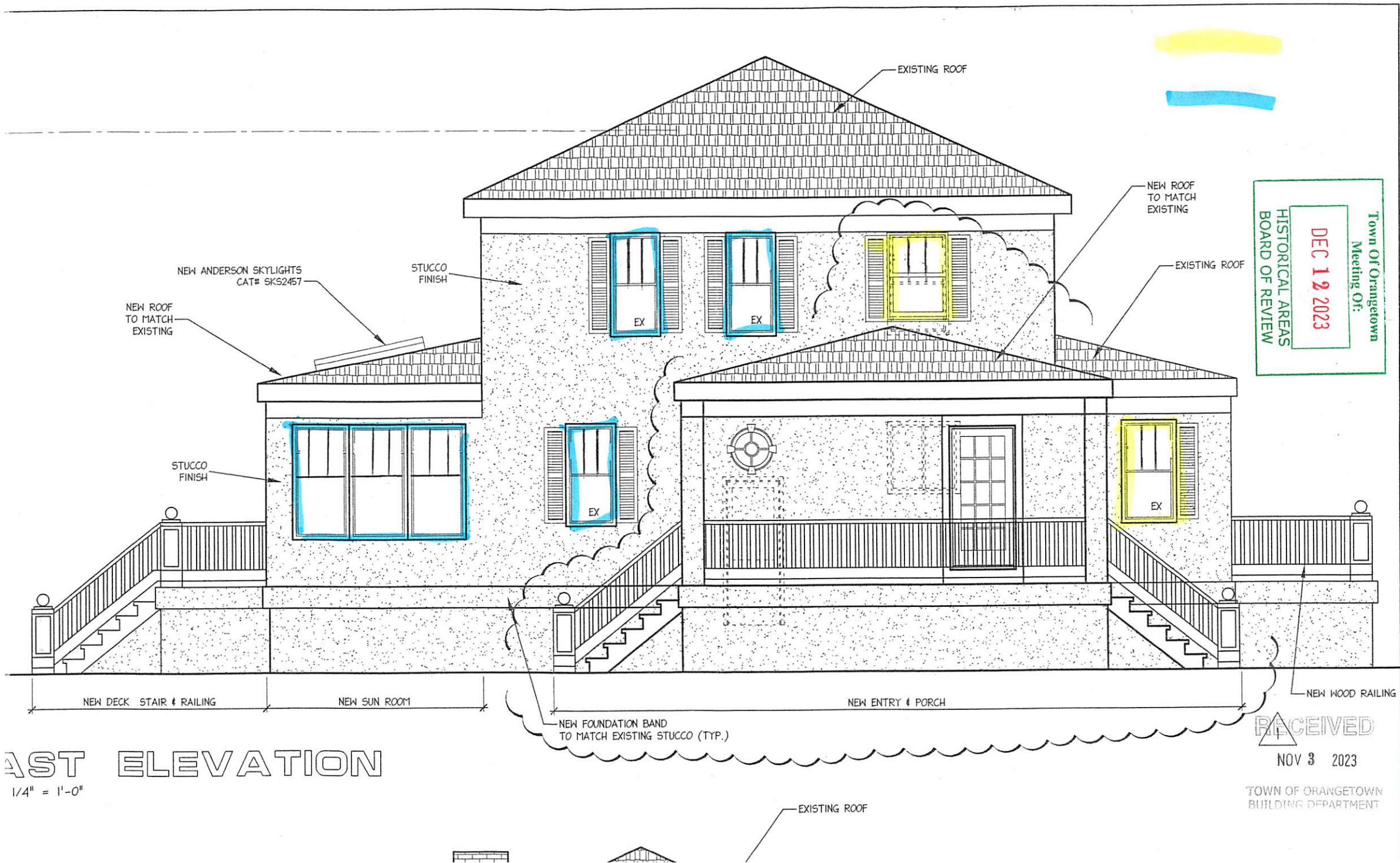
LE: 1/4" = 1'-0"

PLAN INFORMATION  
Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Sec-Blk-Lot: \_\_\_\_\_  
Prepared By: \_\_\_\_\_  
Date: \_\_\_\_\_

INSPECTOR  
COPY

Town of Orangetown  
Historic Areas Board of Review  
**APPROVED**  
Subject to HABR# 04-09 Amendment  
Meeting Date: 7/13/04 as per business  
*[Signature]*





Town Of Orangetown  
Meeting Of:  
**DEC 12 2023**  
HISTORICAL AREAS  
BOARD OF REVIEW

**EAST ELEVATION**  
1/4" = 1'-0"

RECEIVED  
NOV 3 2023  
TOWN OF ORANGETOWN  
BUILDING DEPARTMENT



APPROVED  
04-09 as  
Subject to ABR# 7/13/04 other business  
Meeting Date: [Signature]



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

# JENNINGS RESIDENCE

SHEET NO.



**ERMAN, A.I.A.**