

Katz

Historical Areas Board of Review (HABR)

Town of Orangetown Building Department
26 Orangeburg Road, Orangeburg,
New York 10962

PROPERTY ADDRESS: ILLUMINANCE LANE Section/Block/Lot: 80-06-1-32

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:	NATURAL	RED SAMPLES CEDAR	
Siding:	LIGHT GREY	WHITE PINE CLAPBOARD	
Decorative Siding:	LIGHT GREY	TRUE STUCCO ON CONCRETE BLOCK	
Soffits & Fascia:	WHITE	PVC SOLID STOCK	AZEK or EQUER
Gutters & Leaders:	COPPER COLOR	METAL	
Windows:	BLACK	ALUMINUM CLAD	MAXVIN w/ DIVIDED + CUSTOM GLASS
Trim:	BLACK	PVC SOLID STOCK	AZEK or EQUER
Shutters:	N/A		
Front Door:	MANGANESE	STEEL + GLASS	ABCO GLAZING HOPE DOORS
Back Door:	BLACK	STEEL + GLASS	ABCO GLAZING HOPE DOORS
All 3 Garage Door(s):	MANGANESE	1x6 SHADOW GAP CEDAR SHIP	MOUNTAIN HILL DOORS
Other Door(s):	BLACK	ALUMINUM CLAD	MARVIN SINGLE PANE
External Recessed Lighting:	BLACK	METAL	LIGHTOLIER
LIMITED USE 5 Lighting:	COPPER	METAL	Rejuvenation "CARRIAGE HOUSE" (MATCHED)
Stone or Rock being used on Structure:	GREY/SILVER	FACE CUT BLOCK	Indigenous Stone, existing structure
Stone or Rock being used on walkway(s):	GREY/SILVER	AGED SEHIST	Indigenous Stone + existing
STONE TERRAZZO Other:	GREY/SILVER	AGED SEHIST	Polished Concrete

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TOWN OF ORANGETOWN
LAND USE BOARD

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 10/15/25

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#: POOLR-8118-25
 ASSIGNED
 INSPECTOR: Dom
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: KATZ

Street Address: 11 LAWRENCE LANE
PALISADES NY. 10964

Tax Map Designation:
Section: 80.06 Block: 1 Lot(s): 32
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the WEST side of LAWRENCE LANE, approximately 150 feet South of the intersection of WASHINGTON DRIVE in the Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel <u>.95</u>	Zoning District <u>R-40</u>
School District <u>SOUTH ORANGETOWN</u>	Postal District <u>PALISADES</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>SPARKKILL</u>
Water District _____	Sewer District <u>SEPTIC/PRIVATE</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 10/9/26 Applicant's Signature: [Signature]

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TOWN OF ORANGETOWN
LAND USE BOARD

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 N/A

Are there streams on the site? If yes, please provide the names. N/A

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

N/A

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.

N/A

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TOWN OF ORANGETOWN
LAND USE BOARD



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

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OCT 15 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 10/10/25 Section: 80.06 Block: 1 Lot: 32

Applicant: Katz

Address: 11 Lawrence Ln Palisades NY

RE: Application Made at: Same

Referred For: Ch. 12 sec. 12-4 (G) Requires HABR Approval

Comments: New 7'-6" x 7'-6" Hot Tub

Dear Katz:

Please be advised that the Building Permit Application # 8118-25, which you submitted on 10/8/25, 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

Sincerely,

Glenn E. Maier
Assistant Building Inspector

10/15/25 Deputy

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024 : err

Date
CC: Katlyn Bettmann
Elizabeth Decort

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: <u>R-40</u>	Group: <u>E</u>	Use:	
	Required	Existing	Proposed
Floor area ratio	.15	.14	NA
Lot area	40,000	43,948	NA
Lot width	150	219.7	NA
Street frontage	100	208.6	NA
Front yard setback	50	81.4	± 162
Side yard setback	30	51.5	± 51.5
Total side yard setback	80	131.3	± 106.3
Rear yard setback	50	30.4*	± 31
Maximum building height	45	<45	NA

Number of stories: NA Construction Type: NA Occupancy Class: NA

Zoning Chart Information Completed by: Frederick Groen, Architect LLC
MILFORD CT.

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- Are there any renters, tenants, lessees or boarders at this property? YES / NO
- Are there any other building permits on this property? YES / NO
- Is the property in a flood plain? YES / NO

AFFIDAVIT

State of New York)

County of Rockland) SS.:

Town / Village of _____)

I, Julie Katz being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

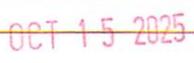
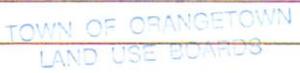
[Signature]
111 LANGRISH LANE
POKESIDE, NY 10964

SWORN to before me this 8TH day of OCTOBER 2025

Witness: _____
 (If not witnessed by Building Department personnel, Notary signature is required.)


 Hyukjong Lee
 State of New Jersey
 Notary Public
 Commission No. 50169466
 My Commission Expires 8/23/2026
10/08/2025

HYUKJONG LEE, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	
 	
Signature: _____	Date: _____
Director, OBZPAE	



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TOWN OF ORANGETOWN
LAND USE BOARDS



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1 Dear Members of the Historic Review Board,

2

3 I am writing to explain the reason I am appearing before the Board. During a major renovatic
project on my property, I replaced an existing hot tub with a 2018 Marquis Euphoria model.
The installation was completed as part of the overall landscaping design, and the hot tub wa
selected specifically to blend seamlessly with the property's existing character and natural
surroundings.

4

5 The hot tub features a gray wood-panel finish that complements both the stonework and the
exterior of the home. The dimensions are 90" by 90" by 36" and it is discreetly situated
adjacent to our carriage house—an area that provides a natural, private enclosure—and is
screened on all sides. The placement ensures that the hot tub is not visible from the street
or neighboring properties unless one walks to that specific side of the house.

6

7 Importantly, the hot tub's location was included in the final As-Built drawings submitted as
part of the project that received a Certificate of Occupancy in 2021. Its design and positio
were chosen with care to maintain the architectural integrity of the property and to remain
consistent with the overall approved site plan.

8

9 This installation is a beautiful, simple feature that enhances the outdoor space without
detracting from the home's historic character. I appreciate the Board's time and
consideration of my application and your continued efforts to preserve the integrity of our
historic district. Please let me know if any additional information or photographs would be
helpful to your review.

10

11 Sincerely,

12 Julie Katz

13 11 Lawrence Lane

14 Juliekatz4@aol.com

15

16

