

Barba

RECEIVED

Historical Areas Board of Review(HABR)

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

OCT 21 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

PROPERTY ADDRESS: 35 HIGHLAND AVE, FALLSALES Section/Block/Lot: 80-06-1-15

- 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):

Table with 4 columns: Description, COLOR, MATERIAL, MANUFACTURER. Rows include Roof, Siding, Decorative Siding, Soffits & Fascia, Gutters & Leaders, Windows, Trim, Shutters, Front Door, Back Door, Garage Door(s), Other Door(s), Lighting, Stone or Rock being used on Structure, Stone or Rock being used on walkway(s), and Other.

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: OCT 21 2025

LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

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 checked="" 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 checked="" type="checkbox"/> Other (specify): _____	

PERMIT#: BDR-8028-25
 ASSIGNED
 INSPECTOR: Ken L.
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: MARLENE BARBA

Street Address: 35 HIGHLAND AVENUE
PALISADES, NY 10964

Tax Map Designation:
Section: 80.06 Block: 1 Lot(s): 15
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the EAST side of HIGHLAND AVENUE, approximately
900 feet SOUTH of the intersection of WASHINGTON SPG. RD., in the
Town of ORANGETOWN in the hamlet/village of PALISADES.

Acreage of Parcel <u>2</u>	Zoning District <u>R-80</u>
School District <u>SOCSD</u>	Postal District <u>PALISADES</u>
Ambulance District <u>SD ORNGTN AM001</u>	Fire District <u>PAL-SPA FD 003</u>
Water District <u>PALIS W002</u>	Sewer District <u>RC SEWER DIST #1</u>

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

REPLACE 2 GARAGE DOORS WITH 1 DOOR
REBUILD ROOF PARAPET
REPLACE FRONT DOOR WITH NEW IN-KIND

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

Date: 10/10/2025 Applicant's Signature: [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.

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TOWN OF ORANGETOWN
LAND USE BOARDS



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

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 10/2/25 Section: 80.06 Block: 1 Lot: 15

Applicant: Barba

Address: 35 Highland Av. Palisades NY 10964

RE: Application Made at: Same

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

Comments: Reconfiguration of garage doors

Dear Barba:

Please be advised that the Building Permit Application # 8028-25, which you submitted on 9/12/25, 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

RECEIVED

OCT 21 2025

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

10-2-25

Date
CC: Katlyn Bettman
Elizabeth Deco

FERN RD.

HIGHLAND AVE.

BUILDING INSPECTOR'S COPY

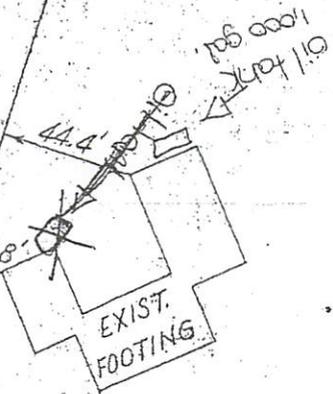
N/F JOHN CONVERSE
S 73° 57' E
269.48

N/F GOESTA WOLLIN

87,280 ± S.F.

406.64
S 47° 02' 40" W
N/F JAMES HOROWITZ

N 47° 02' 40" E
348.98



82.9'
244.82
N 62° 18' 10" W

N/F THOMAS SCHIPPERS
CERTIFIED TO GEORGE BARBA & MARLENE BARBA, TO BE CORRECT AS SHOWN. *William A. Yuda*

Handwritten note: The building area is shown as a rectangle with a width of 44.4' and a depth of 82.9'. The area is shown as a rectangle with a width of 44.4' and a depth of 82.9'.

Town of Orangetown
MEETING OF:

LOT NO. 2 IN BLOCK - AS SHOWN
ON MAP OF HIGHLAND HILLS
FILED IN THE ROCKLAND COUNTY
CLERK'S OFFICE ON 1-25-68

DEC 09 2025

HISTORICAL AREAS
BOARD OF REVIEW

SURVEY

FOR

GEORGE BARBA & MARLENE BARBA

IN

PALISADES

ROCKLAND COUNTY, NEW YORK

WILLIAM A. YUDA ASSOCIATES

SCALE: 1" = 60'

GARAGE DOOR RENOVATION
35 HIGHLAND AVENUE
PALISADES, NEW YORK

REVISIONS:

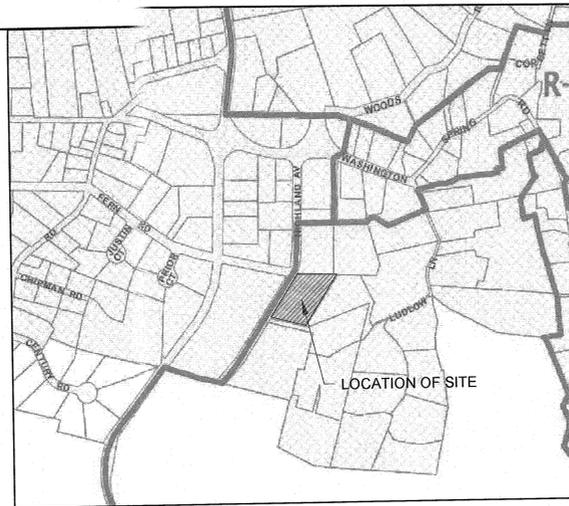


DRAWING TITLE:
**DEMOLITION
PLAN**

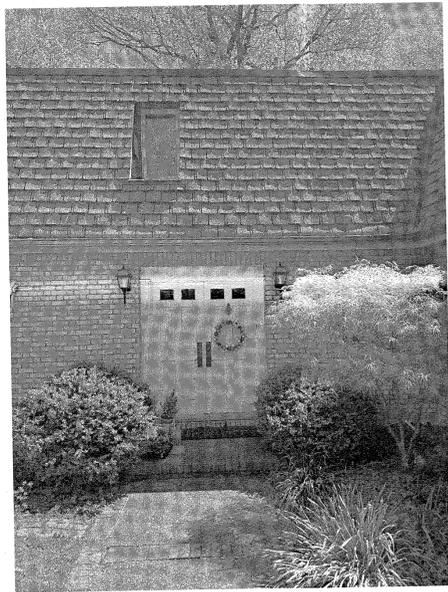
DATE: 09/04/2025
PROJ TEAM: MRG
PROJ PARTNER: MRG / WCA
PROJ NO.: 25410

A-1

DOCUMENTS FOR PERMIT APPLICATION



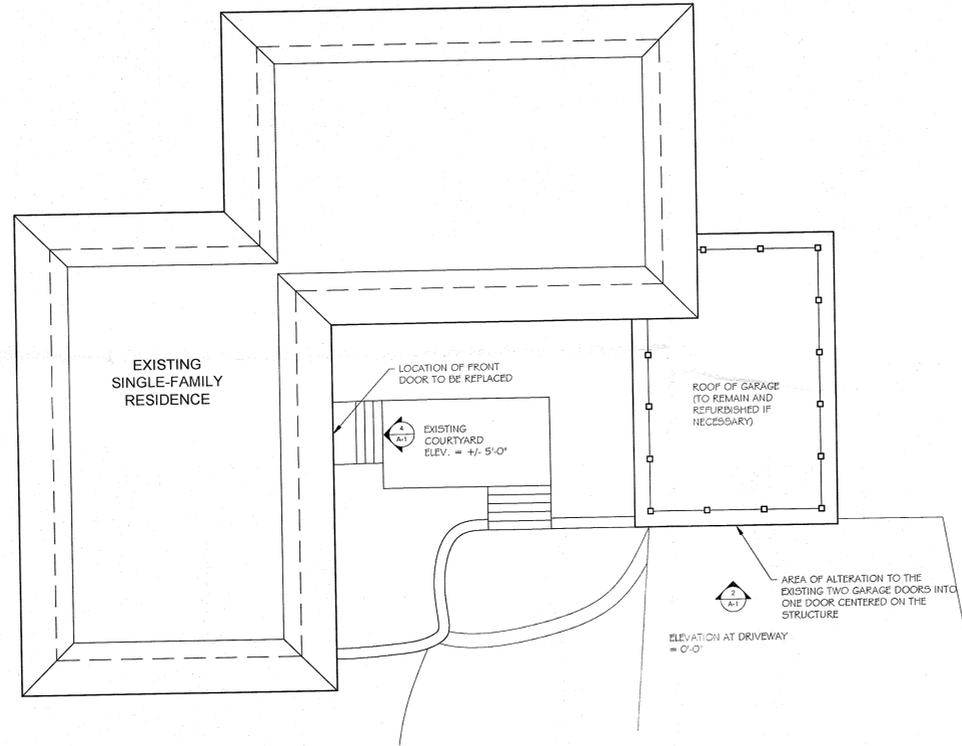
VICINITY MAP
N.T.S.



4 PHOTO OF DOOR (T.B.R.)
N.T.S.

DOOR REMOVAL NOTES:

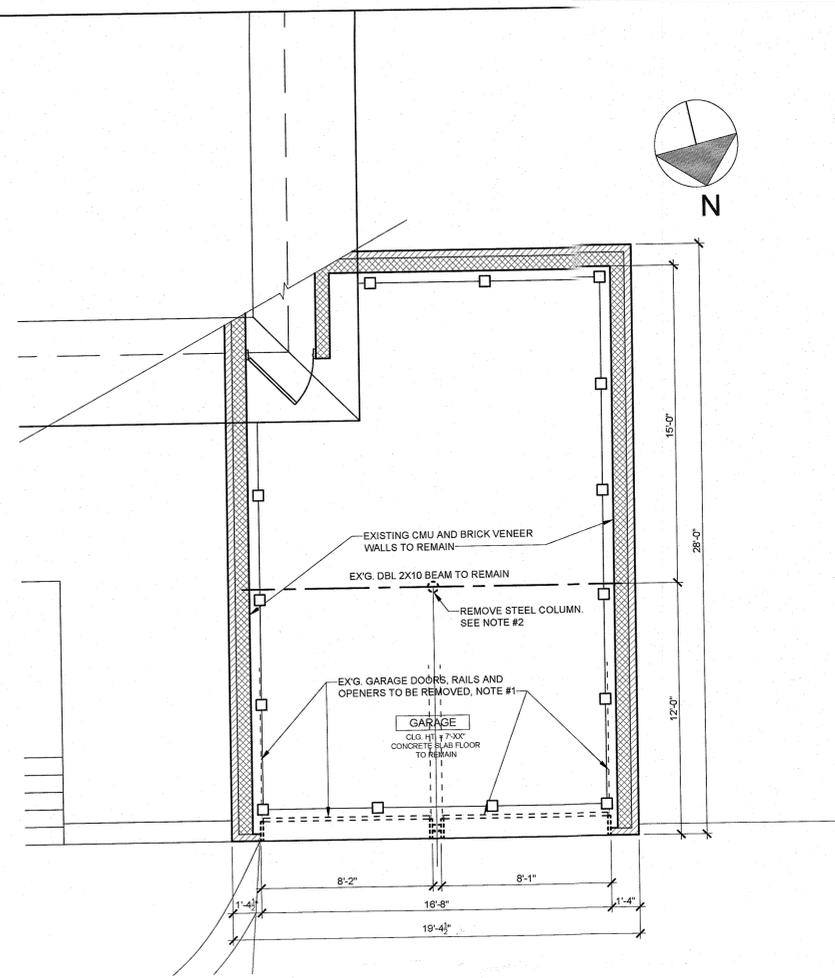
1. REMOVE THE DOOR PANELS AND TRIM AND THRESHOLD.
2. ALL FRAMING FOR THE DOOR TO REMAIN AS IS. IF THE FRAMING REQUIRES REPAIR, THE CONTRACTOR IS TO DO SO WITHOUT DAMAGE TO EXISTING FINISH MATERIALS SURROUNDING THE DOOR AND FRAMING.
3. PROTECT LIGHTING FIXTURES, TO REMAIN AS IS.



1 OVERALL PLAN OF HOUSE
1/8" = 1'-0"

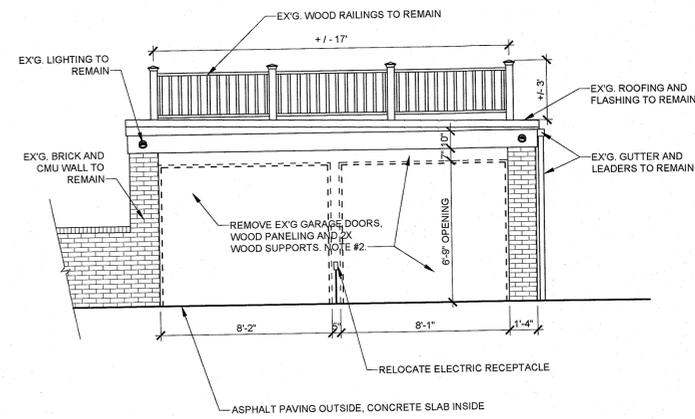
DEMOLITION NOTES:

1. PERFORM SELECTIVE DEMOLITION OF THE EXISTING GARAGE DOORS, RAILS, OPENER AND TRIM. DEMOLITION AND RESTORATION WORK SHALL INCLUDE BUT IS NOT LIMITED TO CUTTING AND REMOVAL OF MATERIALS AS INDICATED ON THE DRAWINGS AND PREPARING ALL AREAS LEFT BY THESE REMOVALS FOR THE INSTALLATION OF NEW CONSTRUCTION.
2. BEFORE ANY COLUMNS OR OTHER SUPPORTS ARE REMOVED, OR ANY SHORING IS PUT IN PLACE, THE CONTRACTOR SHALL VERIFY THAT THE 2X10 BDL HEADER AND BEAM ARE CONTINUOUS FROM CMU TO CMU BEARING WALL SHORE UP THE EXISTING DOUBLE 2X10 FRAMING ABOVE THE EXISTING OPENING AND AT THE CENTER OF THE GARAGE SPACE. AFTER THESE STRUCTURAL MEMBERS ARE ADEQUATELY SUPPORTED, THEN THE COLUMNS IN THE MIDDLE OF THE SPANS CAN BE REMOVED.
3. CUT THE EXISTING GARAGE CONCRETE FLOORING AND THE ASPHALT PAVING AS SHOWN ON SHEET A-01. REMOVE THE CUT CONCRETE AND ANY STEEL REINFORCING, IF FOUND. REMOVE EARTH MATERIAL DOWN TO 42 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL AND CONSTRUCTION MATERIAL. DEBRIS AND DUST TO BE KEPT TO A MINIMUM, AND TO BE CLEARED FROM THE JOBSITE SYSTEMATICALLY TO PREVENT ACCUMULATION.
5. IF THE CONTRACTOR DURING THE COURSE OF THE WORK OBSERVES ASBESTOS OR LEAD IN THE STRUCTURE OF THE BUILDING, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND ARCHITECT OF RECORD. OWNER SHALL CONSULT WITH THE ARCHITECT REGARDING THE PROPER PROCEDURES TO REMOVE OR ENCAPSULATE THE ASBESTOS MATERIAL AND OR LEAD. THE CONTRACTOR SHALL NOT PERFORM ANY OF THE WORK REGARDING TO ASBESTOS OR LEAD ENCAPSULATION PRIOR TO RECEIVING INSTRUCTIONS FROM THE OWNER. THE CONTRACTOR HEREBY AGREES TO:
 - a. RETAIN AN EXPERT OR EXPERTS TO ARRANGE FOR THE PROMPT IDENTIFICATION AND OR REMOVAL OR TREATMENT OF SUCH MATERIALS PRESENT ON THE PROJECT
 - b. IDENTIFY AND HOLD THE ARCHITECT OF RECORD HARMLESS FROM ANY CLAIMS, INJURIES OR EXPENSES INCLUDING THE REASONABLE COUNSEL FEES INCURRED BY THE ARCHITECT OF RECORD ARISING OUT OF OR IN ANY WAY RELATED TO THE EXISTENCE OF SUCH MATERIALS ON THE PROJECT.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN STRUCTURAL CONDITIONS. THESE CONDITIONS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER IF NECESSARY TO DETERMINE IF ANY FURTHER ACTION IS REQUIRED.



2 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

VERIFY THAT THE 2X10 BDL HEADER AND BEAM ARE CONTINUOUS FROM CMU TO CMU BEARING WALLS



3 DEMOLITION NORTH ELEVATION
1/4" = 1'-0"

Town of Orangetown
MEETING OF:

DEC 09 2025

HISTORICAL AREAS
BOARD OF REVIEW

RECEIVED

OCT 21 2025
TOWN OF ORANGETOWN
BUILDING DEPARTMENT

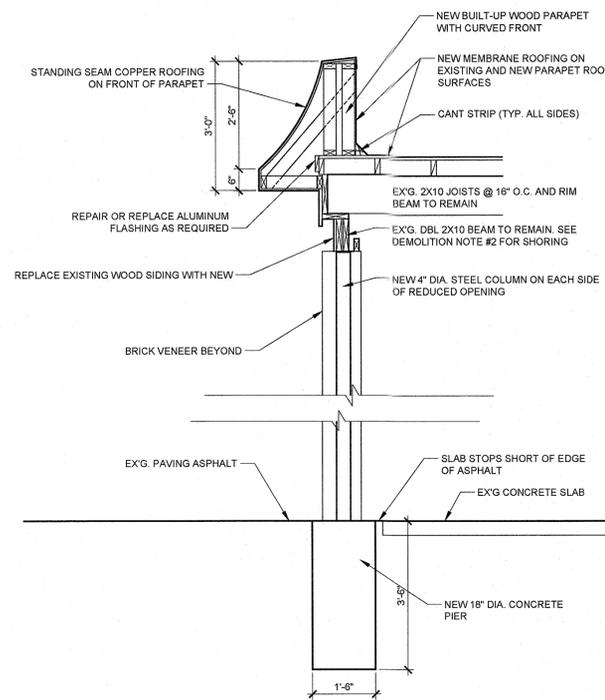
REVISIONS:



DRAWING TITLE:
**PROPOSED
PLAN, NOTES,
ELEVATIONS
& DETAILS**

DATE: 10/09/2025
PROJ TEAM: MRG
PROJ PARTNER: MRG / WCA
PROJ NO.: 25410

A-2



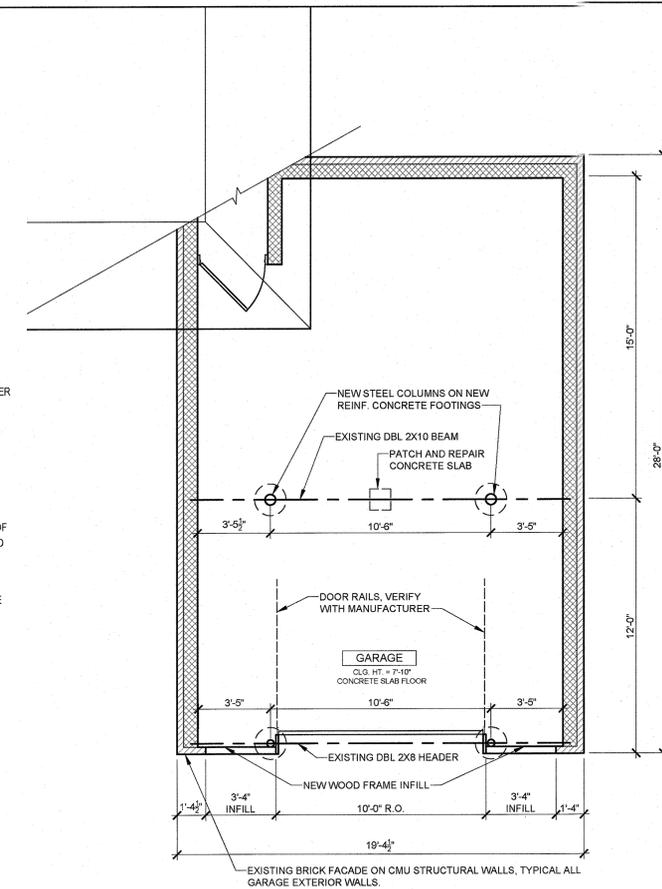
3 DETAIL SECTION
1/2" = 1'-0"

STRUCTURAL NOTES:

- ALLOWABLE UNIT STRESS AND DESIGN CRITERIA IN ACCORDANCE WITH THE FOLLOWING:
 - RESIDENTIAL CODE OF NEW YORK STATE LATEST EDITION
 - ROOF SNOW LOAD: 30 PSF
- ALLOWABLE PRESUMPTIVE SOIL BEARING PRESSURE: 1.5 TON
- STRUCTURAL WOOD
 - ALL STRUCTURAL WOOD FRAMING SHALL CONFORM TO AND BE ERECTED IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
 - ALL NAILS, SCREWS, SPIKES ETC. SHALL BE COMMON STEEL.
 - STRUCTURAL POSTS (BOTH SIDES) SHALL BE 4" DIA. STEEL COLUMNS.
- ALL 2X8 BEARING STUDS, UNLESS OTHERWISE SHOWN SHALL BE NO. 2 DOUGLAS FIR CONSTRUCTION GRADE, HAVING AN ALLOWABLE COMPRESSION PARALLEL TO GRAIN "FC" OF 1600 PSI, AND AN "E" VALUE OF 1,500,000 PSI.
- LIGHT FRAMING LUMBER USED FOR STUDS IN NON-BEARING WALLS AND PARTITIONS SHALL NOT BE LESS THAN STUD OF STANDARD GRADE AND SHALL HAVE A COMPRESSION STRESS PARALLEL TO GRAIN "FC" OF NOT LESS THAN 850 PSI, DOUGLAS FIR.
- REINFORCED CONCRETE PIER TO BE AS FOLLOWS:
 - CONCRETE PIERS TO BE 28-DAY STRENGTH, NORMAL WEIGHT AT 3,000 PSI.
 - 18" DIAMETER SONOTUBE AND CONCRETE PIER AND FOOTINGS. SEE DETAIL SECTION FOR PROPER DEPTH.
 - INSTALL STRUCTURAL ON STEEL REBAR AS SHOWN ON THE DRAWING.
- SHEATHING TO BE 3/4" STRUCTURAL PANELS, EXTERIOR GRADE
- EXTERIOR WOOD PANELING TO BE DETERMINED.
- CONCRETE PIERS TO BE 28-DAY STRENGTH, NORMAL WEIGHT AT 3,000 PSI.
- METALS:
 - REINFORCING IN THE CONCRETE PIERS TO BE (4) #2 REBARS SPACED EVENLY AROUND PIER PERIMETER AND NOT CLOSER THAN 2" FROM THE EDGE OF THE PIER
 - STEEL COLUMN TO BE 3" DIA. CHS WELDED TO CAP AND BASE PLATES AND WITH STRUCTURAL STEEL = ASTM A-500, GRADE B FY = 46 KSI.
 - CAP PLATE TO BE 4" X 3/8" X 4", BOLTED TO EXISTING WOOD BEAM WITH (4) 3/4" DIA HOOKED ANCHOR BOLTS. BOLTS = ASTM A-307.
 - BASE PLATE TO BE 4" X 3/8" X 4" ON 1" MIN. NON SHRINK GROUT WITH (4) 3/4" DIA HOOKED ANCHOR BOLTS. BOLTS = ASTM A-307.

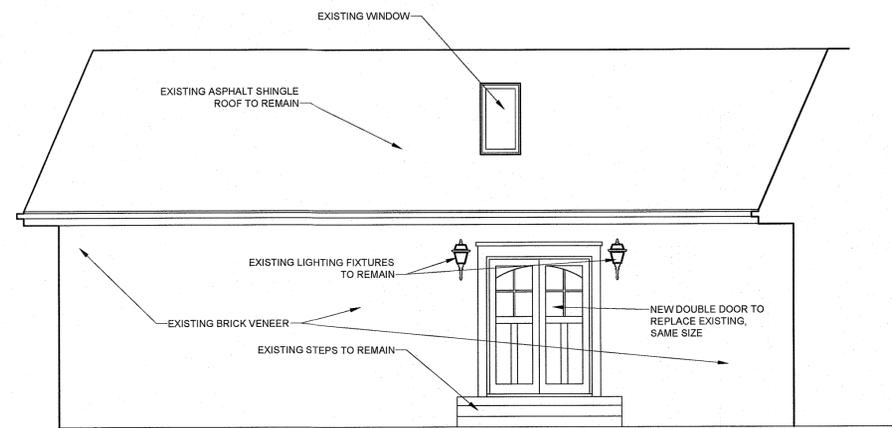
CONSTRUCTION NOTES:

- GARAGE DOOR: SECTIONAL OVERHEAD WOOD DOOR BY CLOPAY - CANYON RIDGE LIMITED ADDITION
 - SIZE: 10'-0" X 6'-6"
 - MEDIUM, DARK OR WALNUT FINISH
 - MAHOGANY BASE / MAHOGANY OVERLAY
 - TOP SECTION INSULATED OBSCURE ARCH 1 GLASS
 - 5-LAYER CONSTRUCTION, R-VALUE 20
 - INSIDE LOCK, TORSION SPRINGS, NYLON ROLLERS
 - STANDARD TRACKS AND HARDWARE
 - ONE (1) SET OF VINYL WEATHERSTRIPPING TO BE INSTALLED
- PAINT WALLS AND CEILINGS: PREPARE ALL SURFACES TO BE CLEANED, SMOOTHED AND SANDED AND PRIMED TO RECEIVE THE FINISH PAINT. PAINT COLORS AND OTHER WALL AND CEILING FINISHES AS PER THE FINISH SCHEDULE.
- ELECTRICAL SERVICE AND EXISTING WIRING TO BE EVALUATED IN ANTICIPATION OF REPLACEMENT LIGHTING, ADDITIONAL LIGHT FIXTURES.
- RECONNECT THE EXISTING GARAGE DOOR OPERATOR TO THE NEW DOOR
- LIGHTING:
 - INSTALL LIGHTING FIXTURES IN THE GARAGE AND AROUND THE PERIMETER OF THE STRUCTURE AS NEEDED, OR AS DIRECTED BY THE OWNER. FIXTURES TO BE SPECIFIED AS NEEDED.
 - REPLACE ALL EXISTING CEILING MOUNTED LIGHTING AND WALL MOUNTED SCONCES AS SHOWN ON THE REFLECTED CEILING PLAN AS SPECIFIED IN THE LIGHTING SCHEDULE.



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

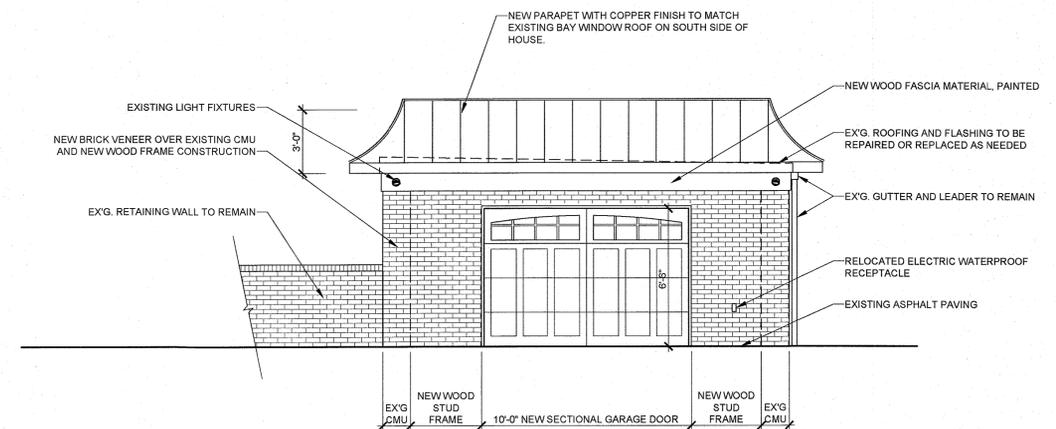
VERIFY THAT THE 2X10 DBL HEADER AND BEAM ARE CONTINUOUS FROM CMU TO CMU BEARING WALLS



4 WEST ELEVATION - FRONT DOOR
1/4" = 1'-0"

DOOR REPLACEMENT NOTES:

- DOOR TO BE INSTALLED WITHIN THE EXISTING ROUGH OPENING
 - SIZE: 5'-0" W X 6'-6" H
 - MEDIUM, DARK OR WALNUT FINISH
 - CLEAR INSULATED GLASS PANES, TRUE DIVIDED LITES
 - MAHOGANY BASE / MAHOGANY OVERLAY
 - SET OF VINYL WEATHERSTRIPPING WITH INTERLOCKING FLANGE



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

DOCUMENTS FOR PERMIT APPLICATION