

Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: 149 WASHINGTON SPRINGS Section/Block/Lot: 78.18-2-5

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:	black	NA asphalt	existing
Siding:	Benj Moore ^{white}	NA wood shake	existing
Decorative Siding:	Benj Moore white	NA wood	existing
Soffits & Fascia:	Benj Moore white	NA wood	existing
Gutters & Leaders:	white	NA aluminum	existing
Windows:	white	NA wood	existing Pella
Trim:	Benj Moore white	NA wood	existing
Shutters:	Benj Moore white	NA wood	existing
Front Door:	BLUE	WOOD	EXISTING
Back Door:	Benj Moore white	NA wood	existing
Garage Door(s):	NA	NA	
Other Door(s):	Benj Moore white	NA wood	existing
Lighting:	BRASS	BRASS	EXISTING
Lighting:		NA	
Stone or Rock being used on Structure:	NA	NA	
Stone or Rock being used on walkway(s):	black, green brown	NA slate	existing
Other:			

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Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

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LAND USE BOARD APPLICATION

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

- Commercial
- Residential
- Planning Board
- Historical Board
- Zoning Board of Appeals
- Architectural Board
- Subdivision
- Consultation
- Number of Lots
- Pre-Preliminary/Sketch
- Site Plan
- Preliminary
- Conditional Use
- Final
- Interpretation
- Special Permit
- Variance
- Performance Standards Review
- Use Variance
- Other (specify): _____

PERMIT#: 8656
 ASSIGNED _____
 INSPECTOR: _____
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: The Pineal Group LLC / Beane-Group-Bedford LLC
149 WASHINGTON SPRING RD.

Street Address: SAME 149 Washington Spring Rd
Palisades

Tax Map Designation:
 Section: 7818 Block: 2 Lot(s): 5
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the SOUTH side of WASH. SPR. RD., approximately
100 feet SOUTH of the intersection of 9W, in the
 Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel .92
 School District S. ORANGETOWN
 Ambulance District SARC
 Water District Veolia
 Zoning District _____
 Postal District Palisades
 Fire District Sparkill-Palisades
 Sewer District SEPTIC

Project Description: (If additional space required, please attach a narrative summary.)
~~EXPIRED PERMIT FOR HABR APPROVAL~~
HABR 21-04 - amend approved decision for changes to
Ft. door, ext. lights, elevations, + hardware for french doors

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 1-26-26 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: NA

- 1) Is any variance from the subdivision regulations required? NO
- 2) Is any open space being offered? If so, what amount?
- 3) Is this a standard or average density subdivision?

If site plan: NR

- 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. NA

Environmental Constraints:

- Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area NO
- Are there streams on the site? If yes, please provide the names. NO
- Are there wetlands on the site? If yes, please provide the names and type: NO

Project History:

Has this project ever been reviewed before? YES

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.

PERMIT # 50950, DATED 2021
HABR APPROVAL 21-04
SEE NARRATIVE

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

From: Glenn Maier
Sent: Thursday, January 22, 2026 11:30 AM
To: marjorie.galen@gmail.com; alexanderberne@hotmail.com
Cc: Katlyn Bettmann
Subject: 149 Washington Spring Rd. Palisades Permit #8656

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JAN 22 2026

TOWN OF ORANGETOWN
LAND USE BOARDS

Marjorie,

See below results of today's site inspection. These items must be rectified. Please adhere to HABR decision #21-04 or apply the Historic Areas Board of Review for an amendment.

Thank you

Entry door and hardware not per HABR decision
French door hardware nor per HABR decision
Lighting not per HABR decision
Elevations not per HABR decision

Glenn E. Maier

Town Of Orangetown
Assistant Building Inspector

845-359-8410 o x4311

gmaier@orangetown.com

Narrative of HABR application to cure violations at 149 Washington Spring Rd, Palisades
Januar 23, 2026

In 2020, Ernest de la Torre purchased the house at 149 Washington Spring Rd, and then undertook a major renovation project which included exterior work. He appeared in front of HABR and received approval for the proposed exterior work. He completed the project but said he made some changes due to covid scarcity — front door, exterior lighting, and elevation — and did not realize that he did not close out the permit.

In late 2021, de la Torre sold the house to Cathleen Bacich. Ms. Bacich was unaware that the permit was not closed out, and only discovered it when she was in contract to sell the property to Alexander Berne. Closing is scheduled for January 27, 2026.

Contractor Seth Glasser would like to appear in front of HABR to present existing conditions at the property, in hopes of getting approval.

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TOWN OF ORANGETOWN
LAND USE BOARDS

DECISION

APPROVED AS PRESENTED

TO: Ernest de la Torre
96 Washington Spring Road
Palisades, New York 10964

HABR #21-04
February 9, 2021
Permit #50985

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#21-04: Application of Ernest de la Torre for review of new doors, windows and paint at an existing single-family residence. The premises are located at 149 Washington Spring Road, Palisades, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 78.18 / 2 / 5; R-40 zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 9, 2021 at which time the Board made the following determination:

Ernest de la Torre and Seth Glasser, contractor appeared.

The following documents were presented:

1. Architectural plans labeled "De La Torre Residence" 1/18/2021 signed and sealed by Nouredine Benabdelmak, P.E.
2. Sketch Map of 149 Washington Spring Road by Sparaco & Youngblood dated July 28, 2020.
3. Site pictures 8 pages.
4. Detail sheets of lanterns, hardware, front door, house colors, New windows and patio doors. (7 pages)

Ernest de la Torre stated that they are not proposing any additions to the house; that they replacing windows with a French door and window next to it; that they are painting the house white and the new front door will be delph blue; that the shutters will also be white; that the white on white looks nice with only the front door blue; and that Attorney Dennis Michaels is not representing him on this matter and he will remove his name from the application.

Margaret Raso inquired as to whether the applicant decided on having the front door as blue and asked the applicant to describe his replacement of the windows with French Door, Deputy Town Attorney Brittany Cordero noted that the Applicant's Land Use Board Application Form listed Deputy Town Attorney Dennis Michaels as Applicant's attorney handling this matter; that she spoke with DTA Dennis Michaels and he advised that he was not the attorney of record; that the Applicant was asked to clarify any attorney representation on he record for the purposes of addressing any potential conflict.

PUBLIC COMMENT:

No public comment.

2021 FEB 11 10:01 AM

2021 FEB 11 10:01 AM

2021 FEB 11 10:01 AM

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed windows, siding, doors, and lanterns: :

1. The lanterns shall be Cape Cod small entry sconce with clear seedy glass by House of Antique Hardware in Sienna Bronze.
2. The front door hardware shall be Warwick Long Plate Mortise Entry Set with Black Lacquer Finish by House of Antique Hardware.
3. The French Door hardware shall be Warwick Forged Iron Door Set with Black Lacquer Finish by House of Antique Hardware.
4. The new front door will be a custom door by YesterYear's Vintage Doors and Millwork LLC and painted delph blue.
5. The house color shall be Benjamin Moore White Dove.
6. The windows shall be Pella Traditional Wood Windows with mullions.
7. White shutters.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR

MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

**** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.**

APPROVED AND FORWARDED:
DATE: 11 FEB 2007
TOWN OF QUINCY

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), the application for new windows, paint, new doors, French doors and shutters are APPROVED AS SUBMITTED.

TOWN OF GRANGETON

2021 FEB 11 A 9:01

TOWN OF GRANGETON

The foregoing resolution to approve the windows, door, French doors, paint and shutters for Ernest de la Torre for property located at 149 Washington Spring Road, Palisades, HABR#21-04, as submitted; was presented and moved by Loren Plotkin, seconded by Larry Bucciarelli; and carried as follows: William Walther, aye; Thano Schoppel, aye; Margaret Raso, aye; Scott Wheatley, aye; Carol Schelin, aye; Loren Plotkin, aye; and Larry Bucciarelli, aye.

The Administrative Aide 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: February 9, 2021

HISTORICAL 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-Dom. M.

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

TOWN OF ORANGETOWN
2021 FEB 11 A 9 02
TOWN CLERK'S OFFICE

TAX LOT: SECTION 7818, BLOCK 2, LOT 5

MAP REFERENCE:

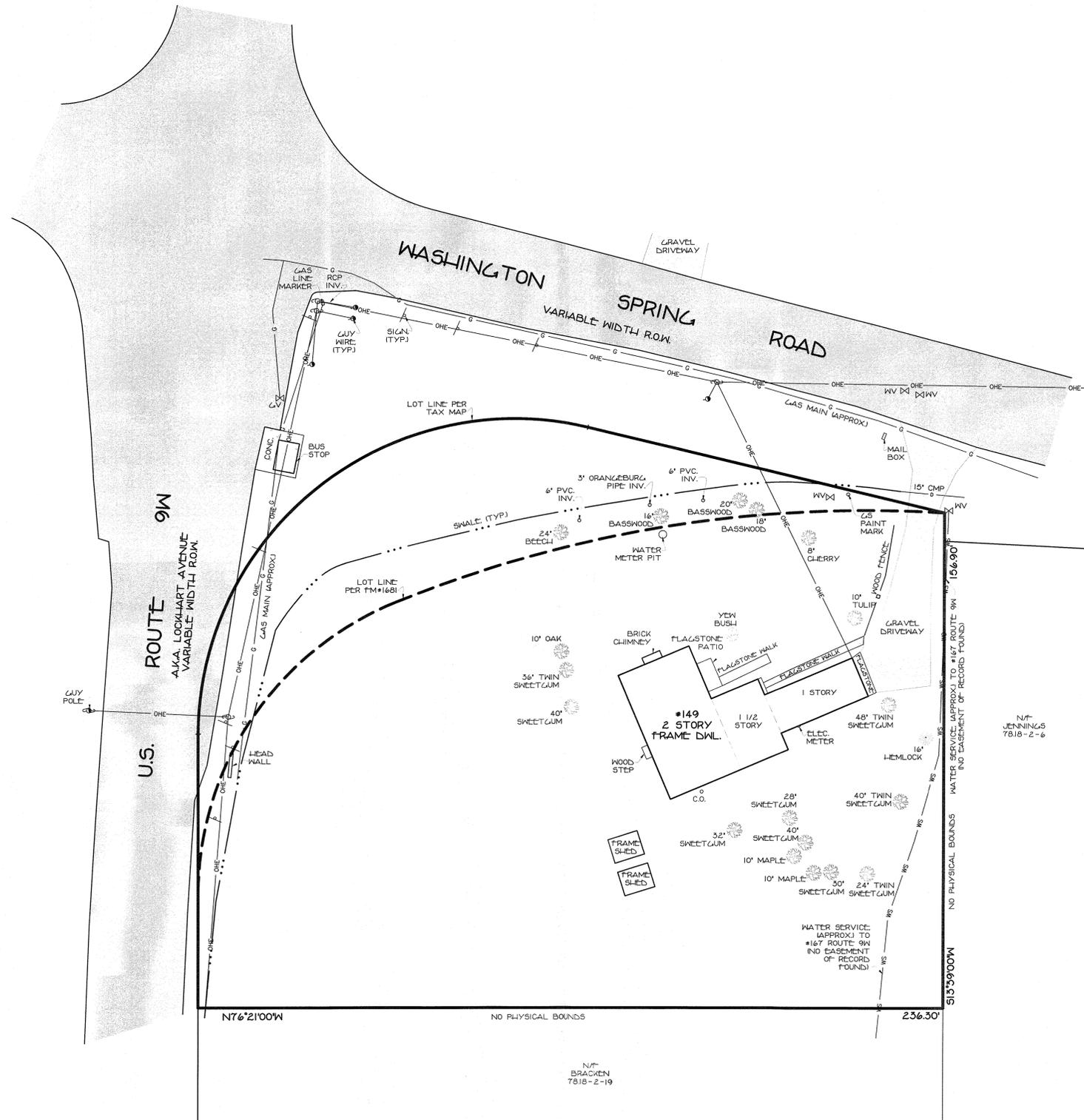
BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 'J' ON A CERTAIN MAP ENTITLED 'MAP OF PALISADES' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 6, 1874 AS MAP#1681.

'MAP OF PALISADES' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 6, 1874 AS MAP#967.

'MINOR SUBDIVISION FOR ANNETTE ORDOG' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 1, 1968 AS MAP#3747.

DEED REFERENCE:

- 155/133
- 2004/59096
- 2006/29390
- 2013/31870
- 2004/47840
- 2013/31870
- 2005/29967
- 2015/24903
- 2015/4717
- 2005/28942

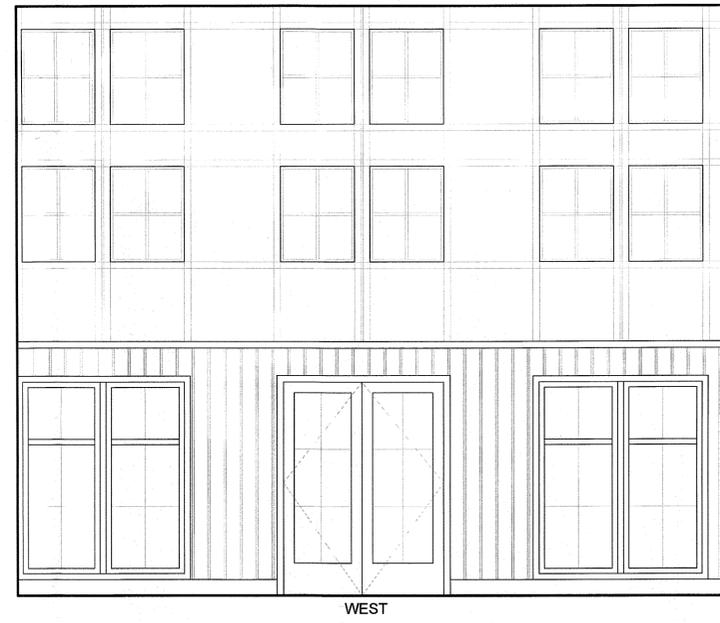
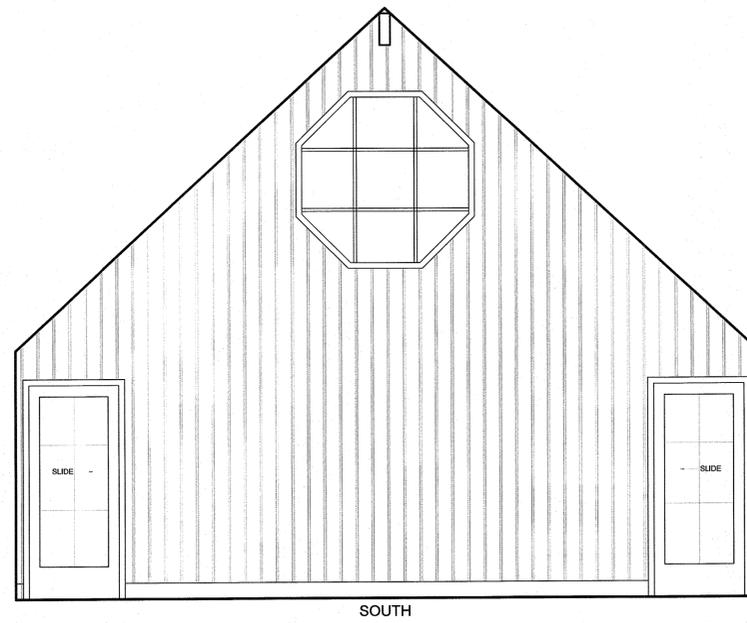
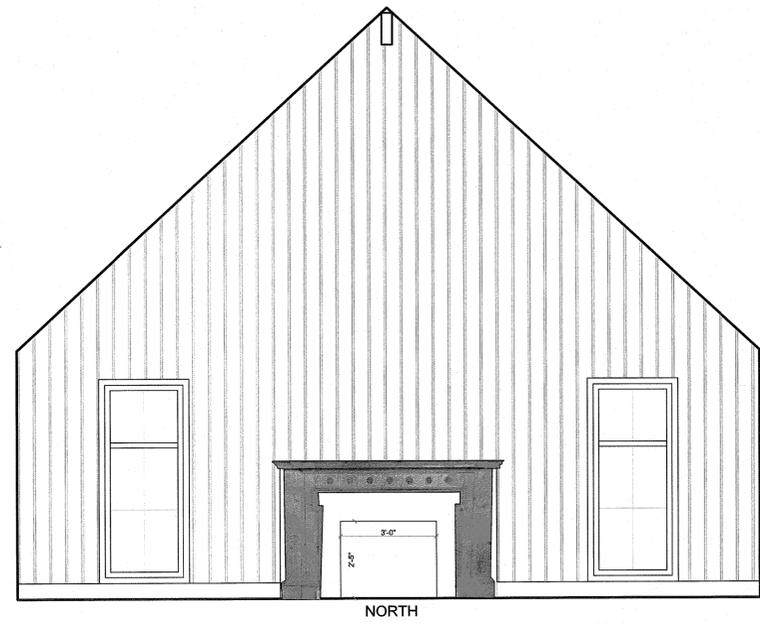


SKETCH MAP
OF
149 WASHINGTON SPRING ROAD
LOCATED IN
HAMLET OF PALISADES
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



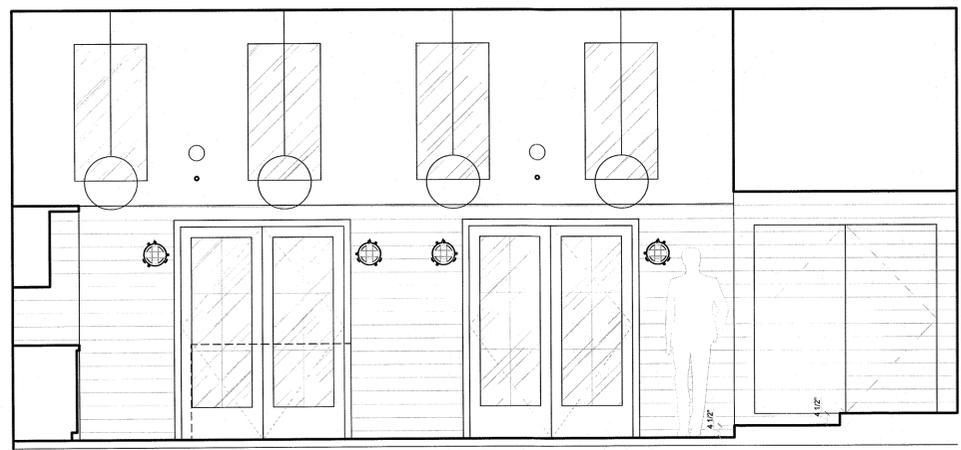
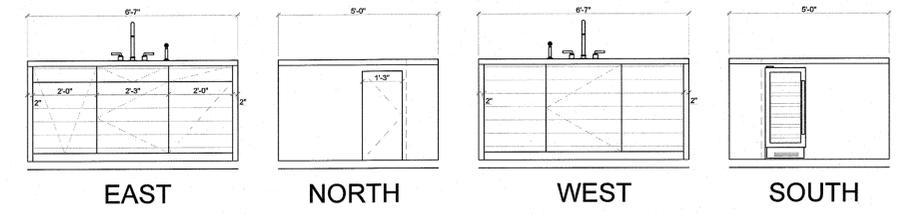
SPARACO & YOUNG BLOOD, PLLC		FILE #	SY-1631
CIVIL ENGINEERING * LAND SURVEYING		DATE	JULY 28, 2020
SITE PLANNING		SCALE	1"=20'
18 NORTH MAIN STREET P.O. BOX 818 HARRISMAN, NY 10926 TEL: (845) 782-8543 FAX: (845) 782-5901 SPARACO.STEVE@SELSNY.COM WDTLS19@GMAIL.COM			



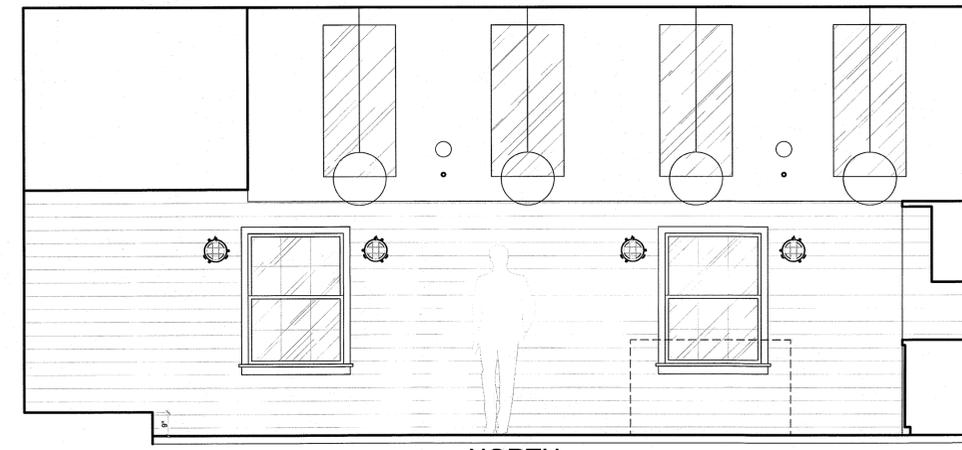
DE LA TORRE DESIGN STUDIO, LTD.
 526 W 26TH STREET, SUITE 6AA, NEW YORK, NEW YORK 10001
 Phone 212.243.5202 Fax 212.243.5264

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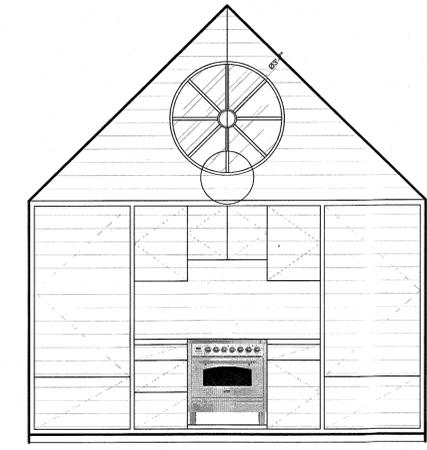
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APPROVED BY: APPROVED_BY	



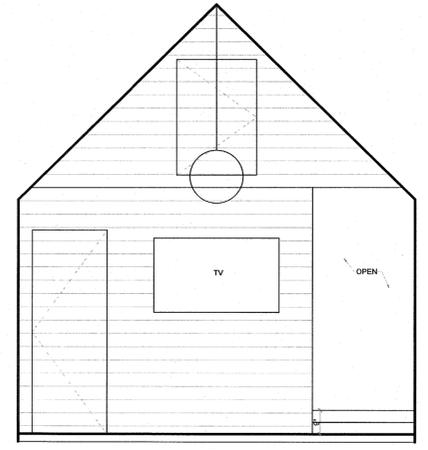
SOUTH



NORTH



EAST



WEST

ENGINEER
 ALNOUR CONSULTING PC
 STRUCTURAL ENGINEERS
 293 Dahlgren PL, Suite 3A
 Brooklyn NY
 Phone : 917-379-93-76
 Fax : 516-908-45-06



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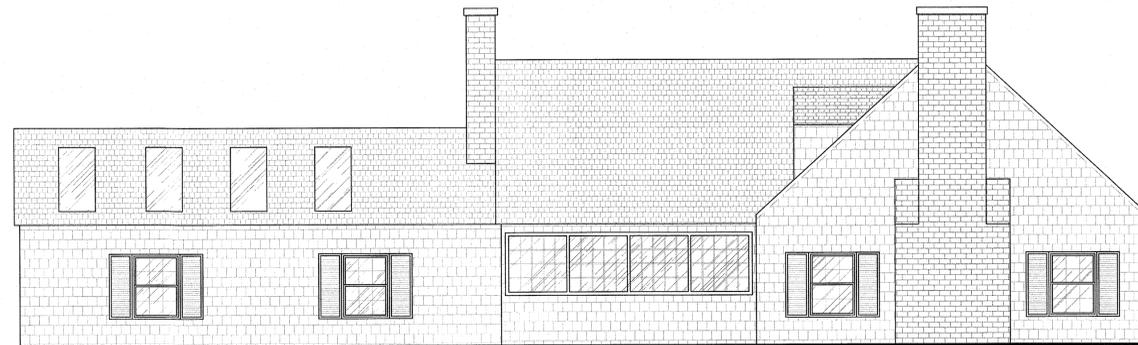
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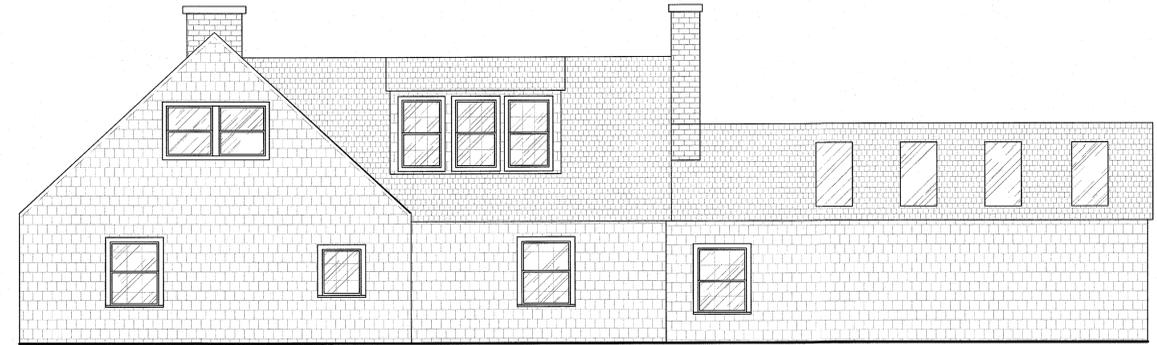
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 DE_LA_TORRE_RESIDENCE
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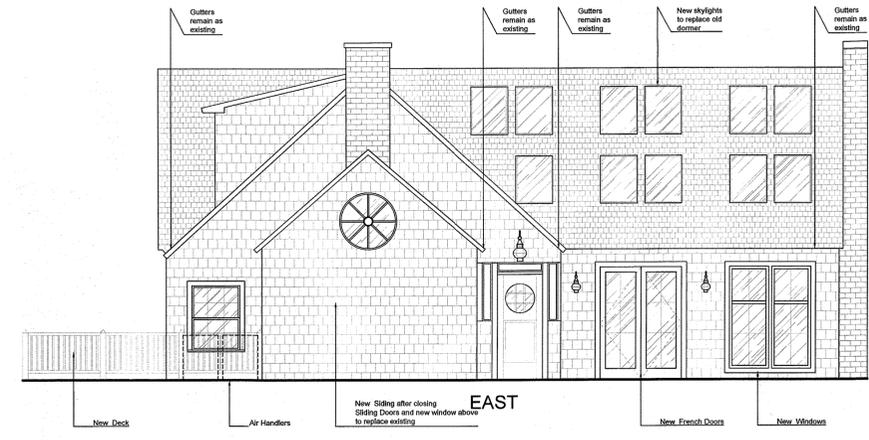
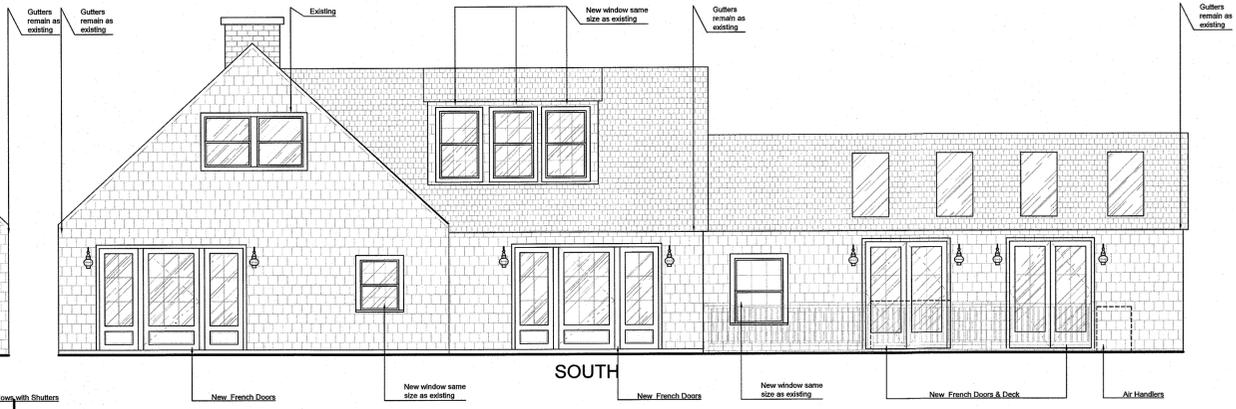
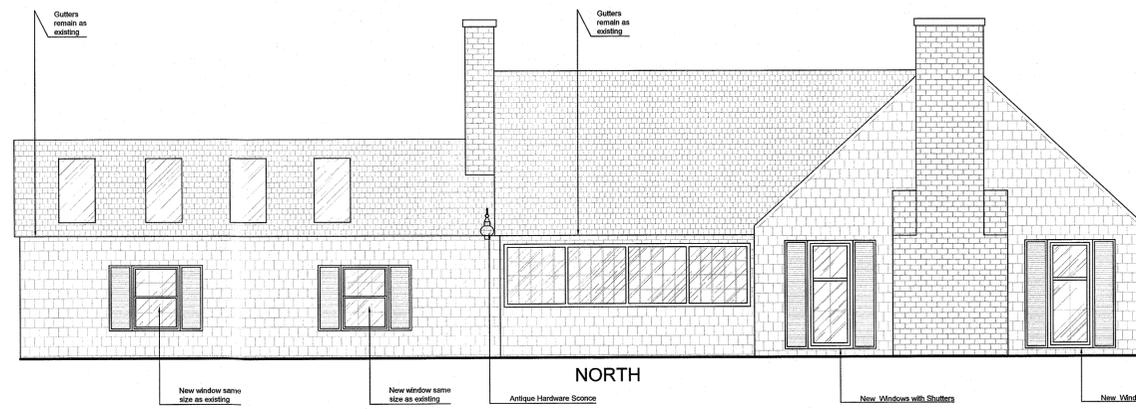
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 APPROVED BY: APPROVED_BY

CLIENT: 149-WASHINGTON-SPRING-ROAD
 DE_LA_TORRE_RESIDENCE
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 TITLE: EXISTING_EXTERIOR_ELEVATIONS
 SHEET_TITLE2

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CLIENT: 149-WASHINGTON-SPRING-ROAD
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TITLE: PROPOSED_EXTERIOR_ELEVATIONS
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 OF



Town of Orangetown
MEETING OF:

MAR 10 2026

HISTORICAL AREAS
BOARD OF REVIEW

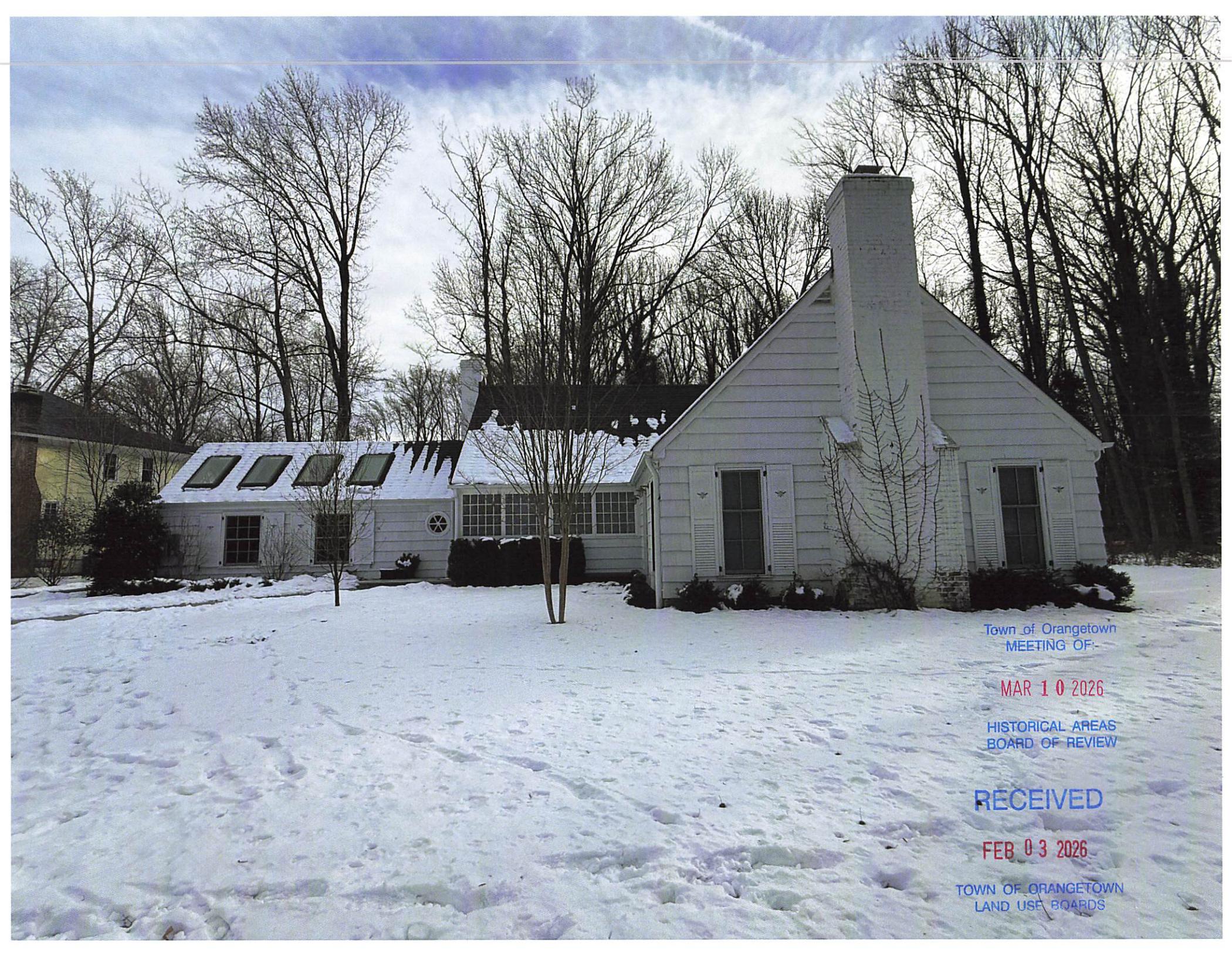
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LAND USE BOARDS







Town of Orangetown
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MAR 10 2026

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Town of Orangetown
MEETING OF:

MAR 10 2026

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MEETING OF

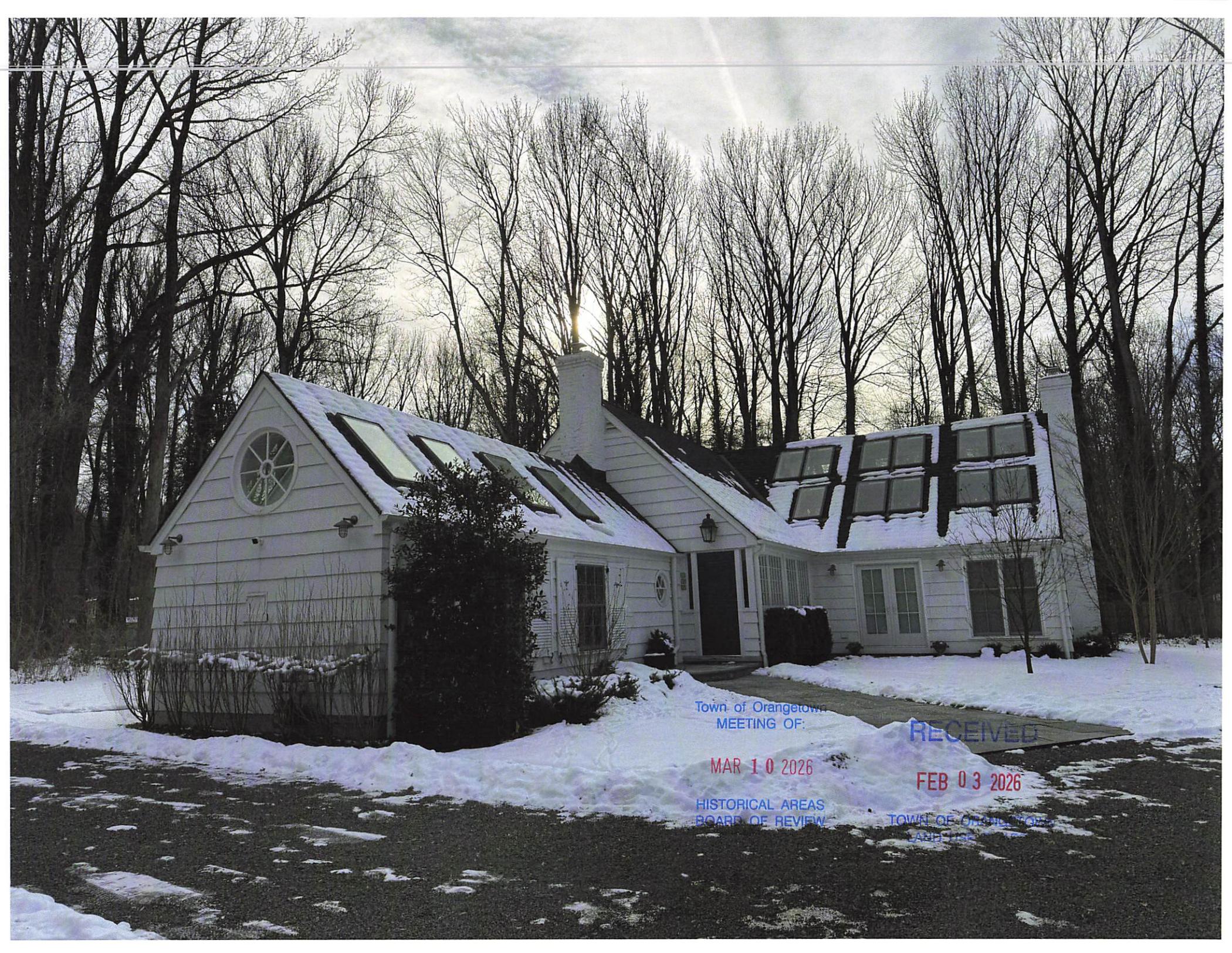
MAR 10 2026

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Town of Orangetown
MEETING OF:

MAR 10 2026

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TOWN OF ORANGETOWN
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Town MEETING OF
MEETING

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MAR 10 2026

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FEB 13 2026

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MEETING OF:

MAR 10 2026

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