

Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: 67 Ludlow Lane Section/Block/Lot: _____

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:	Brown	asphalt	to match existing
Siding:	Natural cedar	Cedar	Original to the Barn.
Decorative Siding:	Brown stained cedar	Cedar shingle	Original to the Barn
Soffits & Fascia:	Black	wood	to match existing
Gutters & Leaders:	Brown/green	copper	to match existing copper gutters
Windows:	Black	steel	to match existing vintage windows
Trim:	Black	wood	to match existing
Shutters:	NA		
Front Door:	Farrow&Ball Pitch Blue	Solid hardwood	Vintage Doors and Windows LLC
Back Door:	NA		
Garage Door(s):	NA		
Other Door(s):	Brown	wood	barn doors to match siding
Lighting:	Copper/Brown	Copper and brass	Bevolo Lanterns
Lighting:			
Stone or Rock being used on Structure:	NA		
Stone or Rock being used on walkway(s):	Gray/brown/red	bluesotne,brick	to match existing on site.
Other:			

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2022 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	PERMIT#: <u>BLDR-1256-22</u>
<input type="checkbox"/> Performance Standards Review	ASSIGNED
<input type="checkbox"/> Use Variance _____	INSPECTOR: <u>Ken</u>
Other (specify): _____	Referred from Planning Board: YES / NO
	If yes provide date of Planning Board meeting: _____

Project Name: 7 Oaks Farm De La Torre

Street Address: 67 Ludlow Lane

Tax Map Designation:

Section: ~~58~~ 80.06 Block: ~~528~~ 1 Lot(s): ~~132.2~~ 24

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the southeast side of Ludlow Lane (Private), approximately 6824 feet south of the intersection of Washington Spring Road, in the Town of Orangetown in the hamlet/village of Palisades.

Acreage of Parcel <u>2.33</u>	Zoning District <u>R-80</u>
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

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

This home is the former barn to a circa 1863 thirteen acre gentleman's farm called 7 Oaks. It was altered and expanded into a commercial farm in 1908. In 1963 the barn was converted into a modernist midcentury house by a renowned architect for an artist. It received several

alterations over the decades. Our goal is to preserve its 1963 modernist floor plan with mechanical updates and maintain the exterior colors and general feel while maintaining original 1863 barn elements on the exterior and returning some that were lost.

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

Date: 10/MAY 2022 Applicant's Signature: 



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: May 20, 2022

Applicant: De La Torre

Address: 67 Ludlow Ln, Palisades, NY

RE: Application Made at: same

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

Section: 80.06 Block: 1 Lot: 24


Dear De La Torre:

Please be advised that the Building Permit Application, which you submitted on May 18, 2022, 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

Clerk of Boards Review:
Date: _____ Initials: _____

Building Dept. (Accepted By):
Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: 67 Ludlow Lane
PROPERTY ADDRESS: 67 Ludlow Lane, Palisades, NY 10964
TAX LOT ID: 58/ 528 / 132.2
NAME OF APPLICANT: Ernest de la Torre
OWNER OF PROPERTY: Ernest de la Torre
Land Use Application/Brief Description of Project: Single Family residential

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

Name of Entity:	7 Oaks Farm LLC
Address:	67 Ludlow Lane, Palisades, NY 10964
Telephone Number:	212 243-5202
E-Mail Address:	ernest@delatorredesign.com
State/Date of Formation:	June 2021
Contact Person:	Ernest de la Torre

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).

<u>Name of Individual</u>	<u>Address</u>	<u>Telephone</u>	<u>Email</u>	<u>Interest or Role in Entity</u>
1. Ernest de laTorre	67 Ludlow Lane, Plaisades, NY 10964	212 243-5202	ernest2delatorredesign.com	Principal/ 100% owner
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)
) ss.:
 COUNTY OF ROCKLAND)

I, ERNEST DE LA TOUR, being duly sworn, deposes and says that I am (Title) _____, an active or qualified member of the _____,

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.



Signature

Sworn to and subscribed in my presence

This 10th day of May, 2022

Debbie J. Firestone
 NOTARY PUBLIC

DEBBIE J FIRESTONE
 Notary Public, State of New York
 No. 01FI6384584
 Qualified in Rockland County
 Commission Expires Dec. 17, 2022

SWIS	PRINT KEY	NAME	ADDRESS
392489	80.06-1-20	Daniel Goleman	30 South St, Williamsburg, MA 01096
392489	80.06-1-21	64 Ludlow Lane LLC	8 Spruce St Unit 73A, New York, NY 10038
392489	80.06-1-22	Joyfarm LLC	1 Presidential Blvd, Bala Cynwyd, PA 19004
392489	80.06-1-23	7OAKSFARM LLC	79 Ludlow Ln, Palisades, NY 10964
392489	80.06-1-24	7OAKSFARM LLC	67 Ludlow Ln, Palisades, NY 10964
392489	80.06-1-25	Morrie E Brown	57 Ludlow Ln, Palisades, NY 10964
392489	80.06-1-26	Bernard A Seidler	45 Ludlow Ln, Palisades, NY 10964

392489 80.10-1-2

Columbia University Inc NY

P.O. Box 1000, Palisades, NY, 10964

TOTAL LOT AREA

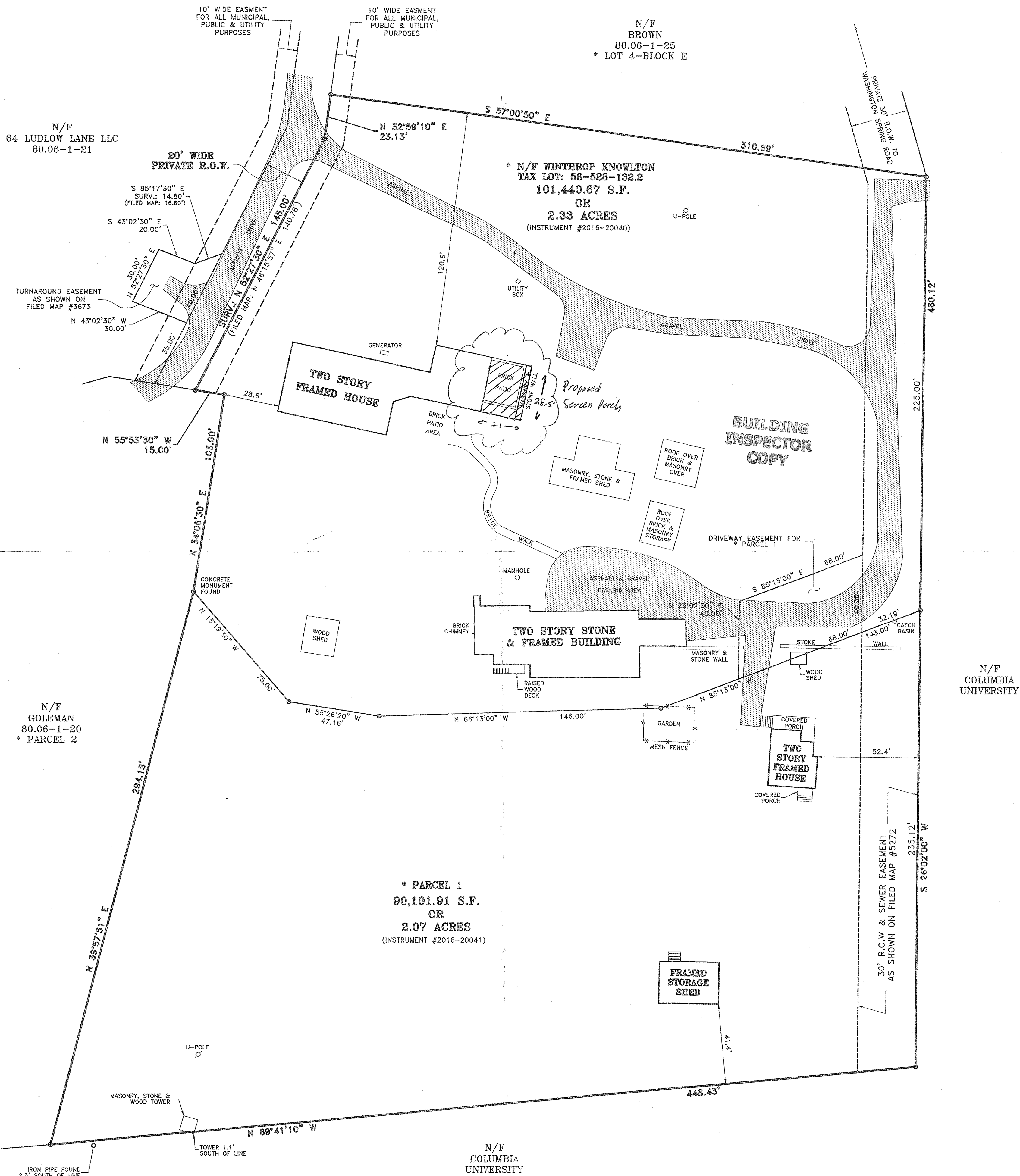
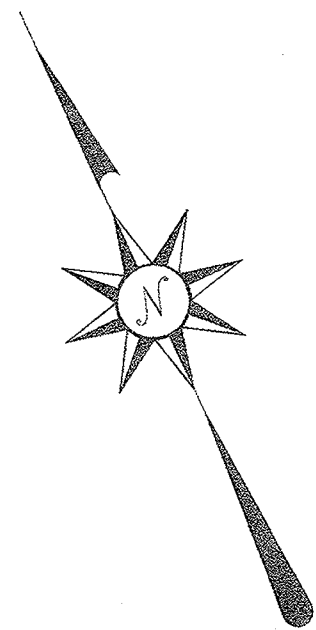
191,542.58 S.F.
OR
4.40 ACRES

ZONING INFORMATION

MUNICIPALITY TOWN OF ORANGETOWN
ZONE R-80

BULK REQUIREMENTS

	REQUIRED	EXISTING
LOT AREA	80,000 SF	191,542.58 SF
LOT WIDTH	150 FEET	175.0'
FRONT YARD	50 FEET	28.6'
REAR YARD	50 FEET	52.4'
SIDE YARD	30 FEET	41.4'
TOTAL SIDE YARD	100 FEET	162.0'
STREET FRONTAGE	100 FEET	168.13'
FLOOR AREA RATIO (FAR)	0.1	0.06
MAXIMUM BUILDING HEIGHT	8"/FT.	30 FT.



N/F
64 LUDLOW LANE LLC
80.06-1-21

N/F
BROWN
80.06-1-25
* LOT 4-BLOCK E

* N/F WINTHROP KNOWLTON
TAX LOT: 68-528-132.2
101,440.67 S.F.
OR
2.33 ACRES
(INSTRUMENT #2016-20040)

* PARCEL 1
90,101.91 S.F.
OR
2.07 ACRES
(INSTRUMENT #2016-20041)

N/F
COLUMBIA
UNIVERSITY

N/F
GOLEMAN
80.06-1-20
* PARCEL 2

JUN 14 2022

80.06-1-23 = 79 Ludlow Ln.
80.06-1-24 = 67 Ludlow Ln. P1171-22

REVISED: DECEMBER 12, 2021 (BULK TABLE ADDED)

W.E. James
Engineering
and
Land Surveying, PLLC
8 CHERANDA LANE
WALKKILL, NEW YORK 12589
PHONE: (845) 666-4829 FAX: (845) 668-6585
EMAIL: WEJames@optonline.net
www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE AND CORRECT COPY. GUARANTEES OF CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON BEHALF OF THE TITLE COMPANY, POSTPONEMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE AGENTS OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: JUNE 29, 2021

CEDED ONLY TO:

- 70AKSFARM LLC
- WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- FIRST AMERICAN TITLE INSURANCE COMPANY

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
BY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
SURVEY PREPARED FOR
70Oaksfarm LLC

TAX MAP SECTION 80.06, BLOCK 1, LOTS 28 & 24
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

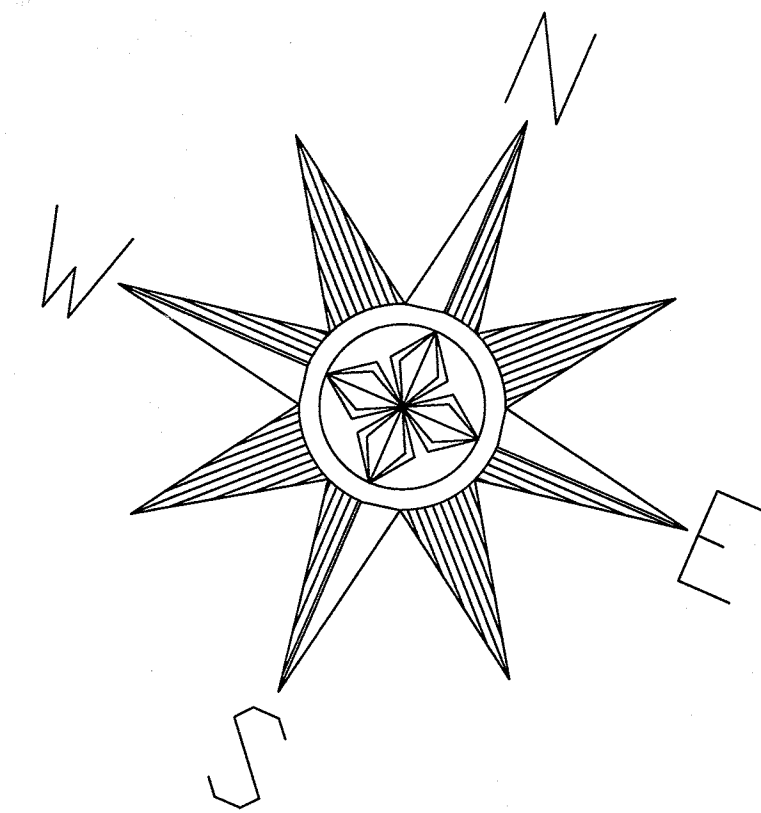
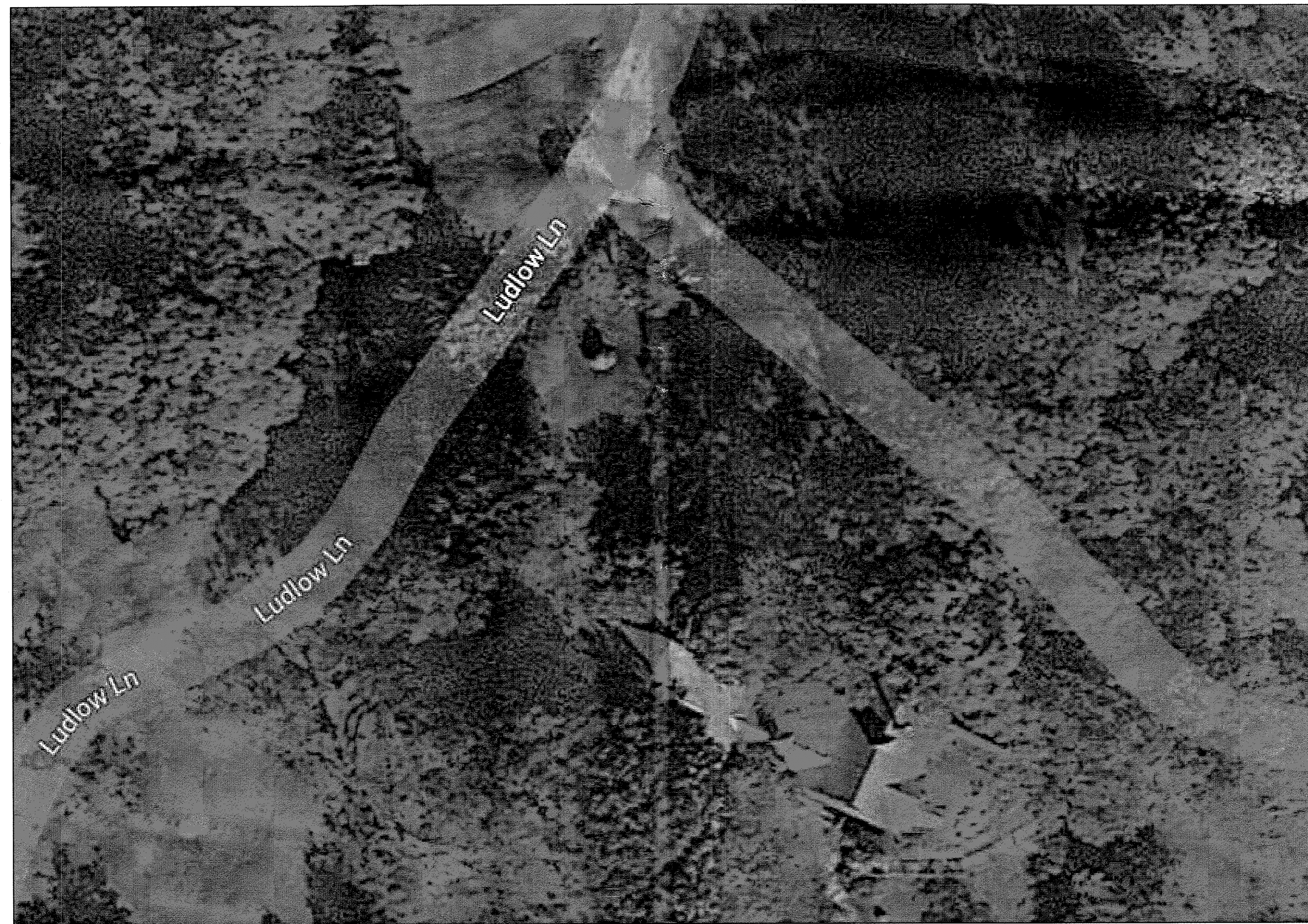
SCALE: 1" = 50'
DATE: JUNE 30, 2021
SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
ROCKLAND COUNTY/TOWN OF ORANGETOWN/LUDLOW LANE/70AKSFARM.LLCO

GENERAL NOTES:

- THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2016-20040 AND INSTRUMENT #2016-20041 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
- SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
- ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
- ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
- REFERENCE: 'MINOR SUBDIVISION FOR GRACE KNOWLTON IN PALISADES' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 13, 1981 AS MAP #5272 IN BOOK 97 AT PAGE 28.
- PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

67 LUDLOW LANE PALISADES, NY, 10964



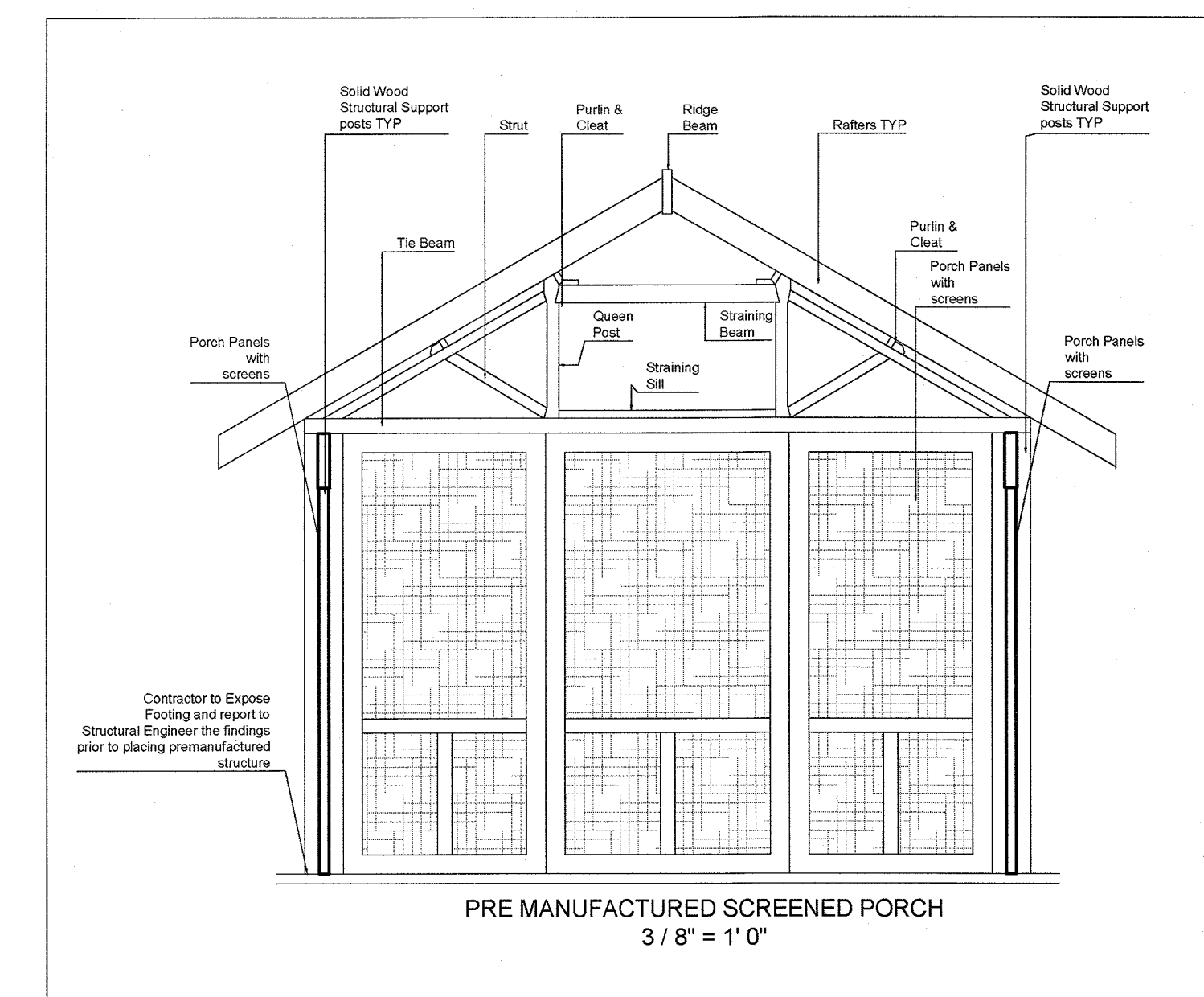
JUN 14 2022



EXISTING EAST



PROPOSED EAST



REGULATORY REVIEWERS NOTE:
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DE LA TORRE DESIGN STUDIO, LTD.
 526 W 26TH ST. SUITE 6AA, NYC, NY 10001
 Phone: 212-243-5202 Fax: 212-243-5264

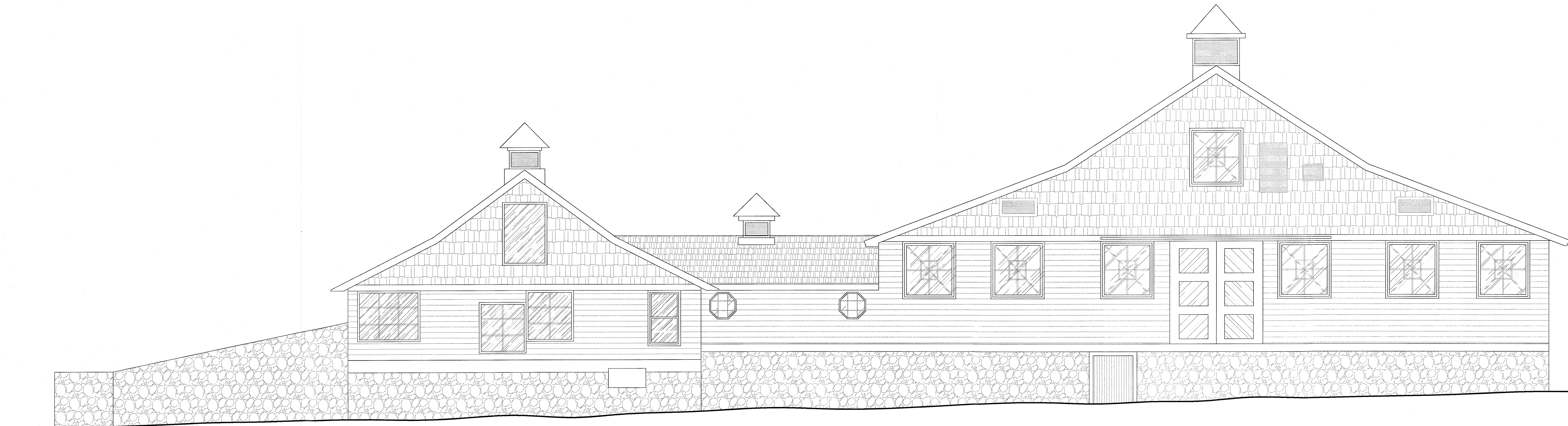
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NOTE6	XXX		NOTE13	XXX	
NOTE7	XXX		NOTE14	XXX	

DATE: 05-05-2022
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 CHECKED BY: XXX
 APPROVED BY: XXX

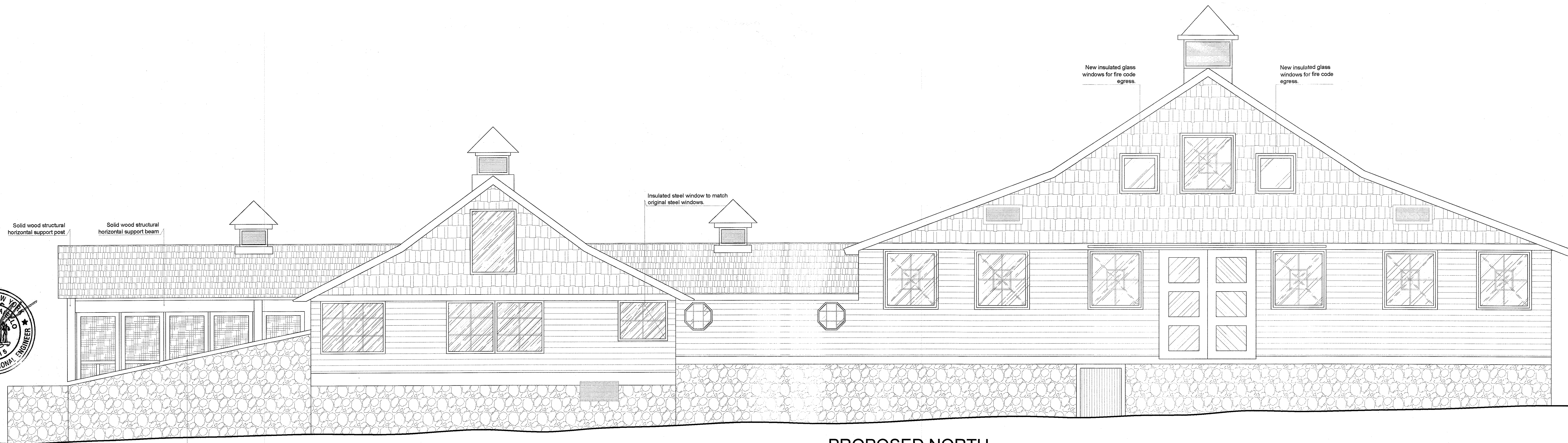
CLIENT: DE LA TORRE - HABERMAN
 67 LUDLOW LANE
 PALISADES NY 10964

TITLE: EAST EXTERIOR ELEVATIONS
 EXISTING AND PROPOSED

SHEET
EXT
 OF



EXISTING NORTH



PROPOSED NORTH



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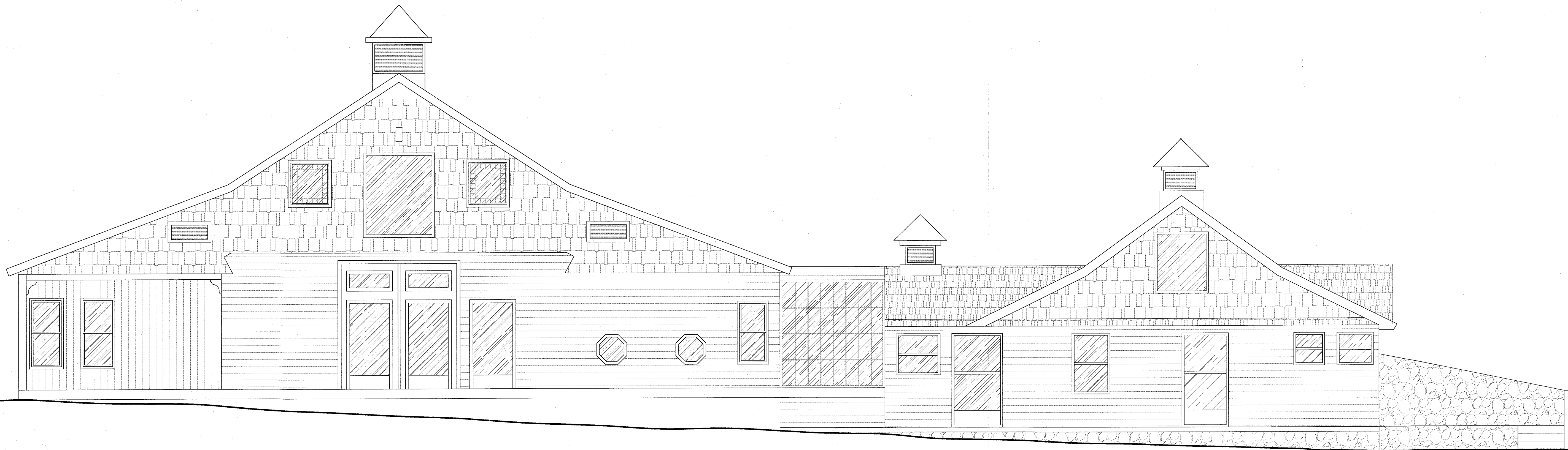
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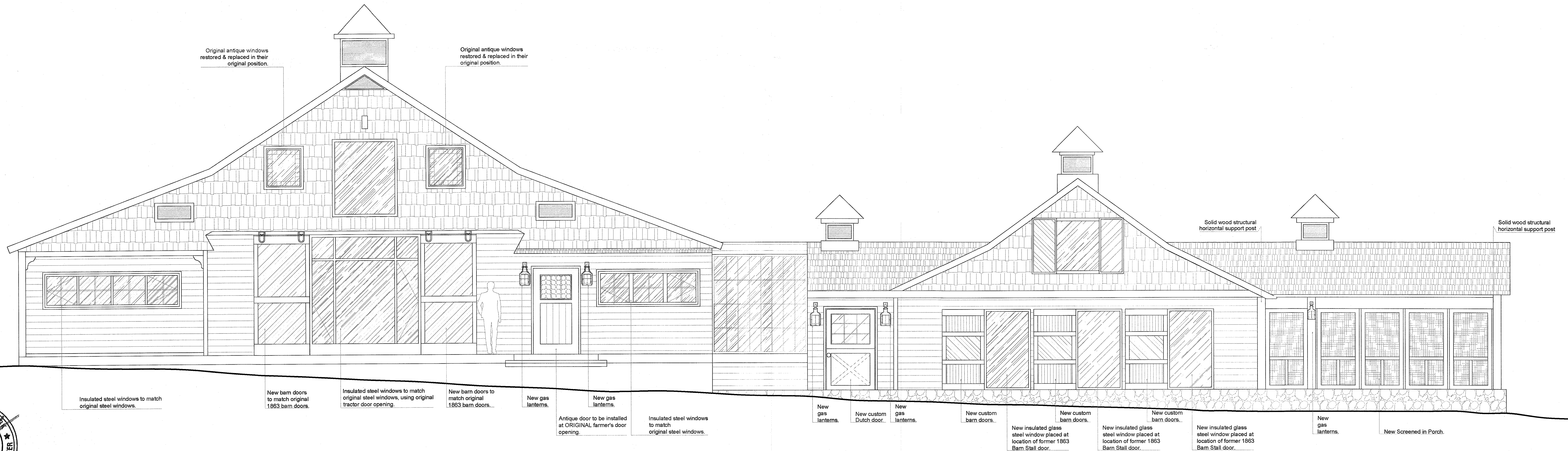
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 APPROVED BY: XXX

CLIENT: DE LA TORRE - HABERMAN
 67 LUDLOW LANE
 PALISADES NY 10964
 TITLE: NORTH EXTERIOR ELEVATIONS
 EXISTING AND PROPOSED

SHEET
EXT
 OF



EXISTING SOUTH



PROPOSED SOUTH



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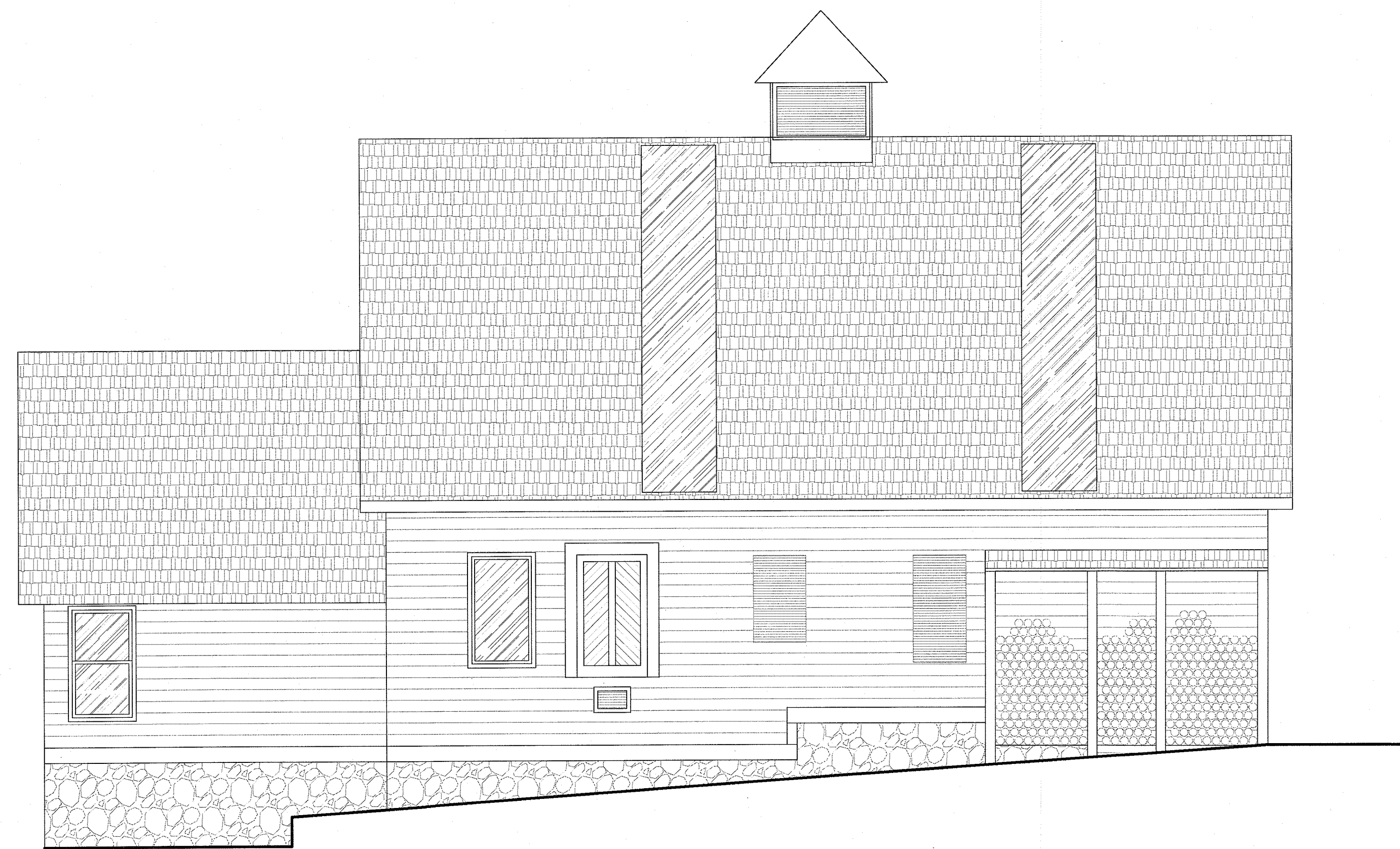
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NOTE6	xxx		NOTE13	xxx			
NOTE7	xxx		NOTE14	xxx			

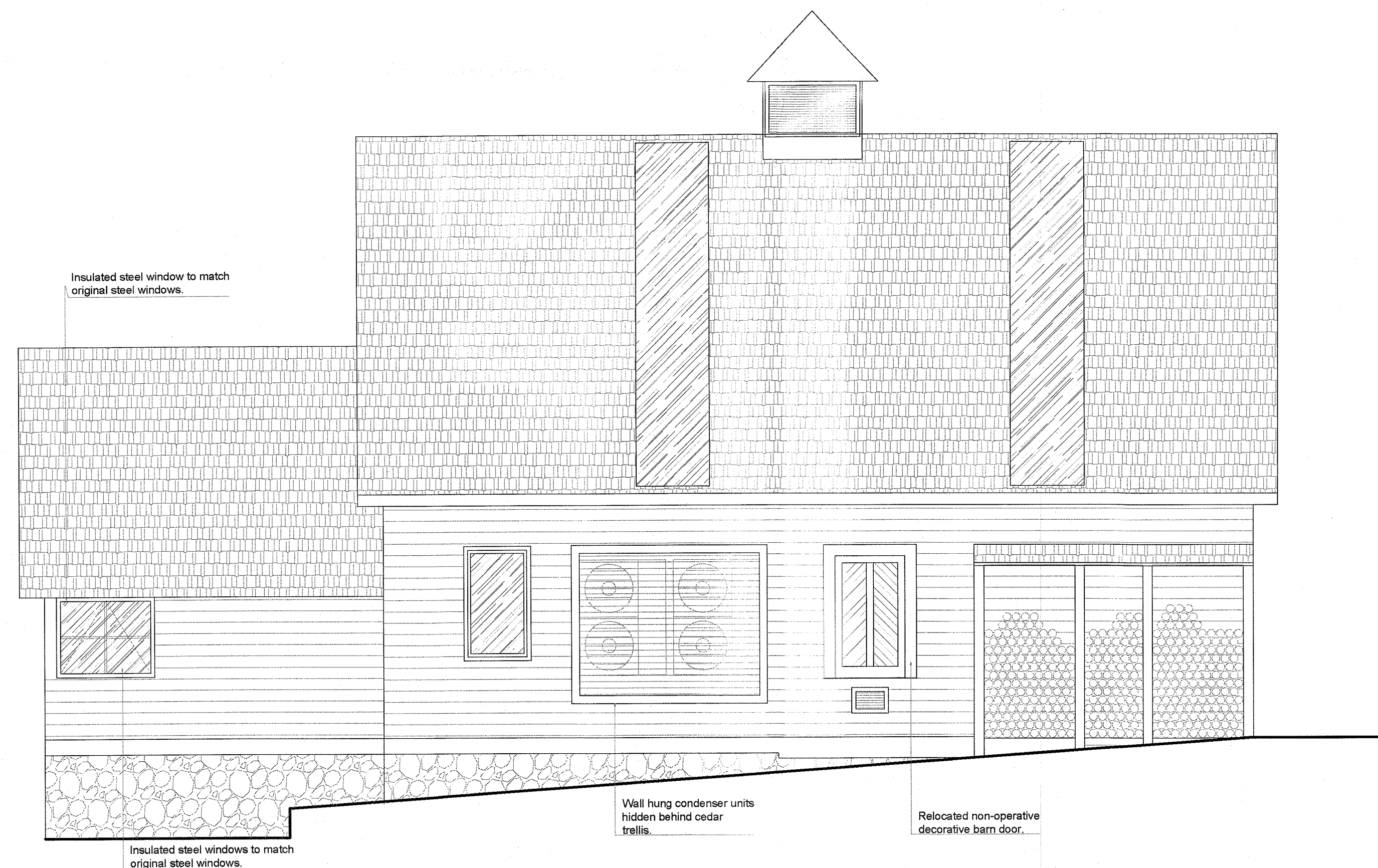
CLIENT
 DE LA TORRE - HABERMAN
 67 LUDLOW LANE
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 Phone: 212-243-5202 Fax: 212-243-5264

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NOTE7	xxx		NOTE14	xxx	

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 DRAWN BY: XXX
 CHECKED BY: XXX
 APPROVED BY: XXX

CLIENT: DE LA TORRE - HABERMAN
 67 LUDLOW LANE
 PALISADES NY 10964

TITLE: WEST EXTERIOR ELEVATIONS
 EXISTING AND PROPOSED

SHEET
EXT
 OF

67 LUDLOW LANE, WINDOW & GLASS DOOR SCHEDULE

ROOM	ELEVATION	TYPE	QTY	DIMENSIONS W X H	DRAWING	DETAILS	NOTES
KITCHEN	EAST	DOORS AND FIXED PANEL	1	6' 8" BY 9' 9"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
KITCHEN	N/W	HATCH WINDOWS	2	3' 0" BY 3' 9"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
KITCHEN	SOUTH	CASEMENT WINDOW	3	6' 8" BY 3' 6"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
KITCHEN	SOUTH	DUTCH DOOR	1	4' 0" BY 6' 8"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
READING ROOM	EAST	CASEMENT WINDOW	1	4' 0" BY 3' 8"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
READING ROOM	SOUTH	CASEMENT WINDOW	1	8' 3" BY 2' 9"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
UPSTAIRS GUEST	NORTH	CASEMENT WINDOW	2	2' 11" BY 2' 11"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
MASTER BEDROOM	SOUTH	CASEMENT WINDOW	1	11' 2" BY 2' 9"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.
LIVING ROOM	SOUTH	CASEMENT & FIXED	1	9' 3" BY 10' 0"		LOW E-272 DUAL PANE PLANITHERM GLAZING 72% TRANSMITTANCE, 11% EXT. REFLECTANCE 12% INT. REFLECTANCE UV .16, ISO .55, HEATH GAIN COEFICIENT .41 TEMPERED	CONTRACTOR TO CONFIRM DIMS.

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DATE	REVISIONS	BY	DATE	REVISIONS	BY

DATE: 05-05-2022
SCALE: NTS
DRAWN BY: ER
CHECKED BY:
APPROVED BY:

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TITLE	WINDOW SCHEDULE