

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input 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 type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR-7459-25
 ASSIGNED
 INSPECTOR: DOM

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: RIVER VIEW PROPERTY HOLDINGS, LLC

Street Address: 29+31 LUDLOW LANE
PALISADES, NY 10964

Tax Map Designation:

Section: 80.06 Block: 1 Lot(s): 30
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of LUDLOW LANE, approximately 1000 feet SOUTH of the intersection of WASHINGTON SPRINGS, in the Town of ORANGETOWN in the hamlet/village of PALISADES.

Acreage of Parcel <u>1.861</u>	Zoning District <u>R-80</u>
School District <u>SOCSD</u>	Postal District <u>PALISADES</u>
Ambulance District <u>SOUTH ORANGETOWN</u>	Fire District <u>SPARKILL - PALISADES</u>
Water District <u>NYACK WATER DEPT.</u>	Sewer District <u>RC SEWER DIST. #1</u>

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

CONSTRUCT A STEEL AND GLASS GREENHOUSE, SIZE 40' X 80' X 20'-3" HIGH ON REINFORCED CONCRETE PERIMETER FOUNDATION WALL

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

Date: 7/16/2025 Applicant's Signature: [Signature]

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APPLICATION REVIEW FORM

2

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.

80.06-1-31.1

80.06-1-31.2

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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 ZONING BOARD OF APPEALS

*Riverview
Property
Holdings, LLC.*

Date: 6/26/25 ^{8/8/25} Section: 80.06 Block: 1 Lot: 30
Applicant: Riverview Properties LLC
Address: 23 ²⁹⁺ Ludlow Ln. Palisades NY
RE: Application Made at: 31 Ludlow Ln. Palisades NY

Referred For:

Chapter 43, Section 3.12 R-80, Group A Col #4 FAR .10 allowed / .117 proposed
Col # 11 Rear Yard 50' required / 35' proposed

Two Variances needed

Comments:

40' x 80' Glass Greenhouse

Dear Riverview Properties LLC

Please be advised that the Building Permit Application # 7459-25, which you submitted on 6/20/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, 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

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TOWN OF ORANGETOWN
LAND USE BOARDS

Signature of Director
PLEASE KEEP FOR YOUR RECORDS
-01-2024: emd

8/8/25
6/26/25

Date
CC: Katlyn Bettmann
Elizabeth Decort



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

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*Riverview
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Holdings, LLC.*

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Applicant: Riverview Properties LLC

Address: 23 Ludlow Ln. Palisades NY

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Referred For:

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Col # 11 Rear Yard 50' required / 35' proposed

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Sincerely,

Glenn E. Maier
Assistant Building Inspector

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TOWN OF ORANGETOWN
LAND USE BOARDS

6/26/25

Signature of Director
E: PLEASE KEEP FOR YOUR RECORDS
-01-2024: emd

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-80</u>	Group: <u>A</u>	Use: <u>RESIDENTIAL</u>	
	Required	Existing	Proposed
Floor area ratio	<u>0.10</u>	<u>0.08</u>	<u>0.117 *</u>
Lot area	<u>80,000 SF</u>	<u>81,056 SF</u>	<u>81,056 SF</u>
Lot width	<u>150 FT.</u>	<u>> 150 FT.</u>	<u>> 150 FT.</u>
Street frontage	<u>100 FT.</u>	<u>209.8 FT.</u>	<u>209.8 FT.</u>
Front yard setback	<u>50 FT.</u>	<u>72.4 FT.</u>	<u>72.4 FT.</u>
Side yard setback	<u>30 FT.</u>	<u>36.7 FT.</u>	<u>30 FT.</u>
Total side yard setback	<u>100 FT.</u>	<u>NA</u>	<u>NA</u>
Rear yard setback	<u>50 FT.</u>	<u>148.9 FT.</u>	<u>30 FT. *</u>
Maximum building height	<u>8 IN./FT. FROM LOT</u>	<u>> 8 IN./FT.</u>	<u>> 8 IN./FT.</u>

Number of stories: 1 Construction Type: TYPE II Occupancy Class: UTILITY, MISC. GROUP U

Zoning Chart Information Completed by: MARGARET R. GARCIA

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

AFFIDAVIT

State of New York)
 County of Rockland) SS.:
 Town / Village of _____)

I, MARGARET R. GARCIA 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]
171 KINGS HWY
ORANGETOWN, NY 10962

SWORN to before me this 20th day of June, 2025

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

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

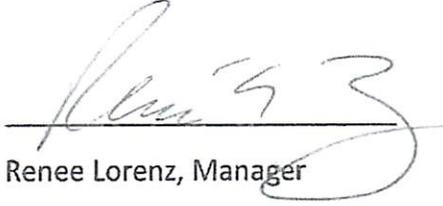
Signature: _____	Date: _____
Director, OBZPAE	

RIVER VIEW PROPERTY HOLDINGS, LLC

APPOINTMENT OF DESIGNEE

Under the special authority of the governing authority of River View Property Holdings, LLC, a Delaware limited liability company (the "Company"), the manager of the Company "appoints **Kerrie Bodrato Keating** as designee of the manager of the Company to act as a designated signatory for the Company's governing authority and governing person to make purchases on behalf of the Company for the Company's day-to-day operations "(the Appointment)".

EXECUTED this 14th day of April 2025



Renee Lorenz, Manager

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TOWN OF ORANGETOWN
LAND USE BOARDS

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)
26 Orangeburg Road
Orangeburg, New York 10962
Tel: (845) 359-8410 ext. 4330
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: GREENHOUSE
PROPERTY ADDRESS: 31 LUWLOW LANE, PALISADES, NY
TAX LOT ID: 80,06-1-30
NAME OF APPLICANT: Kerrie Keating
OWNER OF PROPERTY: RIVER VIEW PROPERTY HOLDINGS, LLC
Land Use Application/Brief Description of Project: CONSTRUCT A GREENHOUSE FOR PRIVATE USE ON THIS PROPERTY

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 of both the owner and applicant (if not the same) 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).

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TOWN OF ORANGETOWN
LAND USE BOARD

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 Town of Orangetown Office of Building Clerk and 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, Keerie Keating, being duly sworn, deposes and says that I am (Title) Property Manager, an active or qualified member of the RIVER VIEW PROPERTY, 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.

Keerie Keating _____
 Signature

Sworn to and subscribed in my presence

This 11th day of July, 2025

 NOTARY PUBLIC

(TAO/ds/rm July, 2017)

NEIL F. AGYRI
 Notary Public - State of New York
 NO. 01AG6324731
 Qualified in Rockland County
 My Commission Expires May 11, 2027

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TOWN OF ORANGETOWN
 LAND USE BOARD



GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

PARCEL DATE: August 2024
PRINT_KEY: 80.06-1-30
OLD ID: 35-61-528.134/2
SWIS: 392489
MUNICIPALITY: ORANGETOWN
TOWN: ORANGETOWN
VILLAGE: N/A
ADDRESS: 29-31 LUDLOW LN
ADDRESS 2:
ALTERNATE ADDRESS:
CITY: PALISADES
STATE: NY
ZIP: 10964
OWNER: THIRTY ONE LUDLOW LANE LLC
ADDITIONAL OWNERS:
DATE OF DEED: 08/15/2013
BOOK-PAGE: N/A
INSTRUMENT: 2013-00030447
DEED_ACRES: 1.86
GIS CALCULATED ACRES: 1.86288168
REQUIRES GML REVIEW: NO
ROW - PALISADES INTERSTATE PARKWAY: NO
ROW - NYS THRUWAY: NO
COUNTY PARK: NO
ROW COUNTY HWY: NO
ROW NYS HWY: NO
COUNTY REGULATED STREAMS: NO
LONG PATH HIKING TRAIL: NO
NYS PARK: NO
NYS FACILITY: NO
COUNTY FACILITY: NO
VILLAGE BOUNDARY: NO
TOWN BOUNDARY: NO
ORANGE COUNTY BOUNDARY: NO
X LONGITUDE: 655615
Y LATITUDE: 792950
SUBDIVISION MAP: 3732

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TOWN OF ORANGETOWN
LAND USE BOARD

200ft

DECISION

SECTION 5.226 FRONT YARD FENCE HEIGHT VARIANCE APPROVED AS AMENDED

To: David Englander (Thirty-One Ludlow Lane LLC)
PO Box 549
Palisades, NY 10964

ZBA #19-24
Date: March 6, 2019 & April 17, 2019
Permit #48369

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#19-24: Application of Thirty-One Ludlow Lane LLC for a variance from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-80 District, Group A, Section 5.226 (Fence Height: 4 ½' permitted, 6' & 8' proposed) for existing deer fencing at an existing single-family residence. The premises are located at 31 Ludlow Lane, New York and are identified on the Orangetown Tax Map as Section 80.06, Block 1, Lot 30; in the R-80 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at meetings held on the following Wednesdays, March 6, 2019 and April 17, 2019 at which time the Board made the determination hereinafter set forth.

David Englander, Attorney, appeared and testified.

The following documents were presented:

1. Copy of the survey with the fence location drawn on it.
2. Two letters of support for the application from neighbors.
3. 15 color photographs of the fence submitted by Julie Katz, abutting property owner at 11 Lawrence Lane.

Mr. Sullivan, Chairman, made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Ms. Salomon, aye; Mr. Sullivan, aye; Mr. Quinn, aye; Mr. Feroldi, aye; and Ms. Castelli, aye.

David Englander, Attorney, testified that he was before the Board for the rest of the property and the Board asked that he come back for this portion of the property because it has a different section block and lot number and is owned by an LLC; that the fence is existing and the fence is actually six foot with the two feet above it having the posts and two horizontal wires; about it and they would like to legalize it; and that the owners have viewed this portion of the lot as a rear yard; and that after hearing the objections he would like to request a continuance to see the fence for himself and talk to his client.

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TOWN OF ORANGETOWN
LAND USE BOARD

TOWN CLERK'S OFFICE

2019 APR 25 P 12:34

TOWN OF ORANGETOWN

Public Comment:

Julie Katz, 11 Lawrence Lane, an abutting property owner, stated that she never received notice for the last meeting in October because she would have attended and objected; that this deer fencing negatively affects her property; and she submitted 15 color pictures of the existing fence from her house, her yard and the street; that she purchased her property in 2015 and she never would have purchased the property if she knew this could happen; that this fence is not eight feet tall; that it is much higher closer to her house and pointed to a picture showing the height of the fence over 10'; that the fence doesn't stop the deer either; that she has tried to communicate with the house manager but it is difficult; that the owners of the property visit the site about five week-ends per year; that she lives in her house; that the applicants should find another way to accomplish this and the Board should not set a precedence for these high deer fences.

Susan Nemesday, 19 Lawrence Lane, stated that she is an adjacent property owner on the street and that the private road has a 25' easement; that it doesn't make sense to fence this far away from the house because there are no plantings down there to protect and that portion of the property is never used and it does negatively affect their closest neighbor.

At the April 17, 2019 hearing David Englander appeared.

David Englander testified that he met with the neighbors after the last hearing and heard their concerns; that he spoke with his client and they are proposing to take the following steps on the Katz western boundary line the fencing will be setback thirty (30') feet to the west; the setback on the Katz southern boundary will be set back twenty (20') feet to the south; that the setback of the fencing along Lawrence Lane will be an additional thirty (30') feet from the road to the west which will be a total of fifty (50') feet from the road; that these setbacks are intended to will exceed the requirements for permissible fencing provided in Section 5.226 of the Orangetown Code; that the re-installations just mentioned will be without horizontal cross bars; that the re-installations above shall be installed with vertical posts of eight (8') feet and will be otherwise compliant with Section 5.226 of the Orangetown Code; and any vertical posts exceeding eight (8') feet on Ludlow Lane shall be cut or ground down and clearing of the streams and culverts will be part of the routine landscape maintenance for the Story/Garschina property; and they are requesting variances for the present fencing installation as modified with the vertical posts on Ludlow Lane to eight (8') feet.

Public Comment:

Julie Katz, 11 Lawrence Lane, Palisades, testified that she appreciates the changes and it does soften it up a bit and asked when the changes would take place.

Susan Nemesdy, 19 Lawrence Lane, Palisades, testified that she appreciates the fence being moved back.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

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TOWN OF ORANGETOWN
LAND USE

TOWN CLERK'S OFFICE

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A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Sullivan made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested front yard fence height variance as modified will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties and clearing of the streams and culverts will be part of the routine landscape maintenance for the Story/Garschina property.
2. The requested front yard fence height variance as modified will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district and clearing of the streams and culverts will be part of the routine landscape maintenance for the Story/Garschina property.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining a variance.
4. The requested front yard fence height variance as modified, although somewhat substantial; afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community and clearing of the streams and culverts will be part of the routine landscape maintenance for the Story/Garschina property.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

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TOWN OF ORANGETOWN
LAND USE BOARDS

TOWN CLERK'S OFFICE

2019 APR 25 P 12:34

TOWN OF ORANGETOWN

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested front yard fence height variance as modified on the Katz western boundary line the fencing will be setback thirty (30') feet to the west; the setback on the Katz southern boundary will be set back twenty (20') feet to the south; that the setback of the fencing along Lawrence Lane will be an additional thirty (30') feet from the road to the west which will be a total of fifty (50') feet from the road; that the re-installations will be without horizontal cross bars; that the re-installations above shall be installed with vertical posts of 8' and will be otherwise compliant with Section 5.226 of the Orangetown Code; and any vertical posts exceeding eight (8') feet on Ludlow Lane shall be cut or ground down and the requested variances for the present fencing installation as modified with the vertical posts on Ludlow Lane to eight (8') feet is APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

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TOWN OF ORANGE
LAND USE BOARD

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The foregoing resolution to approve the application for the requested front yard fence height variance as modified (on the Katz western boundary line the fencing will be setback 30' to the west; the setback on the Katz southern boundary will be set back twenty (20') feet to the south; that the setback of the fencing along Lawrence Lane will be an additional thirty (30') feet from the road to the west which will be a total of fifty (50') feet from the road; that the re-installations will be without horizontal cross bars; that the re-installations above shall be installed with vertical posts of eight (8') feet and will be otherwise compliant with Section 5.226 of the Orangetown Code; and any vertical posts exceeding eight (8') feet on Ludlow Lane shall be cut or ground down and the requested variances for the present fencing installation as modified with the vertical posts on Ludlow Lane to eight (8') feet is APPROVED; was presented and moved by Ms. Castelli, seconded by Mr. Quinn and carried as follows: Mr. Quinn, aye; Mr. Sullivan, aye; Mr. Feroldi, aye; Ms. Salomon, abstained because she was not present for first hearing; and Ms. Castelli, aye. Mr. Bosco was absent.

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: April 17, 2019

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Deborah Arbolino
Administrative Aide

DISTRIBUTION:

APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-M.M.

TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

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TOWN OF ORANGETOWN

GENERAL STRUCTURAL CODE NOTES

GOVERNING BUILDING CODE: 2020 NEW YORK STATE BUILDING CODE (2018 IBC W/ NEW YORK AMENDMENTS)

DESIGN LOADS:

GRAVITY:

ROOF DEAD LOAD	1.5 PSF
ROOF LIVE LOAD	20 PSF (REDUCIBLE)
GROUND SNOW LOAD: P _g	30 PSF
ROOF SNOW: P _r	21 PSF
COLLATERAL:	6 PSF

WIND:

NOMINAL WIND SPEED; V _{asd}	90 MPH
ULTIMATE WIND SPEED; V _{ult}	115 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+0.18 / -0.18

SEISMIC:

SEISMIC IMPORTANCE FACTOR; I _e	1.0
MAPPED SPECTRAL RESPONSE ACCELERATION S _s	0.299
MAPPED SPECTRAL RESPONSE ACCELERATION S ₁	0.062
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENT SDS	0.311
SPECTRAL RESPONSE COEFFICIENT SD1	0.099
SEISMIC DESIGN CATEGORY	B
RISK CATEGORY	II
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

TRANSVERSE DIRECTION:

BASIC SEISMIC FORCE RESISTING SYSTEM: STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE

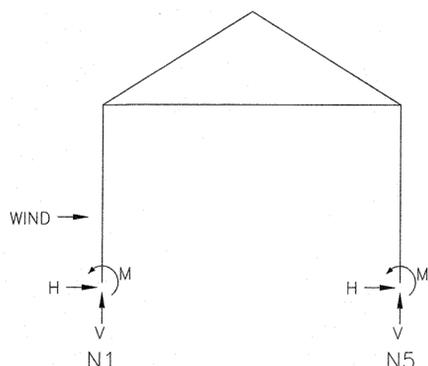
SEISMIC RESPONSE COEFFICIENT C _s	0.104
RESPONSE MODIFICATION FACTOR R	3.0

LONGITUDINAL DIRECTION:

BASIC SEISMIC FORCE RESISTING SYSTEM: STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE.

SEISMIC RESPONSE COEFFICIENT	0.104
RESPONSE MODIFICATION FACTOR R	3.0

ROOF COVERING MATERIAL 8MM TW PCSS



NOTE:
REACTIONS SHOWN IN THE ADJACENT TABLE HAVE BEEN CALCULATED WITH WINDWARD LOADING FROM THE LEFT. THE FOUNDATION SHALL BE DESIGNED BY ANOTHER PROFESSIONAL ENGINEER FOR WINDWARD LOADING FROM BOTH THE LEFT AND RIGHT DIRECTIONS.

Foundation Reactions

These are unfactored loads and should be factored by a licensed Professional Engineer prior to design of the foundation.

Wind & seismic loads are reversible and in both directions.

Node	Load Case	X (k)	Y (k)	M (k-ft)
N1	D	0.038	0.515	-0.124
	Lr	0.197	2.400	-0.653
	S	0.330	4.200	-1.119
	W (G _{cpi} = +0.18)	0.257	2.383	-0.906
	W (G _{cpi} = -0.18)	-1.669	-2.133	5.533
N5	D	-0.038	0.515	0.124
	Lr	-0.197	2.400	0.653
	S	-0.330	4.200	1.119
	W (G _{cpi} = +0.18)	-0.257	3.963	0.819
	W (G _{cpi} = -0.18)	-1.516	-2.307	4.684



CEOS STRUCTURAL ENGINEERS
Part of the solution...
6950 Squibb Road, Suite 230
Mission, KS 66202
Phone: (913) 677-9000
www.ceostructures.com
ceo@ceostructures.com

CEO JOB NUMBER: SGM08.25
© 2025 CEO Structural Engineers

Good to know.
Stuppy
GREENHOUSE
Greenhouse Design, Manufacturing & Construction
1212 Clay Street, PO Box 12456
North Kansas City, MO 64116
816.842.3071 · www.stuppy.com

RIVERVIEW PROPERTY HOLDINGS, LLC
23 LUDLOW LN.
PALISADES, NY 10964

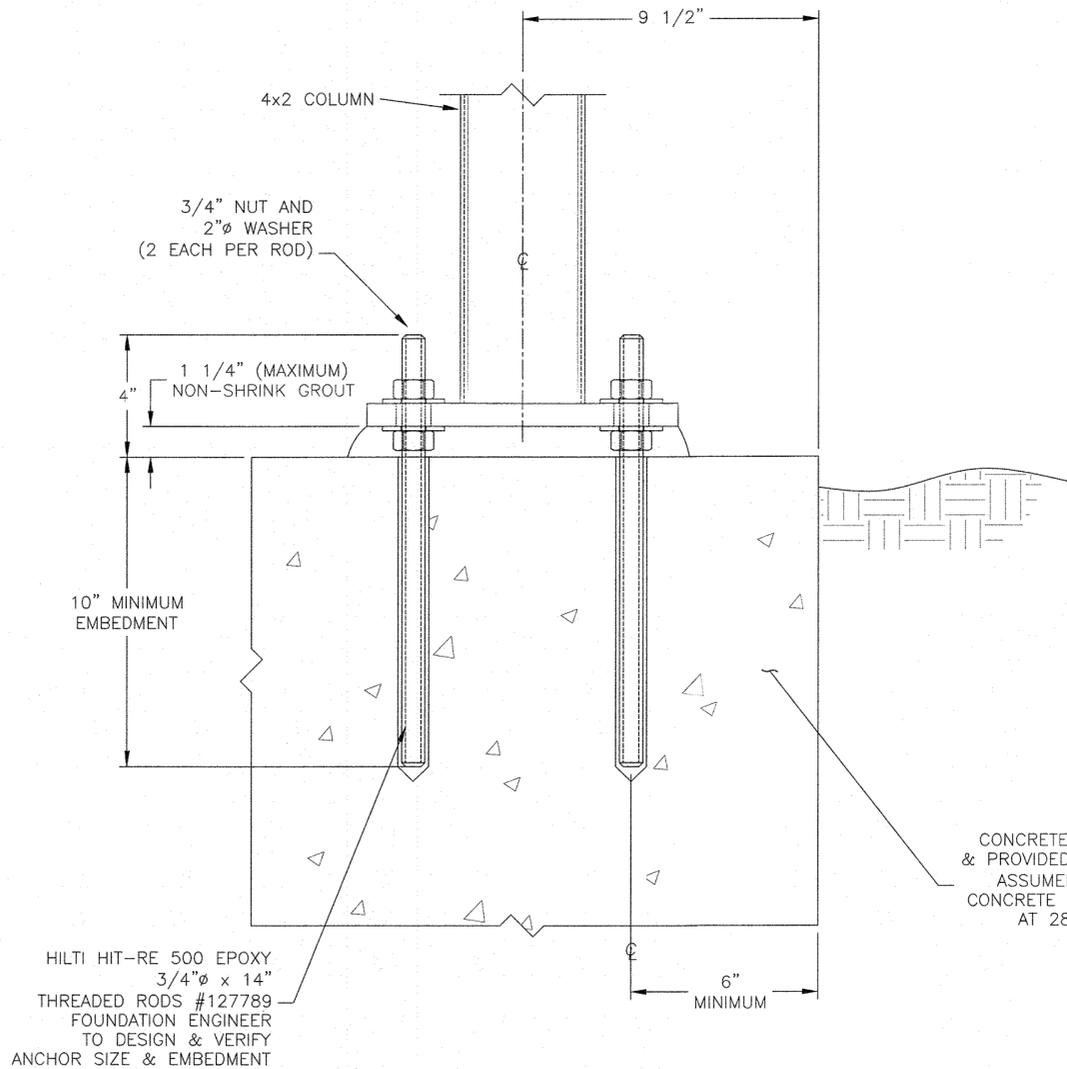
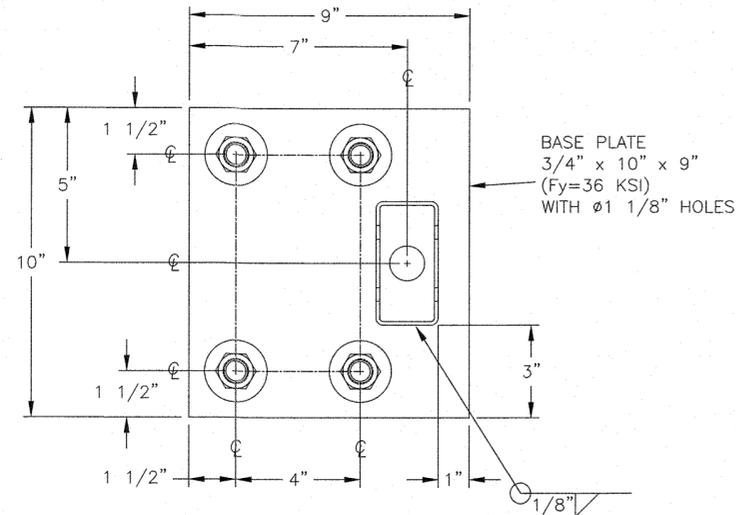
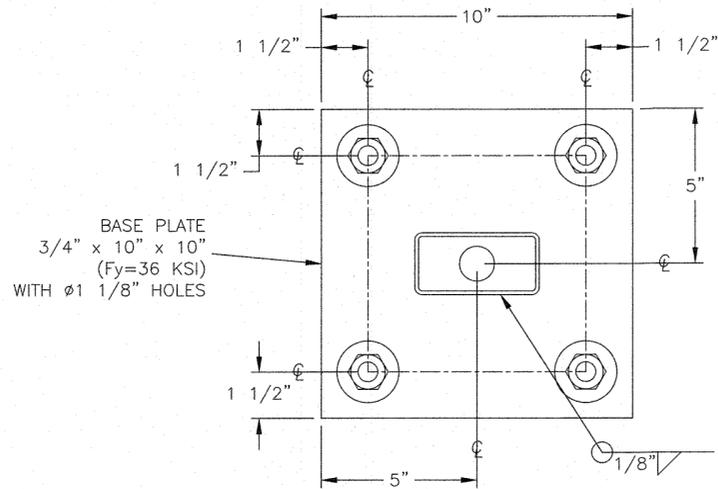
PROJECT # 27191

ISSUE DATE
05/15/2025
REVISIONS

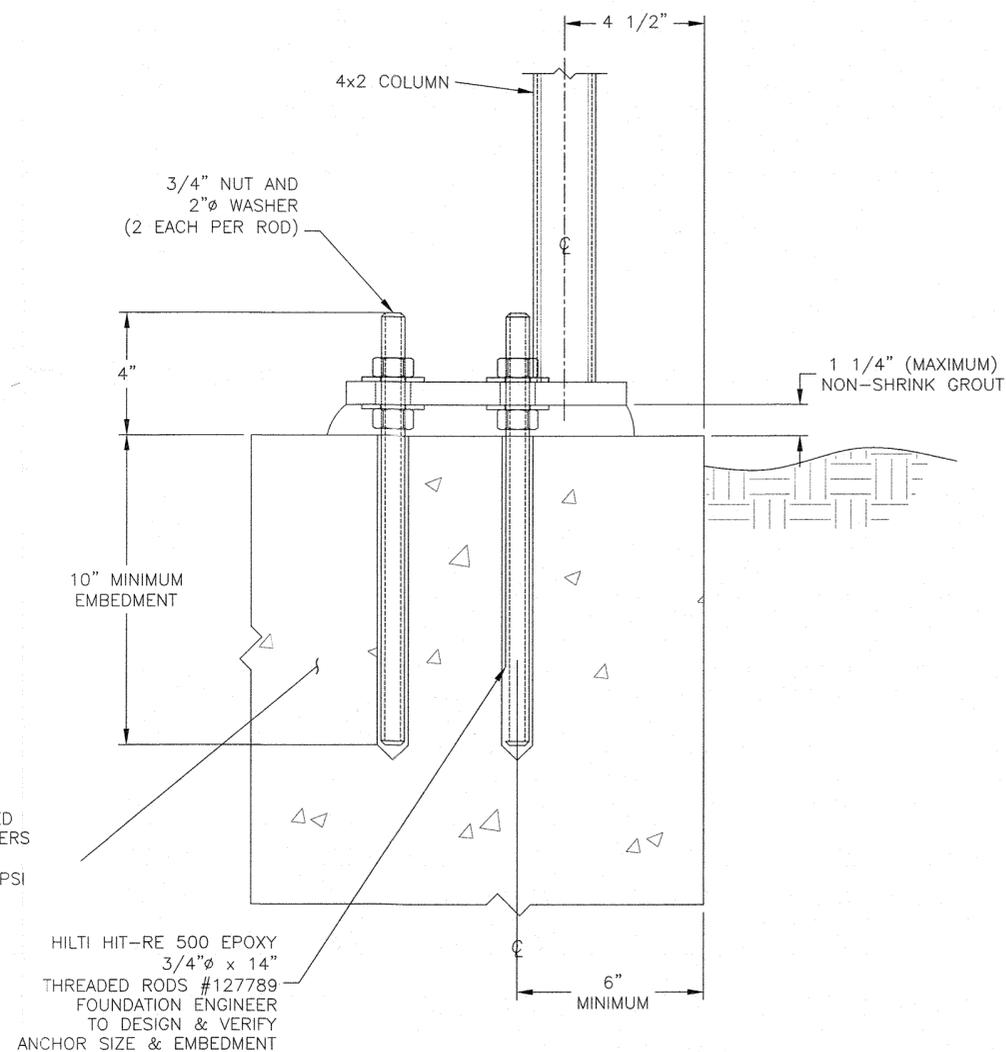
DRAWN LRP
CHECKED XXX

SHEET

C-16995
CODE INFORMATION



CONCRETE DESIGNED
& PROVIDED BY OTHERS
ASSUMED f'c OF
CONCRETE = 4000 PSI
AT 28 DAYS



BASEPLATE @ CORNER
FOUNDATIONS, REINFORCING, & ANCHOR BOLTS
SHOWN ON THIS DRAWING
ARE REPRESENTATIVE IN NATURE AND
SHALL BE DESIGNED BY OTHERS

BASEPLATE @ SIDEWALL
FOUNDATIONS, REINFORCING, & ANCHOR BOLTS
SHOWN ON THIS DRAWING
ARE REPRESENTATIVE IN NATURE AND
SHALL BE DESIGNED BY OTHERS

NOTES:

1. ALL STEEL FOR GREENHOUSE MEMBERS MEET REQUIREMENTS OF ASTM A1011M-02.
2. MIN. YIELD STRENGTH OF STEEL MEMBERS SHALL BE 50 KSI UNLESS OTHERWISE NOTED.
3. ALL BOLTS SHALL BE SAE GRADE 5 OR ASTM A325 UNLESS OTHERWISE NOTED.



RIVERVIEW PROPERTY HOLDINGS, LLC
23 LUDLOW LN.
PALISADES, NY 10964

PROJECT # 27191

ISSUE DATE

05/15/2025

REVISIONS

DRAWN CHECKED

LRP

SHEET

C-16996A
CODE BASEPLATE

ISSUE DATE

05/15/2025

REVISIONS

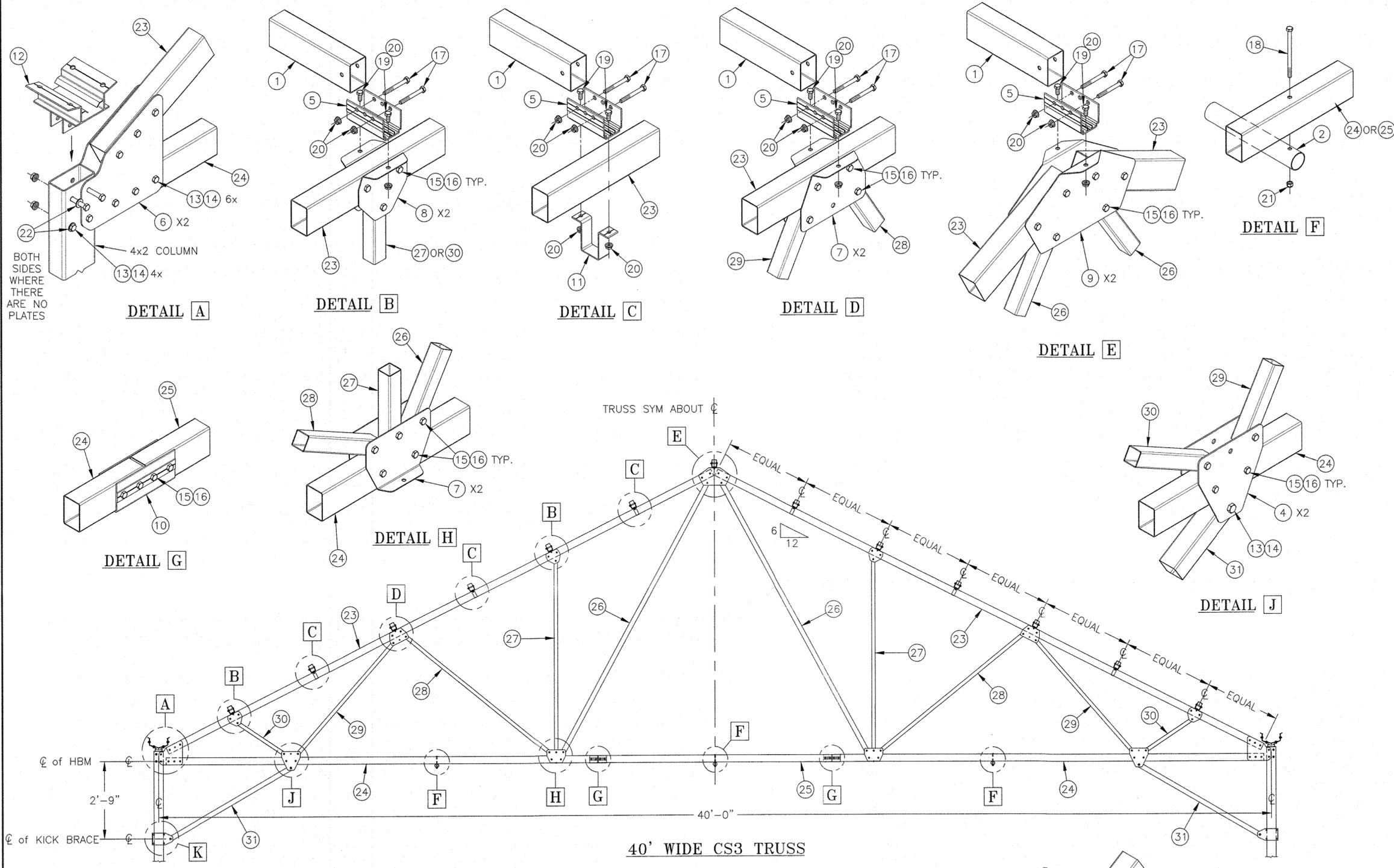
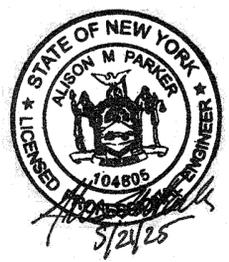
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LRP XXX

SHEET

C-16997

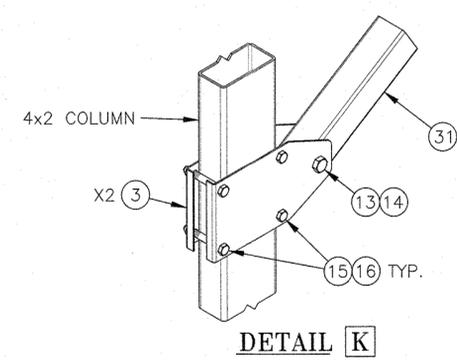
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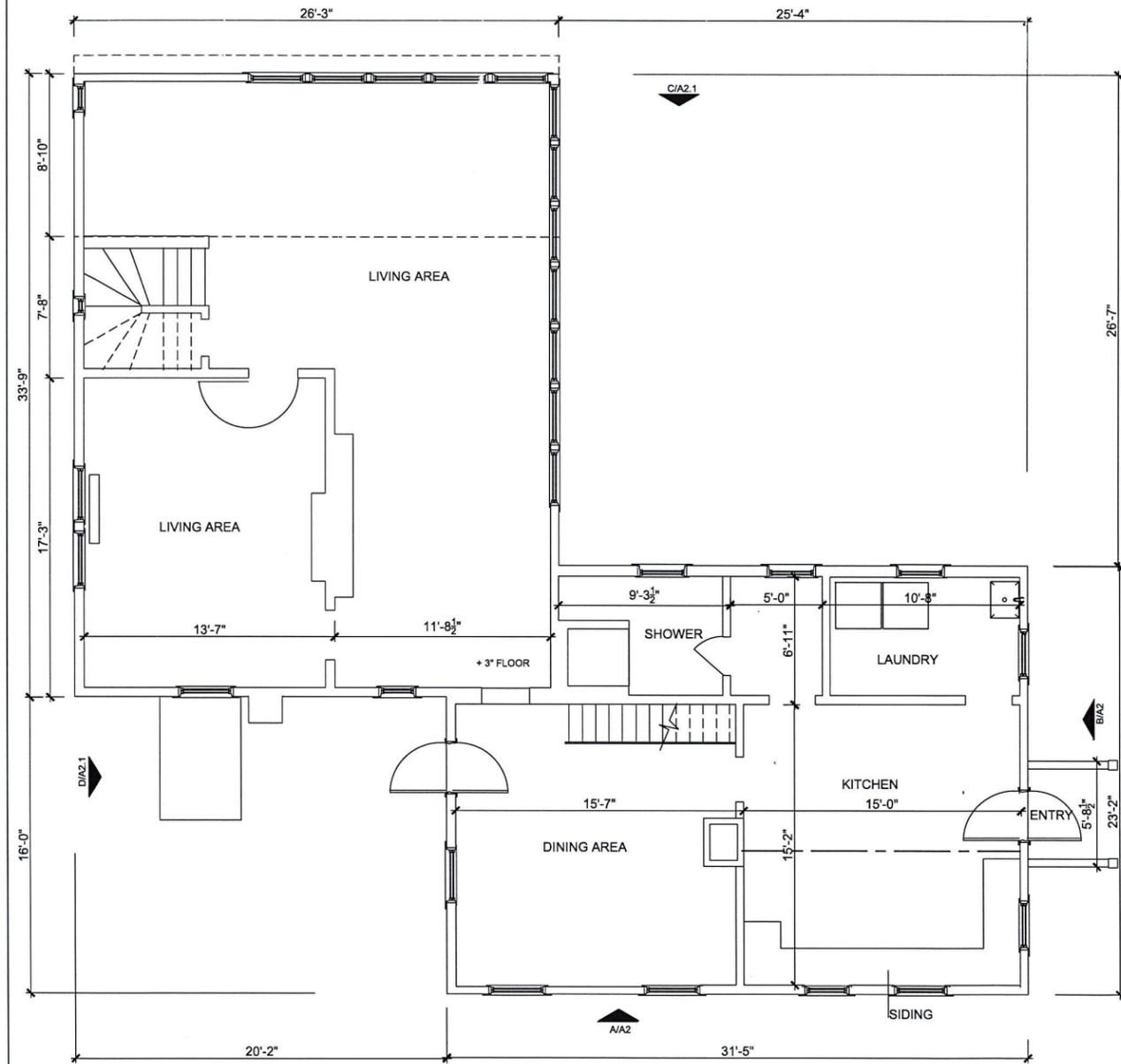
#	ITEM #	MATERIAL LIST - PART DESCRIPTION	#	ITEM #	MATERIAL LIST - PART DESCRIPTION
1	----	3x2 ROOF PURLIN (SEE LAYOUT DRAWINGS)	17	13431	5/16-18 x 2-3/4" HEX BOLT GR5 CAD
2	----	1.66 O.D. PURLIN (SEE LAYOUT DRAWINGS)	18	13457	5/16-18 x 5" HEX BOLT GR5 CAD
3	993485	CS3 4X2 SNGE KICK BRC BKT	19	1339	5/16-18 x 3/4" HEX BOLT GR5 CAD
4	995246	CS3 KICK BRACE TO HBM BRACKET 3 HOLE	20	1346	5/16-18 HEX LOCKNUT SRTD FLANGE
5	P2390	3x2 PURLIN BRACKET 4.5"	21	13921	5/16-18 LOCKNUT NYLON INSERT ZP
6	981160	TRUSS PLATE FOR 4x2 COLUMN	22	127719	1/2 FLAT CUT WASHER ZP
7	992858	CS3 THREE HOLE CONNECTOR	23	981443	40' CS3 3X2-11 TOP CHORD 3 HOLE AT COLUMN - CODE
8	992865	CS3 ONE HOLE CONNECTOR	24	981159	40' CS3 3x2-15 BOTTOM CHORD (END THIRD)
9	996002	CS3 TRUSS RIDGE CONNECTION	25	980778	40' CS3 3x2-15 BOTTOM CHORD (CENTER THIRD)
10	P2989	3x2 TUBE SPLICE 7-1/4"	26	995450-13004	2X2-11 130-1/4" HH TRUSS BRACE
11	P2990	3x2 TUBE STRAP ALUM	27	993610-08110	1.5" SQ.-16GA x 81-5/8" H-H TRUSS BRACE
12	----	CS3 COLUMN TOP/GUTTER SUPPORT	28	993610-07815	1.5" SQ.-16GA x 78-15/16" H-H TRUSS BRACE
13	13902	1/2-13 x 3" HEX BOLT GR5 CAD	29	993610-06206	1.5" SQ.-16GA x 62-3/8" H-H TRUSS BRACE
14	1319	1/2-13 LOCKNUT HEX SERR FLANGE CAD	30	993610-02315	1.5" SQ.-16GA x 23-15/16" H-H TRUSS BRACE
15	13468	3/8-16 x 2-3/4" HEX BOLT GR5 CAD	31	994731-06002	2x2-15GA x 60-1/8" H-H KICK BRACE
16	1349	3/8-16 LOCKNUT HEX FLANGE SERR CAD	32	----	-----

NOTES:

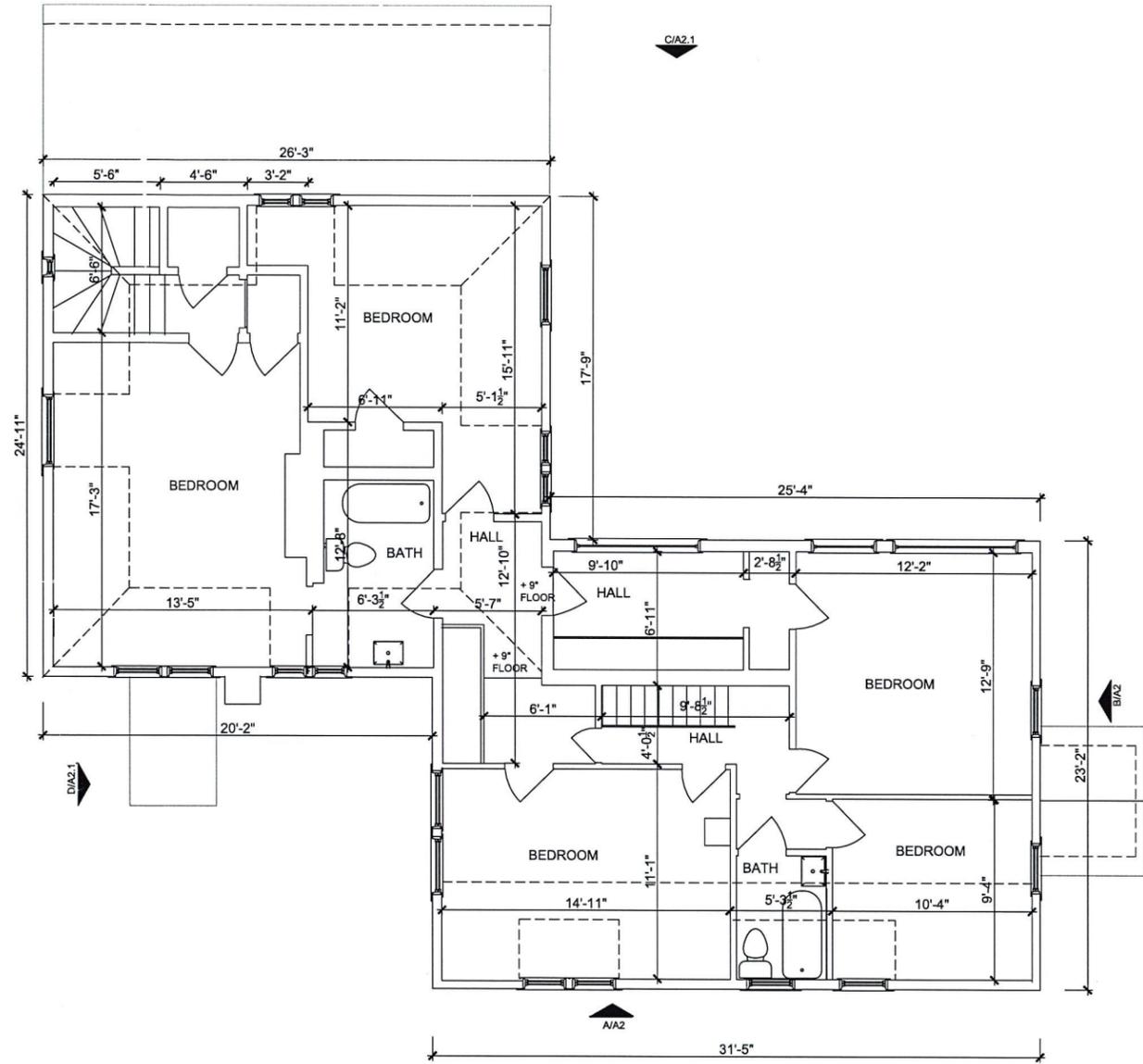
- ALL STEEL FOR GREENHOUSE MEMBERS MEET REQUIREMENTS OF ASTM A1011M-02.
- MIN. YIELD STRENGTH OF STEEL MEMBERS SHALL BE 50 KSI UNLESS OTHERWISE NOTED.
- ALL BOLTS SHALL BE SAE GRADE 5 OR ASTM A325 UNLESS OTHERWISE



FERN LODGE
31 LUDLOW LANE
PALISADES, NEW YORK



1 FIRST FLOOR PLAN - LODGE
1/4" = 1'-0"



2 SECOND FLOOR PLAN - LODGE
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
FLOOR
PLANS
EXISTING
CONDITIONS

DATE: 04/11/2025
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: XXXX

A-1.0



A EXTERIOR REAR ELEVATION - LODGE
1/4" = 1'-0"



B EXTERIOR SIDE ELEVATION - LODGE
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**EXTERIOR
ELEVATIONS
EXISTING
CONDITIONS**

DATE: 04/11/2025
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: XXXX



C EXTERIOR FRONT ELEVATION - LODGE
1/4" = 1'-0"



D EXTERIOR SIDE ELEVATION - LODGE
1/4" = 1'-0"

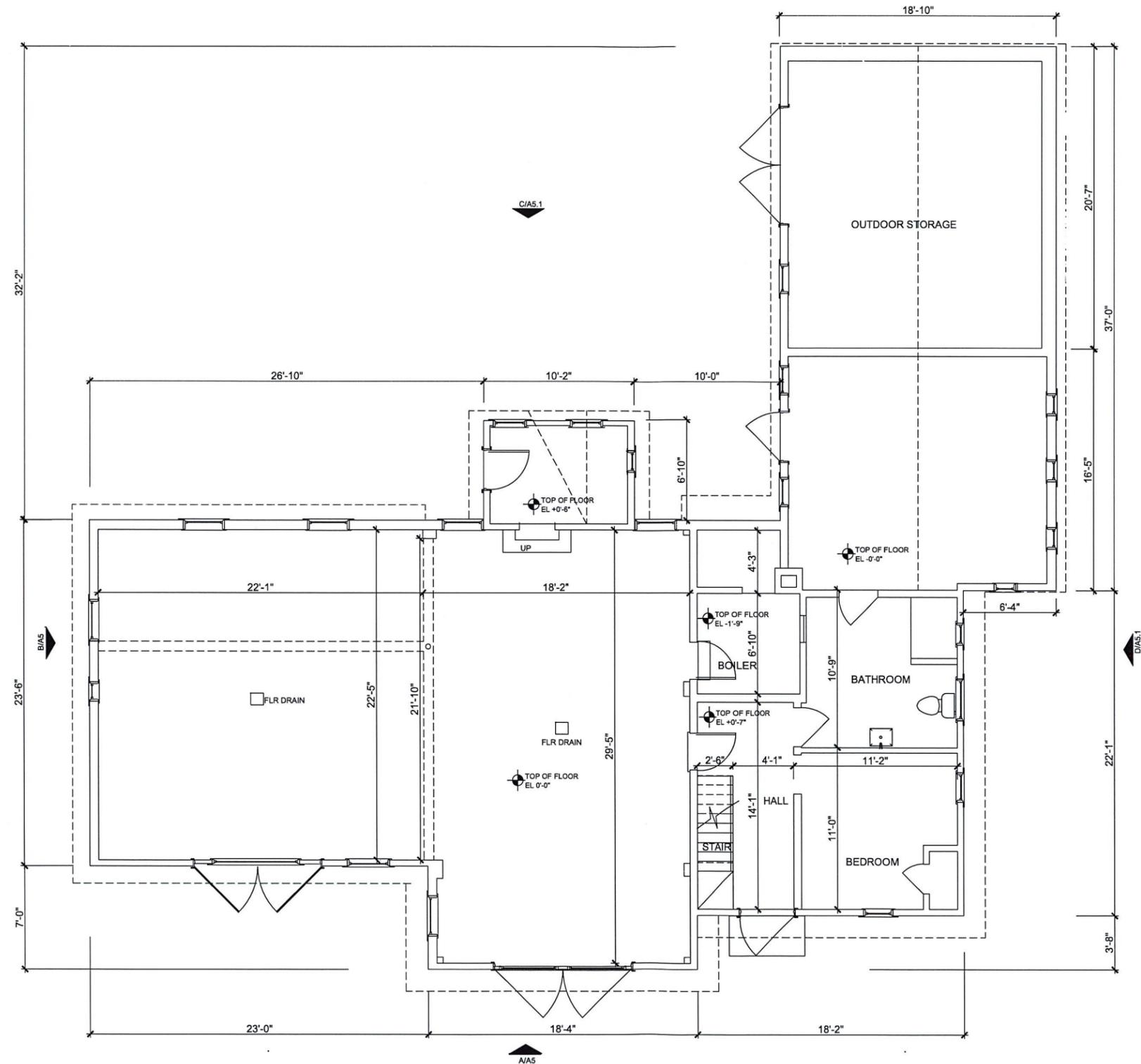
REVISIONS:

DRAWING TITLE:
**EXTERIOR
ELEVATIONS
EXISTING
CONDITIONS**

DATE: 04/11/2025
PROJ TEAM: WCAMRG
PROJ PARTNER: WCAMRG
PROJ NO.: XXXX

A-1.2

FERN BARN
31 LUDLOW LANE
PALISADES, NEW YORK



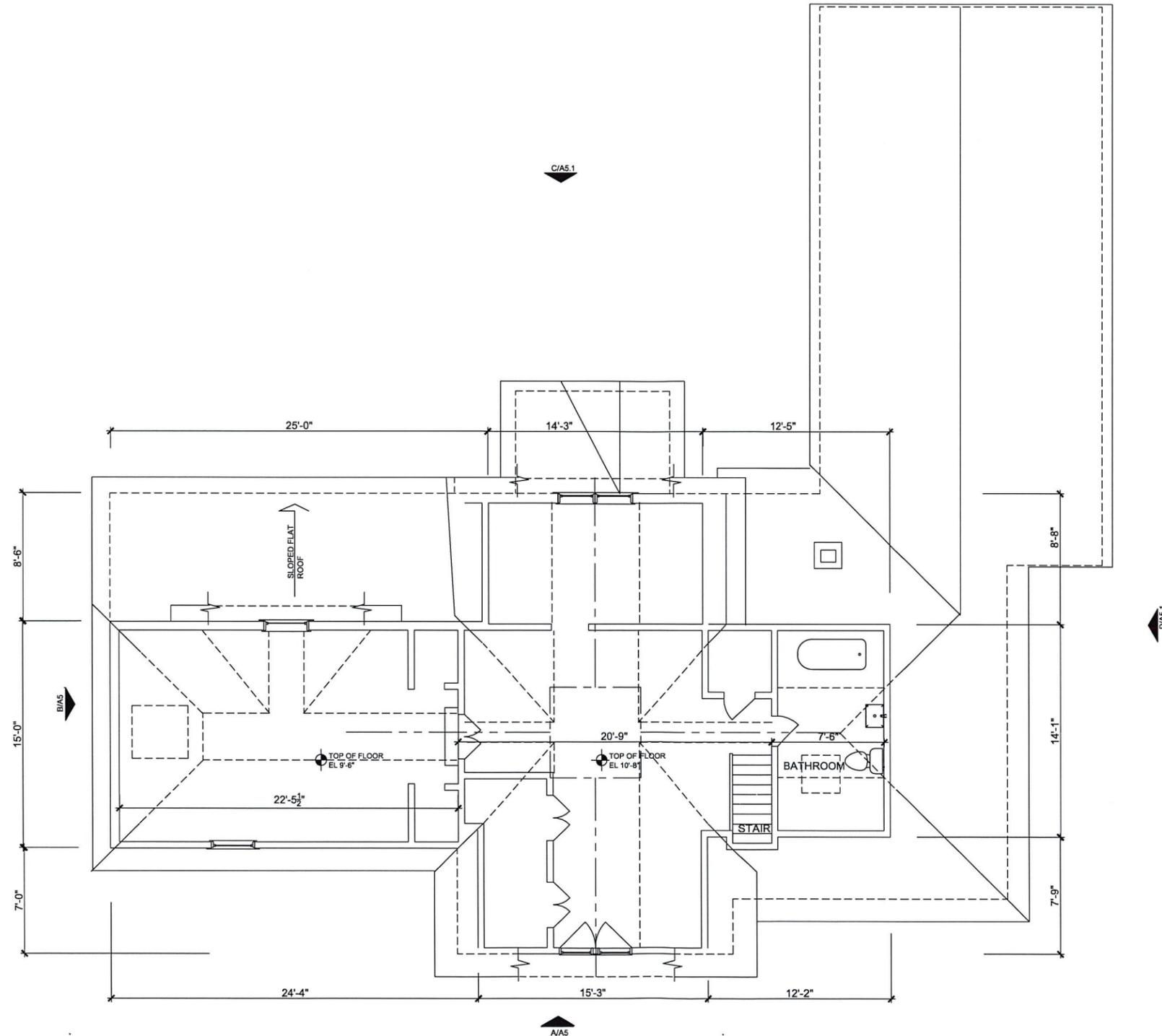
1 MAIN FLOOR PLAN - BARN
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**FLOOR
PLANS
EXISTING
CONDITIONS**

DATE:	04/11/2025
PROJ TEAM:	WCAMRG
PROJ PARTNER:	WCAMRG
PROJ NO.:	XXXX

A-2.0



1 SECOND FLOOR PLAN - BARN
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**FLOOR
PLANS
EXISTING
CONDITIONS**

DATE: 04/11/2025
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: XXXX

A-2.1

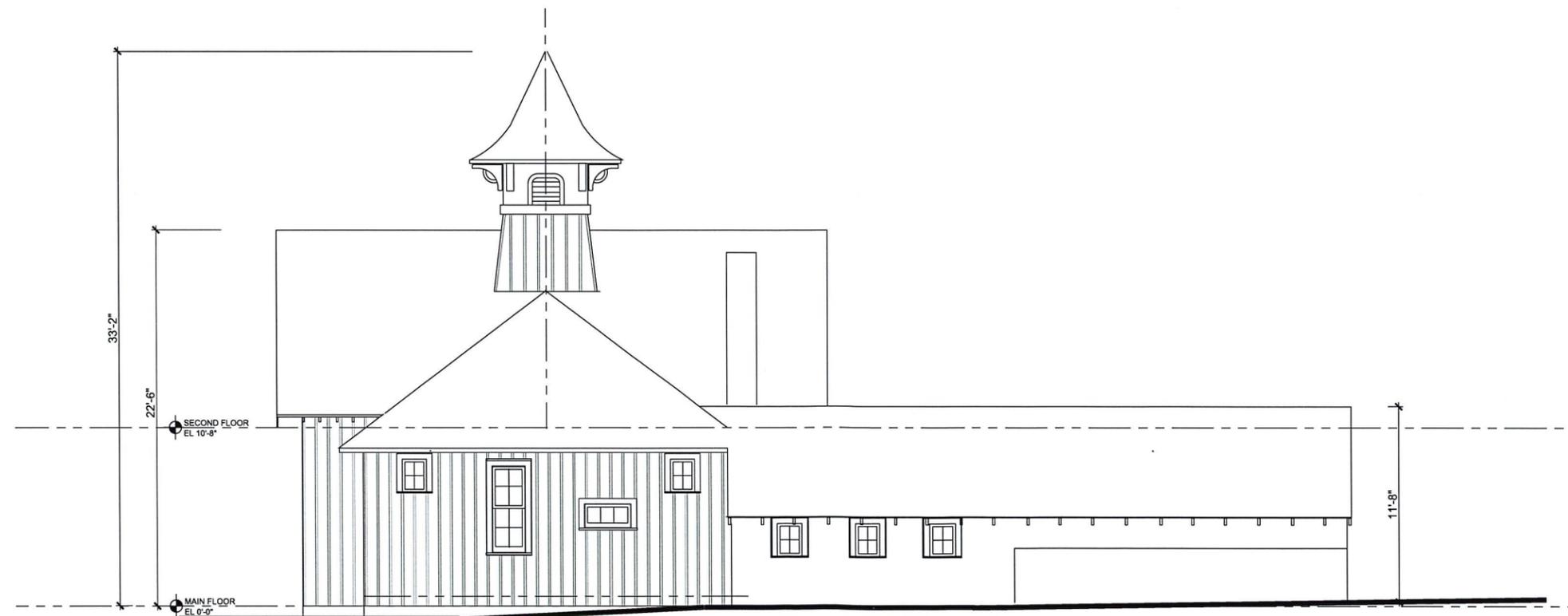
**AURELL
GARCIA
ARCHITECTS**

171 KING'S HIGHWAY,
ORANGEBURG, NY 10962
TEL 845.680.6670

FERN BARN
31 LUDLOW LANE
PALISADES, NEW YORK



C REAR ELEVATION - BARN
1/4" = 1'-0"



D SIDE ELEVATION - BARN
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:

**FLOOR
ELEVATIONS
EXISTING
CONDITIONS**

DATE: 04/11/2025
PROJ TEAM: WCAMRG
PROJ PARTNER: WCAMRG
PROJ NO.: XXXX

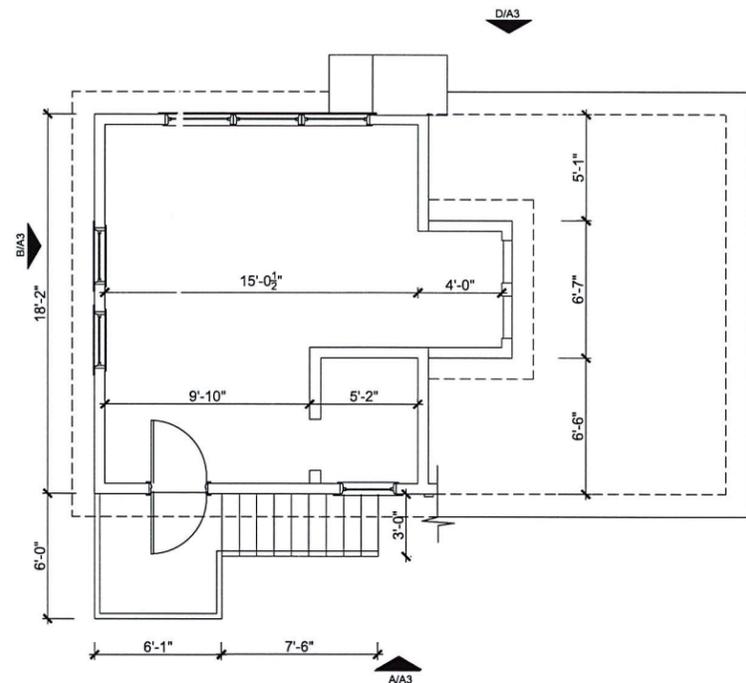
A-2.3

FERN COTTAGE
31 LUDLOW LANE
PALISADES, NEW YORK

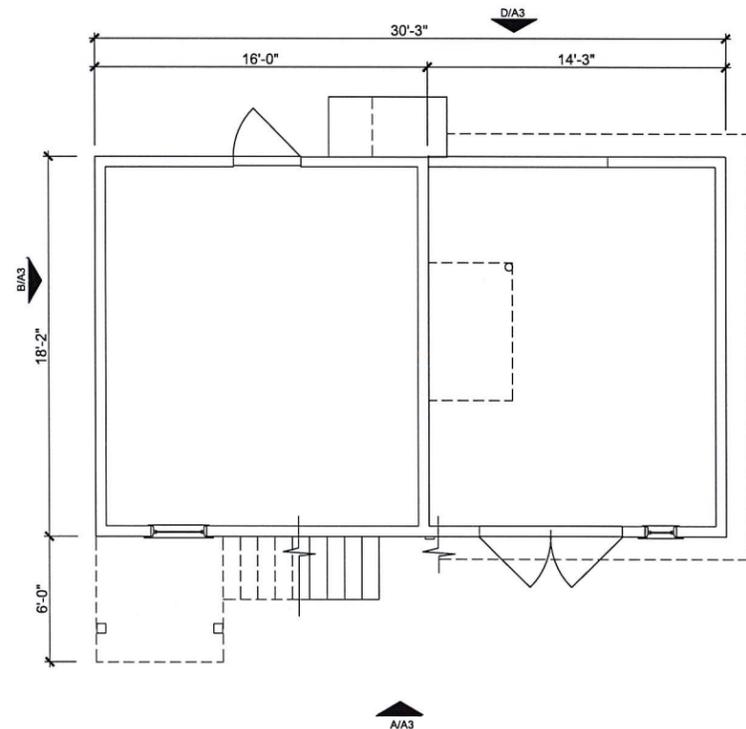
REVISIONS:

DRAWING TITLE:
**PLANS AND
ELEVATIONS
EXISTING
CONDITIONS**

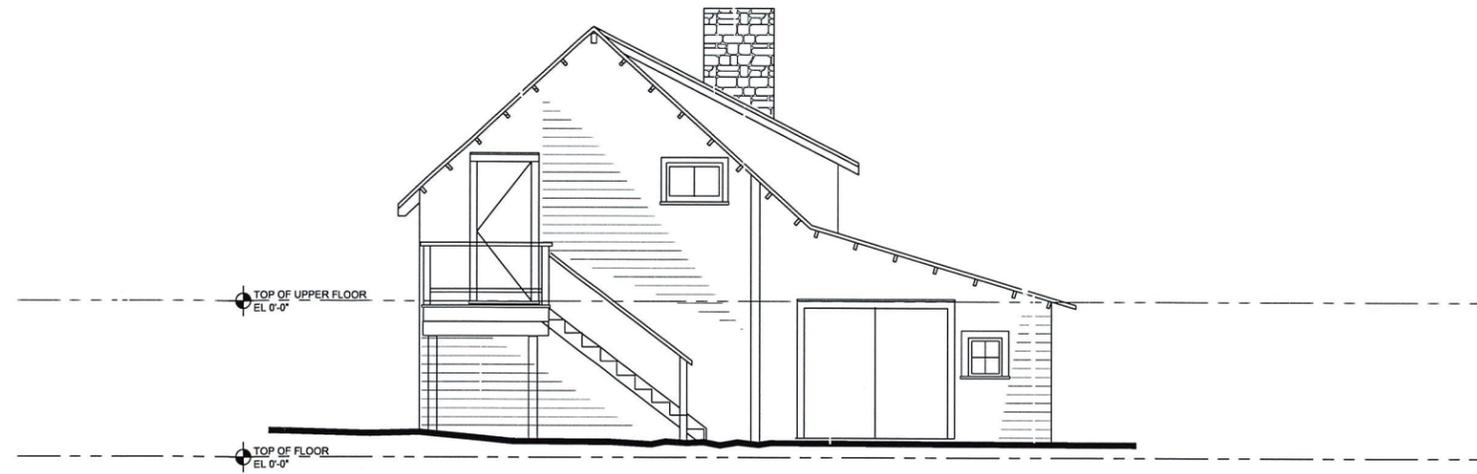
DATE: 04/11/2025
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: XXXX



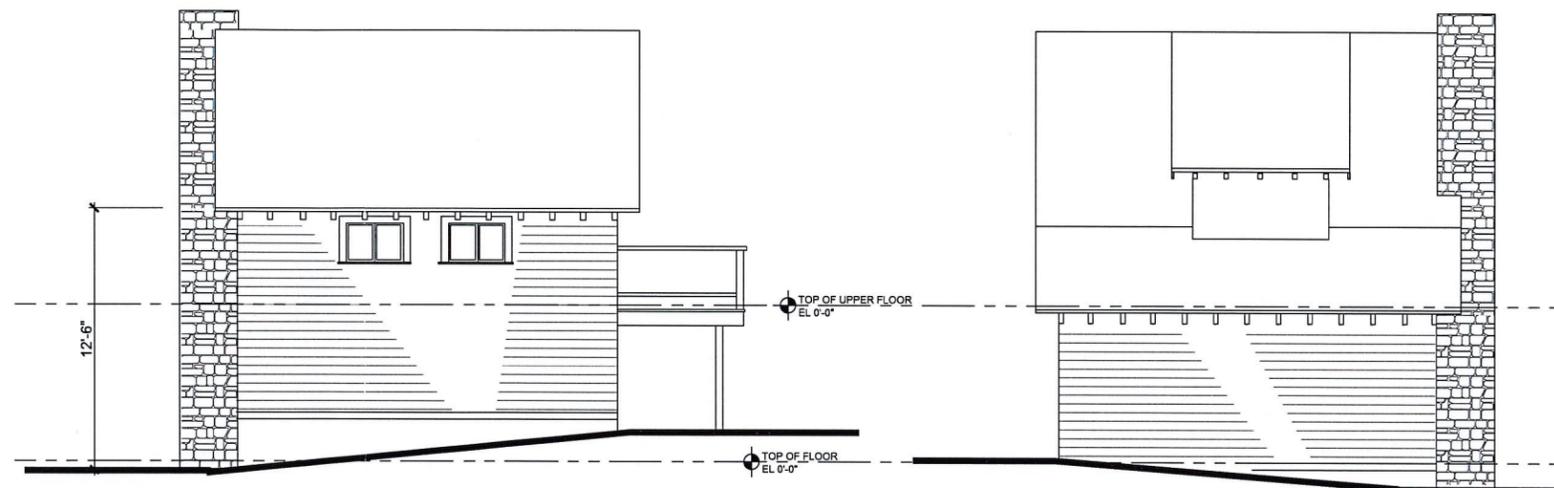
2 SECOND FLOOR PLAN - COTTAGE
1/4" = 1'-0"



1 FIRST FLOOR PLAN - COTTAGE
1/4" = 1'-0"

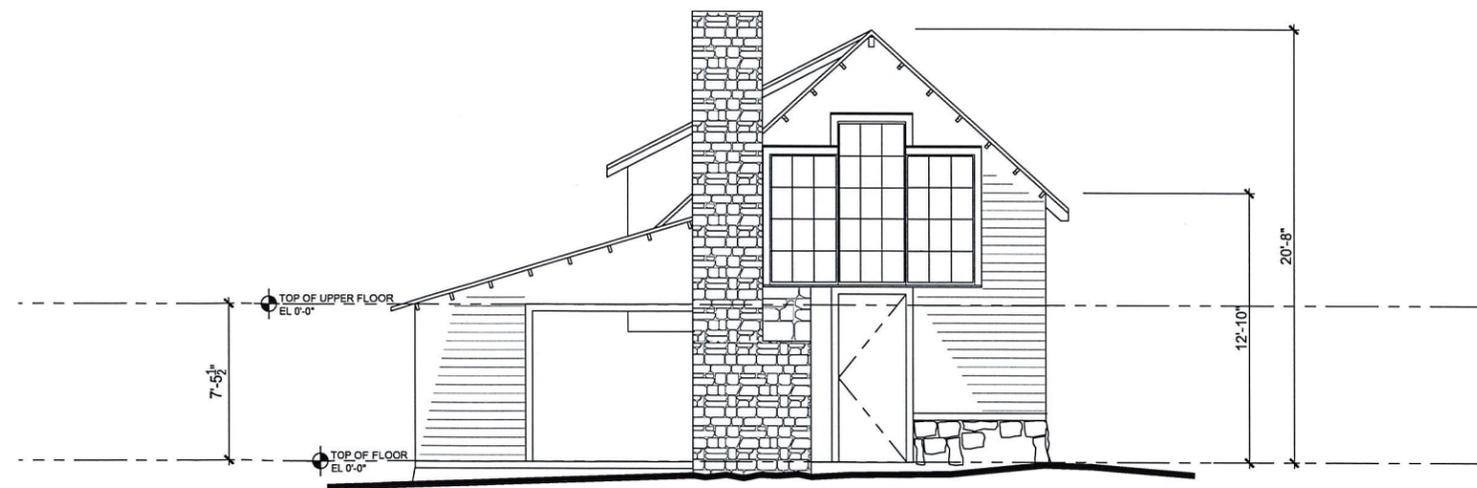


A EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"

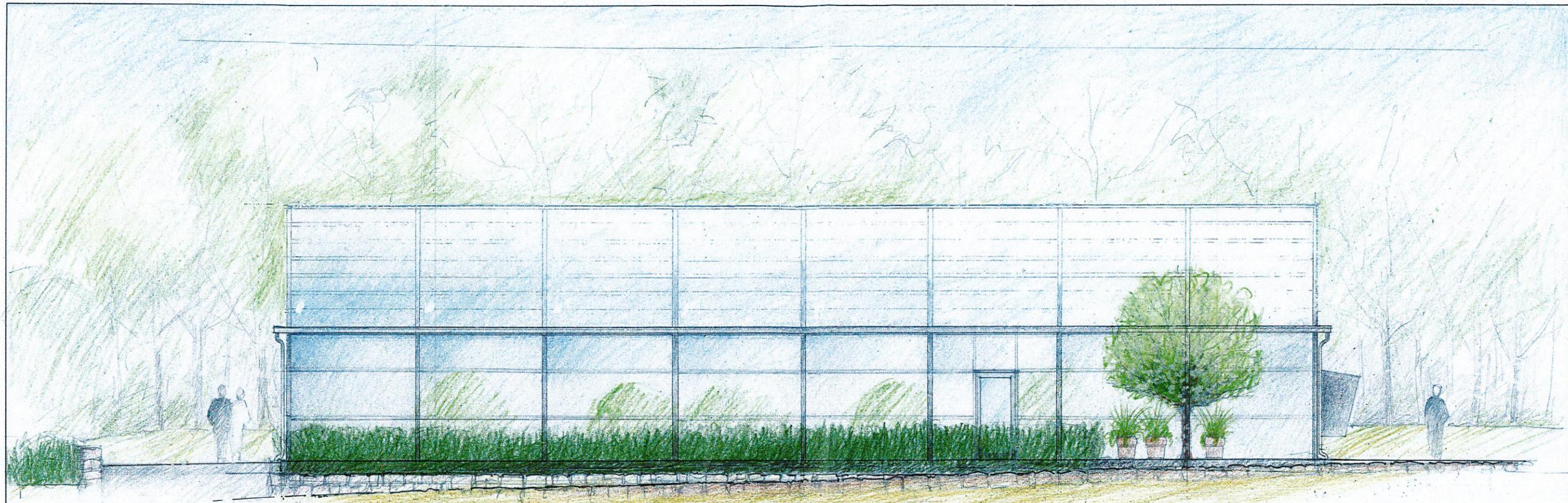


B EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"

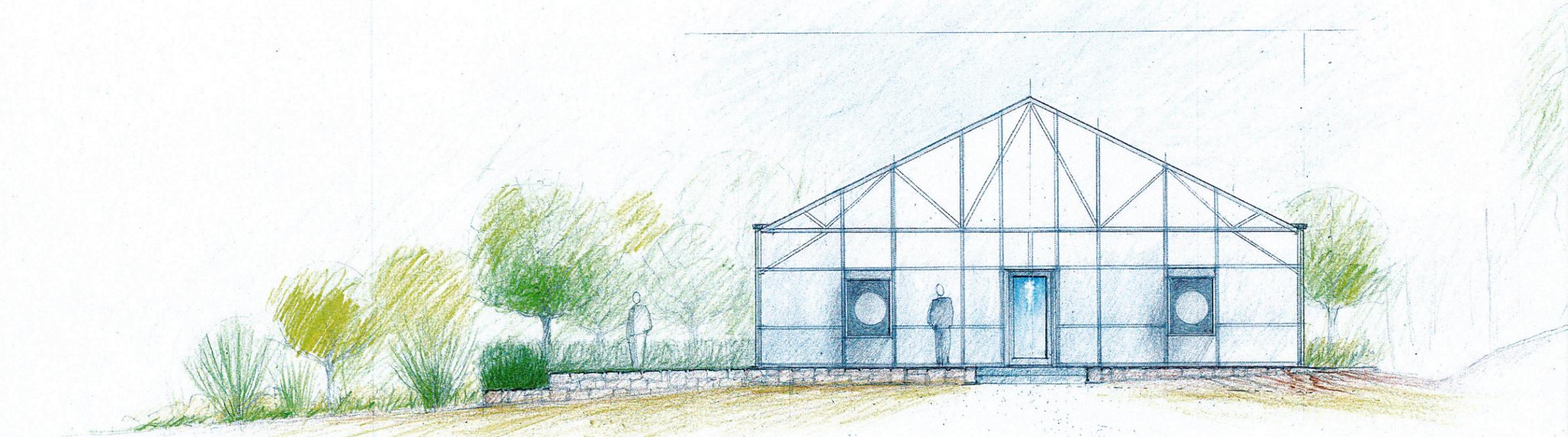
C EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"



D EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"



NORTH ELEVATION



WEST ELEVATION

AURELL
GARCIA
ARCHITECTS
171 KING'S HIGHWAY,
ORANBURG, NY 10962
TEL 845.680.6670

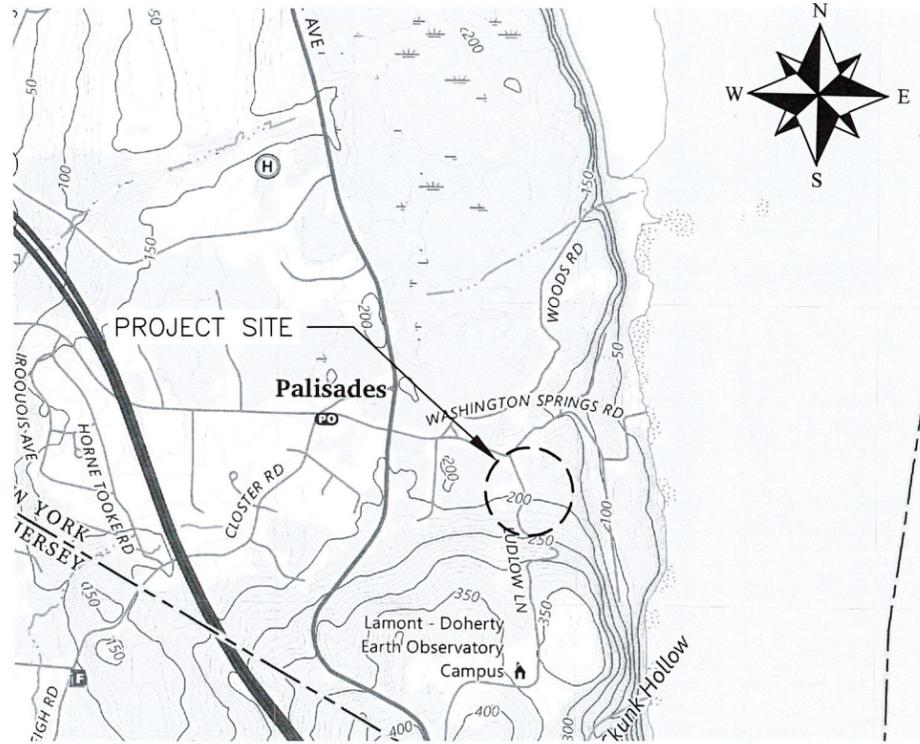
GREENHOUSE
31 LUDLOW LANE
PALISADES, NEW YORK

REVISIONS:

DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

DATE: 08/04/2025
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: 25350

PROJECT:
 GREENHOUSE PERIMETER FOOTING DESIGN
 23 LUDLOW LANE
 PALISADES, NY 10964



LOCATION MAP, ROCKLAND COUNTY, NY

DRAWING LIST

- G-01 TITLE SHEET
- G-02 GENERAL NOTES
- C-01 PROPOSED SITE PLAN
- S-01 PROPOSED FOUNDATION PLAN
- S-02 FOOTING DETAILS & SECTIONS
- S-03 FOOTING CONNECTION AT BEDROCK

Richard W Gilbert
 Digitally signed by Richard W Gilbert
 Date: 2025.06.18 15:05:50 -04'00'



MARK	DESCRIPTION	DATE	DES	CHK

BlueShore
 ENGINEERING I.L.L.C.



1029 Teaneck Rd Fl2, Teaneck, NJ 07666
 (201) 817-2001 info@blueshorellc.com

CODE: NYSBC2020	DATUM: N/A
PLOT DATE: 2025-06-12	
SIZE: ANSI B	PROJECT: 250185
SCALE:	AS NOTED

Aurell Garcia Architects
 117 Kings Highway
 Orangeburg, NY 10962
 DATE: 06/12/2025

TITLE SHEET

Greenhouse Perimeter Footing Design
 23 Ludlow Lane
 Palisades, NY 10964

SHEET ID
G-01

REFERENCE STANDARDS:

WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING REFERENCE STANDARDS:

1. 2020 NEW YORK STATE BUILDING CODE
2. ASCE 7-22, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
3. ACI 318-19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

GENERAL REQUIREMENTS:

1. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION REQUIRED FOR COMPLETE INSTALLATION AS SHOWN ON THE DRAWINGS.
2. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION OR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS AND SAFETY OF THE WORK.
4. CONTRACTOR SHALL MAINTAIN A CLEAN WORK AREA, DISPOSING OF ALL DEBRIS DAILY AND LEAVING THE SITE IN BROOM-CLEAN CONDITION AT THE END OF EACH DAY.
5. CONCRETE PLACEMENT SHALL COMPLY WITH ACI STANDARDS AND BEST PRACTICES INCLUDING PROPER CURING.
6. REINFORCEMENT SHALL BE PLACED AND SECURED PER DRAWINGS AND APPLICABLE STANDARDS WITH MINIMUM COVER OF 3 INCHES UNLESS OTHERWISE NOTED.

DESIGN CRITERIA:

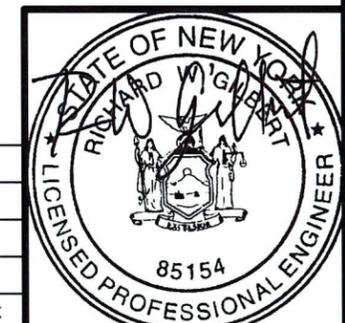
1. DESIGN LOADS
 - 1.1. ROOF LOADS
 - 1.1.1. DEAD LOAD 1.5 PSF
 - 1.1.2. COLLATERAL 6 PSF
 - 1.2. SNOW
 - 1.2.1. GROUND SNOW LOAD 30 PSF
 - 1.2.2. ROOF SNOW LOAD 21 PSF
 - 1.3. WIND
 - 1.3.1. DESIGN WIND SPEED (V) 115 MPH
 - 1.3.2. RISK CATEGORY II
 - 1.3.3. EXPOSURE CATEGORY C
 - 1.3.4. DESIGN WIND LOAD
 - 1.3.4.1. ROOF
 - 1.3.4.1.1. WINDWARD 9 PSF
 - 1.3.4.1.2. LEEWARD 17 PSF
 - 1.3.4.2. WALL
 - 1.3.4.2.1. WINDWARD 12 PSF
 - 1.3.4.2.2. LEEWARD 15 PSF
2. FROST LINE & CLIMATE ZONE
 - 2.1. CLIMATE ZONE 5
 - 2.2. FROST LINE DEPTH 3'-0"
3. GEOTECHNICAL
 - 3.1. PRESUMPTIVE ALLOWABLE BEARING CAPACITY 2,000 PSF
 - 3.2. SOIL UNIT WEIGHT 120 PCF
 - 3.3. SOIL FRICTION ANGLE 26° (MINIMUM)
4. SEISMIC
 - 4.0.1. SEISMIC DESIGN CATEGORY B
 - 4.0.2. RISK CATEGORY II
 - 4.0.3. EQUIVALENT LATERAL FORCE 47 LBS

MATERIAL SPECIFICATIONS:

1. 03 30 00 - CAST-IN-PLACE CONCRETE
 - 1.1. FOOTINGS
 - 1.1.1. COMPRESSIVE STRENGTH F'C = 4,000 PSI
 - 1.1.2. AIR CONTENT 5±2%
 - 1.1.3. W/C RATIO 0.55
 - 1.1.4. REINFORCING STEEL ASTM A615 GRADE 60
 - 1.2. SUBMITTALS
 - 1.2.1. CONCRETE MIX DESIGN INCLUDING ADMIXTURES
 - 1.2.2. REINFORCEMENT PRODUCT DATA AND SHOP DRAWINGS

2. 31 23 00 - EXCAVATION AND FILL
 - 2.1. FILL BEHIND THE FOUNDATION WALL CAN BE COMPACTED NATIVE SOIL OR IMPORTED FILL
 - 2.2. IMPORTED FILL SHALL BE WELL-GRADED 1/2" MINUS CLEAN STONE AND SAND.
 - 2.3. FILL MATERIAL SHALL BE PLACED IN 8" DEEP LIFTS AND COMPACTED.
 - 2.4. SUBMITTALS:
 - 2.4.1. STONE SUPPLIER MATERIAL CERTIFICATION INCLUDING STONE TYPE AND GRADATION.
 - 2.4.2. STONE DELIVERY TICKETS DEMONSTRATING DELIVERED MATERIALS ARE EQUIVALENT TO MATERIAL CERTS PROVIDED.

MARK	DESCRIPTION	DATE	DES	CHK



BlueShore
ENGINEERING L.L.C.

1029 Teaneck Rd Fl2, Teaneck, NJ 07666
(201) 817-2001 info@blueshorellc.com

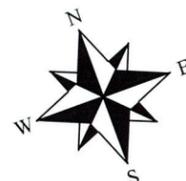
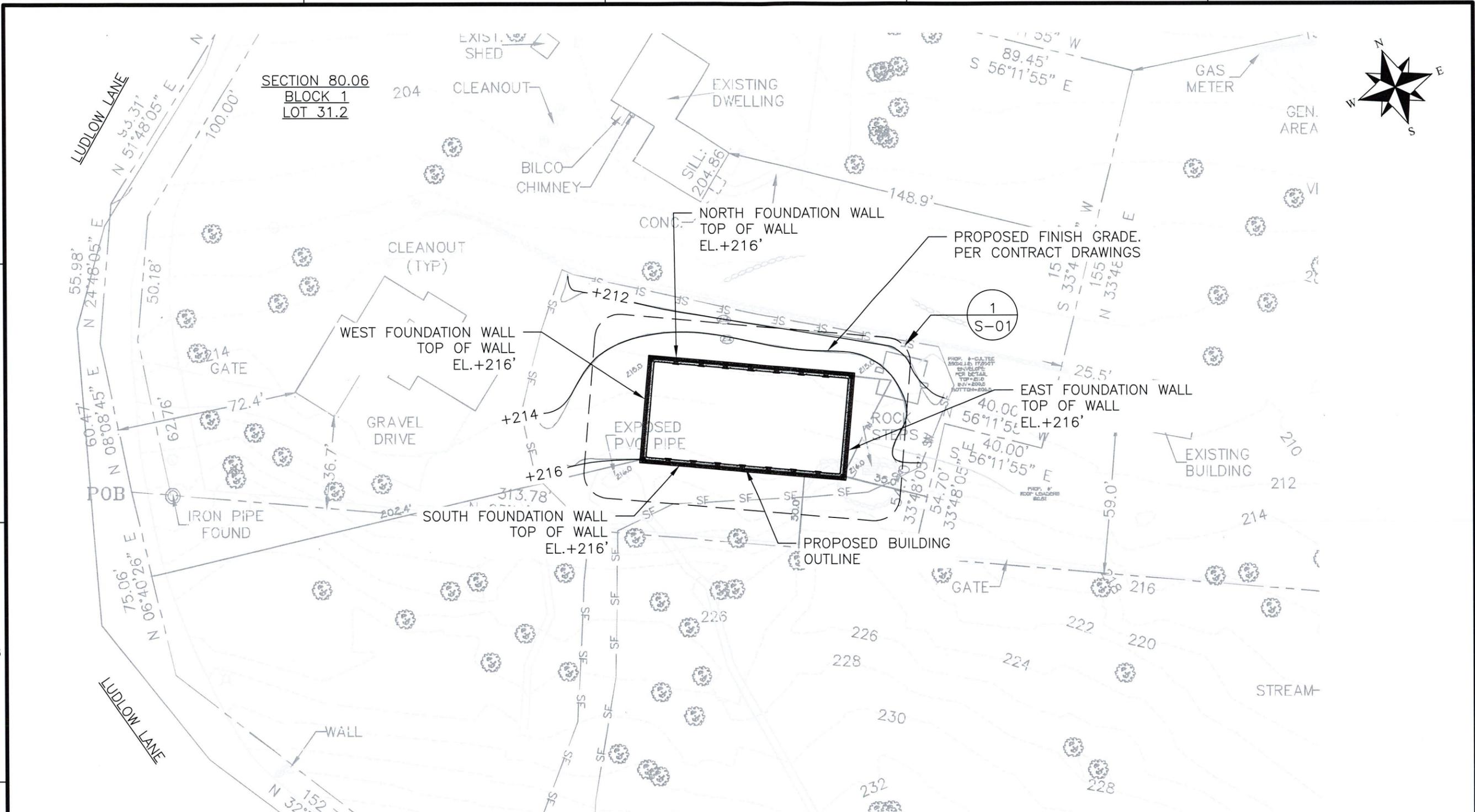
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PLOT DATE: 2025-06-12	PROJECT: 250185
SIZE: ANSI B	SCALE: AS NOTED

Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962
DATE: 06/12/2025

GENERAL NOTES

23 Ludlow Lane
Palisades, NY 10964
Greenhouse Perimeter
Footing Design

SHEET ID
G-02



SECTION 80.06
BLOCK 1
LOT 31.2

NOTE:
BACKGROUND IS AN EXCERPT FROM SHEET #1 OF PLOT PLAN FOR LUDLOW LANE, DATED MAY 8, 2025, BY PAUL GDANSKI, PE, PLLC.

BlueShore
ENGINEERING L.L.C.

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(201) 817-2001 info@blueshorellc.com

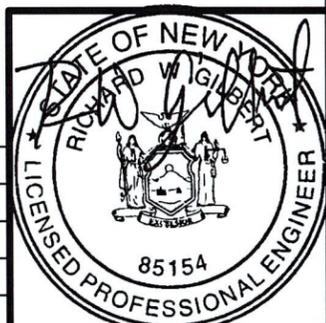
CODE: NYSBC2020	DATUM: N/A
PLOT DATE: 2025-06-12	PROJECT: 250185
SIZE: ANSI B	SCALE: 1" = 40'

Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962
DATE: 06/12/2025

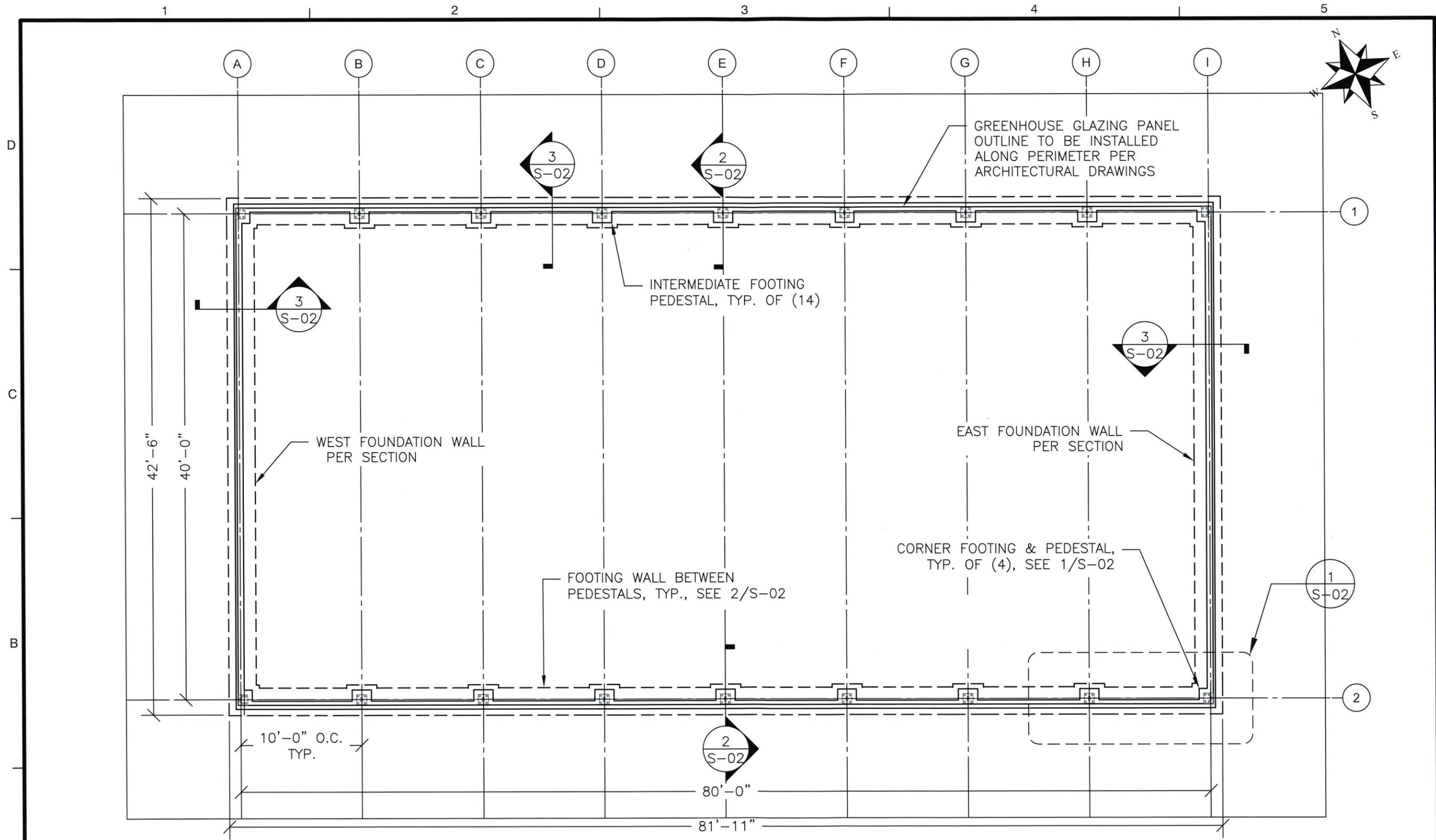
**PROPOSED
SITE PLAN**

23 Ludlow Lane
Palisades, NY 10964
Greenhouse Perimeter
Footing Design

SHEET ID
C-01



MARK	DESCRIPTION	DATE	DES	CHK



BlueShore
ENGINEERING L.L.C.

1029 Teaneck Rd Fl2, Teaneck, NJ 07666
(201) 817-2001 info@blueshorellc.com

CODE: NYSBC2020	DATUM: N/A
PLOT DATE: 2025-06-12	PROJECT: 250185
SIZE: ANSI B	SCALE: 1/8" = 1'-0"

Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962

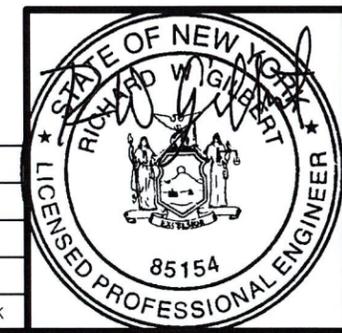
DATE: 06/12/2025

PROPOSED FOUNDATION PLAN

Greenhouse Perimeter Footing Design

23 Ludlow Lane
Palisades, NY 10964

SHEET ID
S-01



MARK	DESCRIPTION	DATE	DES	CHK

2'-6" SQUARE
INTERMEDIATE CONCRETE
FOOTING

2'-6" SQUARE CORNER
CONCRETE FOOTING
PER PLAN

2'-3" WIDE
CONT. FOOTING

1'-7" SQUARE CONCRETE PEDESTAL
FOR INTERMEDIATE FOOTINGS

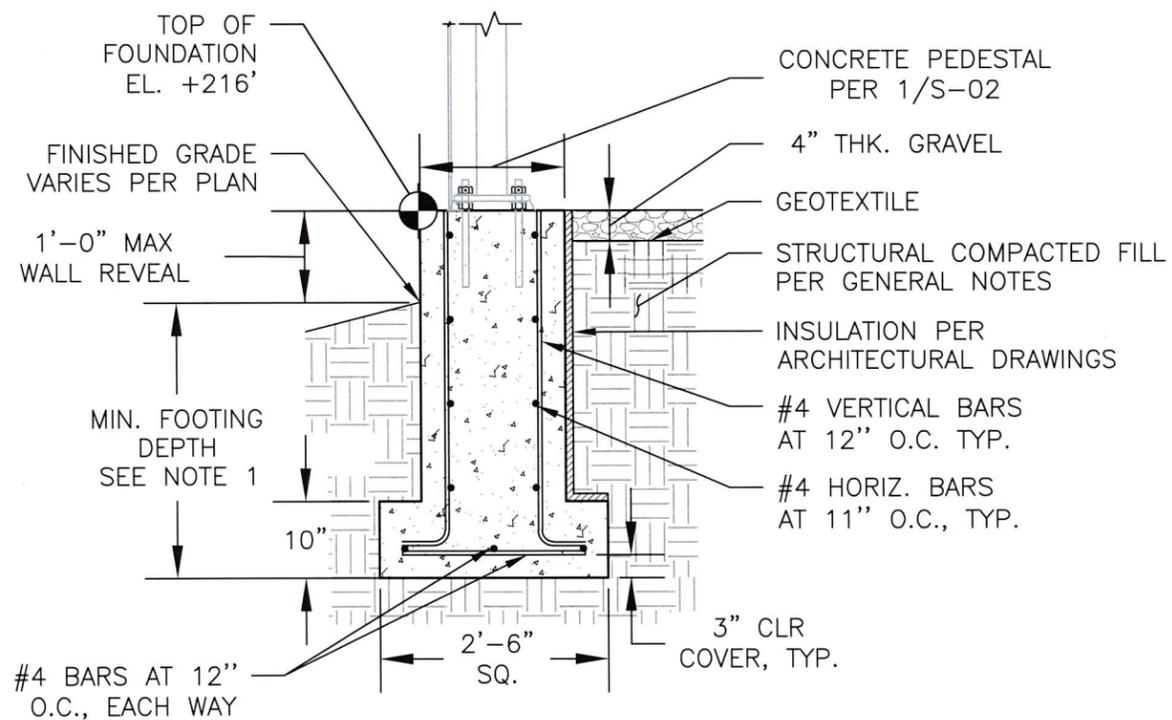
8" THK.
CONCRETE
WALL, TYP.

1'-7" X 1'-4"
CONCRETE PEDESTAL.
TYP. FOR CORNER FOOTINGS

PROPOSED GREENHOUSE STEEL BASE
PLATE AND COMPONENTS PER
CONTRACT DRAWINGS, TYP.

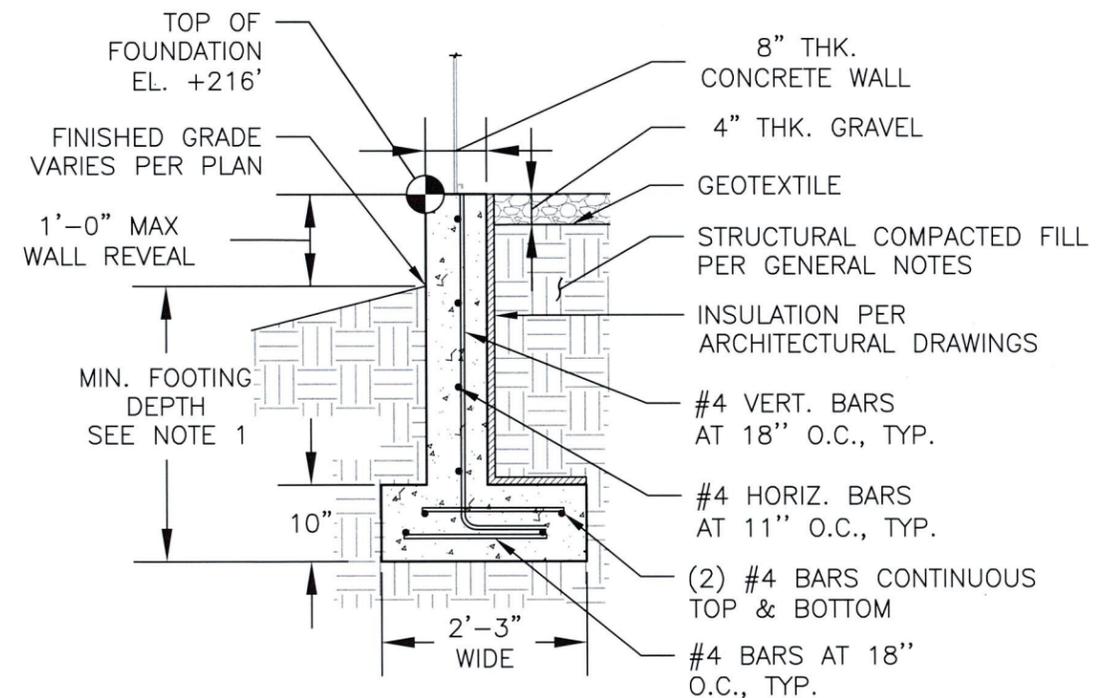
1 ENLARGED FOUNDATION DETAIL

Scale: 1/2" = 1'-0"



2 FOOTING DETAIL AT PEDESTAL

Scale: 1/2" = 1'-0"



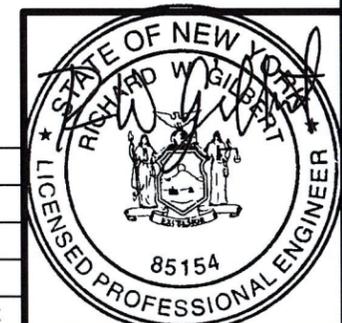
3 FOOTING DETAIL AT WALL

Scale: 1/2" = 1'-0"

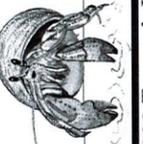
NOTES:

1. THE FOUNDATION DEPTH FROM THE FINISHED GRADE TO THE BASE OF THE FOOTING SHALL BE MINIMUM 3'-0" OR TO SOUND BEDROCK.
2. FOUNDATION CONNECTION DETAILS OVER BEDROCK ARE SHOWN ON S-03

MARK	DESCRIPTION	DATE	DES	CHK



BlueShore
ENGINEERING L.L.C.



1029 Teaneck Rd Fl2, Teaneck, NJ 07666
(201) 817-2001 info@blueshorellc.com

CODE: NYSBC2020	DATUM: N/A	AS NOTED
PLOT DATE: 2025-06-12	PROJECT: 250185	
SIZE: ANSI B		
SCALE:		

Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962

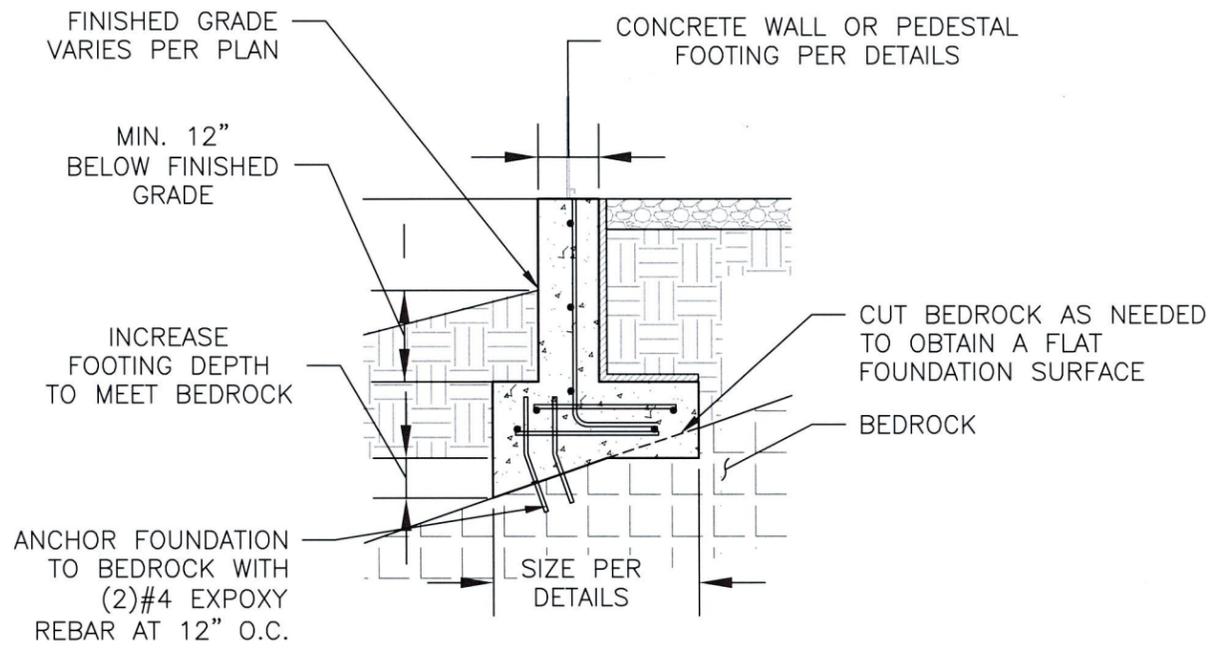
DATE: 06/12/2025

**FOOTING DETAILS
& SECTIONS**

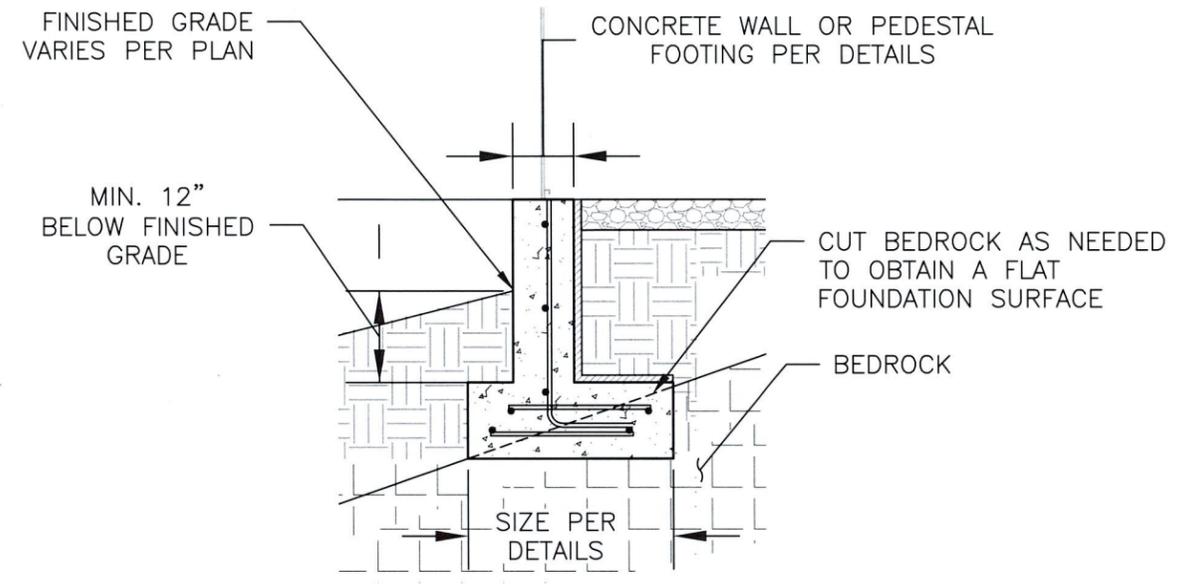
23 Ludlow Lane
Palisades, NY 10964

Greenhouse Perimeter
Footing Design

SHEET ID
S-02

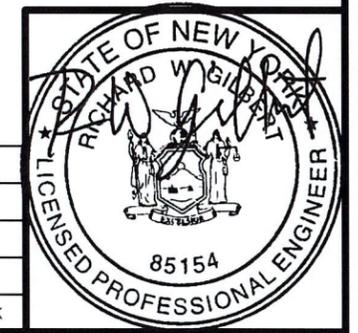


1 FOOTING CONNECTION OP. 1
Scale: 1/2" = 1'-0"



2 FOOTING CONNECTION OP. 2
Scale: 1/2" = 1'-0"

MARK	DESCRIPTION	DATE	DES	CHK



BlueShore
ENGINEERING L.L.C.

1029 Teaneck Rd Fl2, Teaneck, NJ 07666
(201) 817-2001 info@blueshorellc.com

CODE: NYSBC2020	DATUM: N/A
PLOT DATE: 2025-06-12	PROJECT: 250185
SIZE: ANSI B	SCALE: AS NOTED

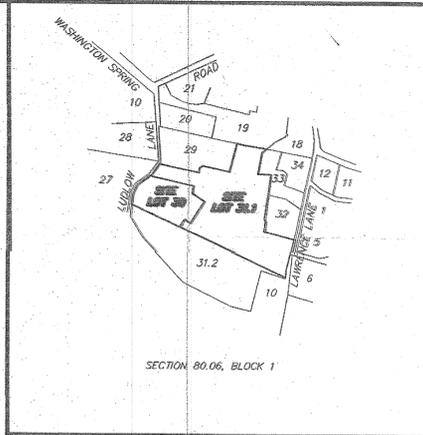
Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962
DATE: 06/12/2025

**FOOTING CONNECTION
AT BEDROCK**

Greenhouse Perimeter
Footing Design

23 Ludlow Lane
Palisades, NY 10964

SHEET ID
S-03



VICINITY MAP
1" = 500'

GENERAL NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- THE CERTIFICATIONS LISTED HEREON ARE NOT TRANSFERABLE.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN HEREON THEIR LOCATIONS ARE NOT COVERED BY THIS CERTIFICATE.

SURVEY NOTES:

- PROPERTIES KNOWN AS LOT 30 AND LOT 31.1, BLOCK 1, SECTION 80.06 AS SHOWN ON THE TAX MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.
- GROSS LOT AREA FOR LOT 30 = 1.8607 ACRES. GROSS LOT AREA FOR LOT 31.1 = 6.4882 ACRES.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON THE LOCATION OF AT GRADE PHYSICAL FEATURES, MARK-OUT BY OTHERS AND REFERENCE MATERIAL LISTED BELOW. NOT ALL UTILITIES, INCLUDING THOSE IN USE OR ABANDONED, MAY BE SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- BOUNDARY INFORMATION SHOWN IS BASED UPON SURVEY REFERENCE #2 PER CONTRACTUAL AGREEMENT WITH THE CLIENT. A NEW CERTIFIED BOUNDARY SURVEY WAS NOT PREPARED.
- THIS SURVEY IS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE PROPERTY MAY BE SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
- PER CONTRACTUAL AGREEMENT WITH THE ULTIMATE CLIENT, PROPERTY CORNER MONUMENTS WERE NOT SET AS A PART OF THIS SURVEY.
- SITE CONDITIONS DEPICTED HEREON ARE BASED UPON AN ON-GROUND FIELD SURVEY PERFORMED BY CHERRY, WEBER, VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL DURING SEPTEMBER AND OCTOBER 2011 AND REFERENCE MATERIAL LISTED HEREON. THE TOPOGRAPHIC SURVEY HAS BEEN LIMITED TO THE AREA SHOWN HEREON AS REQUESTED BY THE CLIENT.
- THE VERTICAL DATUM IS BASED UPON NAVD 1988 PER GPS OBSERVATIONS.
- THE EXISTENCE OF WETLANDS, IF ANY, WERE NOT INVESTIGATED AS A PART OF THE WORK SCOPE PROVIDED.
- THE SUBJECT PROPERTY IS SITUATED IN THE HISTORIC DISTRICT, PARTIALLY IN ZONE R-80 AND PARTIALLY IN ZONE R-40 PER REFERENCE #4.
- AS-BUILT SURVEY PERFORMED BY CHERRY, WEBER, VAN CLEEF ENGINEERING ASSOCIATES FIELD PERSONNEL ON MARCH 30, 2018 AND MAY 6, 2018.

FIELD LOCATION DATES: SEPTEMBER & OCTOBER 2011; SEPTEMBER 2012; MARCH 2018, MAY 2018.

STREET ADDRESS: 23 AND 31 LUDLOW LANE

CHERRY WEBER VAN CLEEF ENGINEERING ASSOCIATES, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
PHILLIPSBURG, N.J.
N.J. (908) 454-3080 PA. (610) 258-4717 FAX: (908) 454-1397

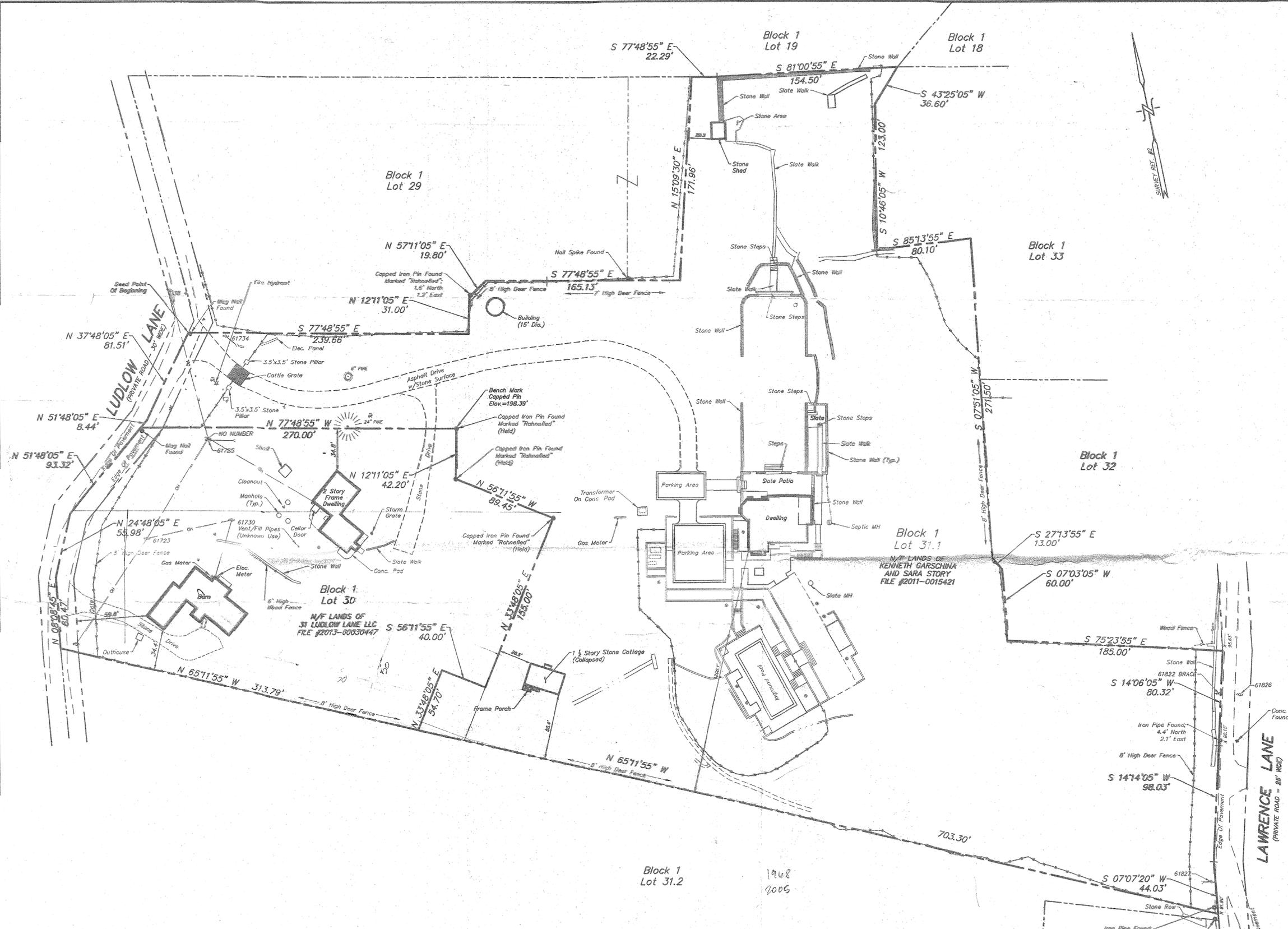
AS-BUILT SURVEY
FOR
23 LUDLOW LANE
31 LUDLOW LANE
BOROUGH OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

CARL M. HERRMAN	LAWRENCE M. DUFFLEY NY P.E. #076235 NJ P.E. #02042199 PA P.E. #055896-E	CARL M. HERRMAN NY L.S. #050723 NJ L.S. #05042271 PA L.S. #J061172
<i>Carl M. Herrman</i>	DRAWN BY: JMK ORIG. DWG. DATE: OCT. 17, 2011 JOB NO.: NY-R0-0-100	CHECKED BY: CMH BOOK: 494 PAGE: 54-59
DATE: APRIL 9, 2018	SCALE: 1" = 40'	1 2

DATE	BY	REVISIONS
10/12/12	CMH	OBTAIN ADDITIONAL TOPO. ADD SHEET 2 OF 2
04/09/18	CMH	PERFORM AS-BUILT SURVEY
05/09/18	CMH	REVISE TO INCLUDE AS-BUILT SURVEY FOR LOT 30

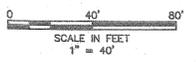
IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY.

LICENSED LAND SURVEYOR
NEW YORK LICENSE NO. 050723



SURVEY REFERENCES:

- TAX MAP FOR THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, SECTION 80.06.
- PLAN ENTITLED "SUBDIVISION PLAT, ESTATE OF ANDREW E. NORMAN, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY ATZL, SCATASSA & ZIGLER, P.C. DATED SEPT. 30, 2004, REVISION No. 3 DATED APRIL 9, 2005 AND RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON APRIL 12, 2005 AS MAP No. 7750.
- PLAN ENTITLED "MINOR SUBDIVISION OF TWINOR ESTATES, SURVEY OF PROPERTY FOR ANDREW E. NORMAN & ARTHUR C. TWITCHELL, JR., PALISADES, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK" PREPARED BY BARBOUR, JOST & BOSWELL DATED AUG. 3, 1967, REVISED MAY 17, 1968 AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP No. 3732.
- MAP ENTITLED "ZONING, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY" DATED SEPTEMBER 17, 2006, REVISED MAY 15, 2007.



FILE NAME: F:\PROJECTS\VEA-MSC-CMH\1801018 - SARA STORY\DWG\NY-R0-0-100-SURVEY2.DWG
 LAYOUT: AS-BUILT-01
 PLOT DATE: 5/10/2018 1:22:01 PM
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