

Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: 31 LUDLOW LANE Section/Block/Lot: 80.06/1/30

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:	CLEAR	ALUM./STEEL & GLASS	STUPPY GREENHOUSE
Siding:	CLEAR	ALUM./STEEL & GLASS	STUPPY GREENHOUSE
Decorative Siding:	N/A	N/A	N/A
Soffits & Fascia:	N/A	N/A	N/A
Gutters & Leaders:	WHITE	ALUMINUM	STUPPY
Windows:	N/A	N/A	N/A
Trim:	N/A	N/A	N/A
Shutters:	N/A	N/A	N/A
Front Door:	WHITE & CLEAR	ALUM. CLAD WOOD + GLASS	ANDERSEN
Back Door:	WHITE & CLEAR	ALUM. CLAD WOOD + GLASS	ANDERSEN
Garage Door(s):	N/A	N/A	N/A
Other Door(s):	N/A	N/A	N/A
Lighting:	WHITE	PAINTED METAL	BEGA
Lighting:	BLACK	PAINTED METAL	KICHLER
Stone or Rock being used on Structure:	N/A	N/A	N/A
Stone or Rock being used on walkway(s):	GREY & BROWN	BLUESTONE FIELD STONE	LOCAL STONE YARDS
Other:			
			RECEIVED

AUG 07 2025

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

LAND USE BOARD APPLICATION

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
☐ Special Permit	☐ Interpretation
☐ Variance	
☐ Performance Standards Review	
☐ Use Variance	
☐ 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: 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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TOWN OF ORANGETOWN
LAND USE BOARDS

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? yes, ZBA

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

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TOWN OF ORANGETOWN
LAND USE BOARDS

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: 6/26/25 Section: 80.06 Block: 1 Lot: 30

Applicant: Riverview Property LLC

Address: 23 Ludlow Ln. Palisades NY

RE: Application Made at: 31 Ludlow Ln. Palisades NY

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

Comments:

New 40' x 80' Glass Greenhouse

Dear Riverview Property LLC

Please be advised that the Building Permit Application # 7459-25, which you submitted on 6/20/25, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Glenn E. Maier
Assistant Building Inspector

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TOWN OF ORANGETOWN
LAND USE BOARDS

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

Date
CC: Katlyn Bettman
Elizabeth Deco

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

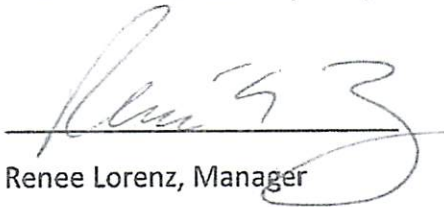
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RIVER VIEW PROPERTY HOLDINGS, LLC

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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AUG 07 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

DECISION
FLOOR AREA RATIO AND REAR YARD VARIANCES APPROVED

To: Margaret Garcia(Architect)
171 Kings Highway
Orangeburg, New York

ZBA #25-40
Date: September 17, 2025
Permit # BLDR-7459-25

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#25-40: Application of River View Property Holdings, LLC., Owner, for variances from Zoning Code (Chapter 43), R-80 Districts, Group A, Section 3.12, Column #4,(floor area ratio: .10 allowed, .117 proposed), Column #11, (rear yard: 50' required, 35' proposed) for a 40' by 80' greenhouse. The premises are located at 29-31 Ludlow Lane, Palisades, New York and identified on the Orangetown Tax Map as Section 80.06-1-30 in the R-80 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a Hearing held on Wednesday, September 17 2025 at which time the Board made the determination hereinafter set forth.

Walter Aurell, Architect, and Margaret Garcia, Architect, appeared and testified.

The following documents were presented:

1. Greenhouse perimeter footing design plans, dated June 12, 2025 signed and sealed by Richard W. Gilbert, L.P.E., (6 pages).
2. Architectural plans, dated April 11, 2025 by Aurell Garcia Architect, R.A., (8 pages).
3. Exterior Elevations rendering, dated August 4, 2025 by Aurell Garcia Architect, R.A., (1 page).
4. Plot plan, dated May 8, 2025, revised on November 7, 2024, signed and sealed by Paul Gdanski, P.E., PLLC, (1 page).
5. As-Built Survey dated April 9, 2018 by Carl M Herrman, L.L.S.
6. Greenhouse design plans, dated May 15, 2025 signed and sealed by Alison M. Parker, L.P.E., (4 pages).
7. A letter of Authorization from River View Property Holdings, LLC., to Kerrie Bodrato Keating.
8. An Entity Disclosure Form for River View Property Holdings, LLC.
9. An email received September 17, 2025 from Julie Katz, 11 Lawrence Lane, Palisades, New York.

Chairman Bosco, made a motion to open the Public Hearing which motion was seconded by Mr. DeRobertis and carried unanimously.

Walter Aurell, Architect, testified that they are asking for these variances however outlined on the displayed plans is lot 30, which is a component to the entire property; that this owner owns the surrounding lots as well, in total over 13 acres; that this plot is approximately 1.8 acres; that this is the way it was divided when the property was purchased; that the rear setback is sort of an artifact in the way that it was subdivided along time ago; that although the greenhouse is a large greenhouse, if you visit the property, the location is makes sense as there are existing historic buildings on the site; that this location seems like a more appropriate site location, and it is surrounded by other properties owned by this owner; that it is not an encroachment on anyone else's property; that currently there are three subdivision lots within this entire property; that they were advised it would take a long time to complete the subdivision process; that the applicant is anxious to get this greenhouse on their property; that the greenhouse is large, however they have a very intense landscape plan proposed for this site; that they will be planting trees and a slight re-contouring of the land; that the client has described this to them as an arboretum or a botanical garden in its nature; that what it intended for the property is an intergrown design; that lot 31.2 is owned by this owner, which continues to the Lamont Doherty property; that the purpose of the greenhouse is to propagate plants for this whole landscape design, which encompasses the whole 13 acres; that in addition they will be growing organic vegetables due to one of the property owners having a dietary condition; that they brought the site plan to show the internal view; that this is not visible from the road; that the greenhouse is designed into the "C" view, however it is not visible; that in "B" view the greenhouse is behind the existing building; that the height of the greenhouse to the ridge is twenty (20') feet; that the owners' intentions are to keep the existing trees and to add an abundance of additional landscaping; that they have a conservationist ethic; that this greenhouse is not meant to be a feature, there will be no decorative lighting, only lighting to code if necessary; that they are also presenting this application for the Historic Board; that they are sensitive to the issue of cutting down trees; that their role thus far is with the greenhouse;

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ZONING BOARD OF APPEALS
SEP 17 2025
167 N. LAURENCE LANE
ORANGETOWN, NY 10962

that what was shown of the landscaping is a partial preliminary conception of the site plan, this was not the final plan; that the owners have a property in Texas and grow their own food, and are accustomed to this size; that if possible we can still have this approved tonight and also ask the applicant if they would take into consideration reducing the side; that his sense is that they would be fairly adamant in their request.

Margaret Garcia, Architect, testified that the owner does own the property from Lawrence Lane to the West to Ludlow Lane; that eventually they would like to combine the lots into one property; that the property with the large residence is called the "Neiderhurst", which is on lot 31.1; that this lot has a lot of little follies and little structures, not quite a cottage; that there is a woodsman shed, and a birdhouse, a pool; that there's a main entrance which is the large lawn with the sculptural trees on it; that the angular property is very hilly and goes straight up into the mountain and there are a lot of woods in there; that this proposed lot has a barn and a caretakers house; that this was the only piece of property that they felt to be suitable to have another accessory building that would support the house; that what is listed as "B", at the bottom left, is a separate entrance into the property; that there is a utilitarian entrance and a main entrance; that Lawrence Lane is very far down the hill; that there are no intentions for this to have any lighting, which is why it is sited where it is, it will have plenty of sunshine during the day from the South; that this is not a hydroponic, so there will be no grow lights; that they were provided the signs with a plan that showed where to place the signs.

Mr. DeRobertis stated that looking at this site plan this is not visible from the road; that the plan says that this is two-hundred and fifty-six (256') feet from the road; that from "B" view there is a small piece of something visible, would that be the greenhouse; that they would be keeping some of the warmer weather plants inside the winter, is that the purpose; that to appease the neighbors would the client be opposed to making the greenhouse smaller.

Ms. Castelli asked if the "C" view on the site plan had the greenhouse designed in it; that this was the entrance where I was, when I visited the property; that there was some concern about lighting, would this be lit at night; that the letters when they go out, do they have to go out in a certain amount of time; that if there was no line separating these properties they wouldn't have to come for this variance.

Chairman Bosco asked the Applicant if the owner of the property owns land that extends to Lawrence Lane; that they own from Lawrence Lane to the West to Ludlow Lane; that each of the lots being shown on the drawing are individual lots, not one lot; that lot 31.2 is below this property, is that also owned by this owner; that he would like them to explain from Lawrence Lane to the property that is the furthest point on the right; that he calculated, based on the plans provided with their application, and it seems that leading up to the pool is up hill and a distance of approximately eighty (80') feet; that it then increases in length and comes out to approximately ninety-eight (98') feet at the elevation of Lawrence Lane; that then it goes up to over two-hundred (200') feet at the peak at the pool; that this would mean that from Lawrence Lane you couldn't possibly see the other side of that space; that he wanted to make sure he was reading that correctly, as the elevations are on that drawing; that the property then begins to drop back down and picks up again due to the mountains; that when he visited the property it was visible to him that the property slopes up and back down; that the clear cutting done by the Applicant can not be addressed at this Board, and in fact the Applicant has the right to cut down trees on their property; that in regards to the building structure, when the application is made to the Building Department for their permits, if they are deemed to be required to have drainage, that will be a part of their application for their permit; that the Zoning Board can not dictate the drainage, this Board is here to review their variance; that if the members of the public have concerns of drainage or trees being clear cut, they can go to the Building Department, and they can attend the Historical Review Board meeting that they will be appearing in front of next; that the neighbors all receive letters in the mail at a certain period of time, and it is posted on the corners of the properties; that the abutting neighbors is the same property owner; that the list of properties that these letters went out to was twelve different properties; that the size is minimal in comparison to what they typically approve.

Katlyn Bettmann, Clerk to the Zoning Board, stated that the posters are not determined by the applicants; that the posters are determined by the Land use board office, based on the lot that is currently in front of the Board, and only the lot that is coming in front of the Board; that the applicants are not allowed to post these signs on anyone else's property; that these specific letters were mailed out on September 3, 2025.

Rick Pakola, Deputy Town Attorney, stated that this Board cannot refer project to the Planning Board; that if by Town code it is required for the application to be reviewed by the planning board, the application will be referred to such Board; that he doesn't know that there is any reason for this project to be referred to the Planning Board; that there are two types of variances, a use variance and an area variance, this is an area variance not a use variance; that a hardship is not required and does not apply to this application.

On advice of Rick Pakola, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Chairman Bosco 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)(1),(2), (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Chairman Bosco, aye; Mr. DeRobertis, aye; and Ms. Castelli, aye. Mr. Valentine, Mr. Bonomolo, and Mr. Quinn were absent.

Public Comment:

Leslie Smolan, 7 Lawrence Lane, Palisades, New York, testified that she had lived in her home for 30 years; that she and her husband purchased their home in 1988, and then in 1999 they purchased 3 Lawrence Lane; that both of these homes are in the historic record; that they are stewards of the Palisades community; that they like anyone coming into the neighborhood who is going to do work that is responsible; that she has not met the new neighbors, and they have not shared their plans with her to date; that there are some other concerns that she would like to have the Board evaluate about this application; that since the properties recent purchase, the steep hillside, which was just referenced, which she believes to be fifty (50') feet to ninety (90') feet, abuts her property and the Julie Katz property; that the new owners have now clear cut this entire section, which has been forest for the 37 years that she has lived there; that this is a seventy (70') foot elevation at a very short distance; that in recent years our area has experienced increasingly strong storms, including superstorm Sandy in 2012, record breaking rainfall from hurricane Ida in 2021, and storms in July 2023, and this past July; that even with the natural forest buffer that exists they suffered two (2') feet of water in their basements, pools were flooded with mud, and damage to the established landscaping; that now that this natural drainage system has been removed, we are already seeing impacts to the foliage on the property; that her concern is that the steep slope served as a natural water management system, the trees and undergrowth absorbed groundwater and prevented erosion, which is now gone; that she is concerned with increased erosion from exposed steep slope, amplified storm water runoff affecting all of the properties on Lawrence lane, and potential for more severe flooding; that what she is not necessarily opposing this project, however she would like to request that proper planning be done to protect all of their properties; that specifically she would like a comprehensive site survey, documenting the post clear cutting conditions, professional drainage engineer assessment to evaluate runoff impacts, mitigation recommendations, and a detailed landscape plan; that there is a lot of water as it is, and they have now clear cut the entire landscape between the retaining wall and Lawrence Lane; that she would like to know if this would be better to be addressed by the Planning Board, and would also like to know if this Board can refer this project to the Planning Board.

Julie Katz, 11 Lawrence Lane, Palisades, New York, testified that she stands by everything that her neighbor Leslie said; that as a neighbor that lives directly below Niederhurst and adjoining the lot that is being spoken on, the way she understands the three lots that were subdivided was that it was very intentional; that the 4 acre lot that comes down the valley towards Lawrence Lane was never to be developed on, and was intentionally kept as its own to prevent something; that another neighbor has more insight on this, which brings up a different point, that there was not enough notification for this meeting; that there were four little signs on this property alone;

that there was no fencing, not on her fence or the neighbors fences; that she received her blue notice of Saturday in the mail, which is not enough time; that people are away and live on private lanes, and have to go get their mail; that at worse she would ask that this be moved to next month because there are a lot of people who live on Ludlow Lane, and when they come down the lane and turn to connect to Washington Springs Road, they will be looking down at the roof of this greenhouse; that there are beautiful views of the water as you descend Ludlow Lane, and its hard for her to believe that this greenhouse will not be an obstruction to that view; that this speaks so much to the character of their neighborhood; that the greenhouse is very large at thirty-two-hundred (3,200 S.F.) square feet; that they should have to show a hardship to get a variance as she understood it, as part of the definition of asking for the variance; that they could make this green house a twenty (20') foot by forty (40') foot greenhouse and it would not encroach, its huge as proposed; that she does not feel that this speaks to what an R-80 neighborhood wants; that she really stands by the neighborhood not getting an alert to this meeting and being able to be heard; that she reached out to a few people on Ludlow Lane, and they are unaware of this meeting;

Carol Baxter, 34 Lawrence Lane, Palisades, New York, testified that she lives further down Lawrence lane that the other neighbors present; that she heard what was said about the trees coming down and flooding not being reviewed with this application, and that the proper board will deal with this; that she wants to ensure that the proper board is aware that the problem exists; that she drives by here every day and there is flooding from the trees being cut down; that she is unsure of what the plan is, or if they are going to be planting on the hill or if they will be keeping this open, however it seems mysterious; that Historic Board will have to deal with this as if they were ACABOR as well.

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.

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

Chairman Bosco made a motion to close the Public Hearing which motion was seconded by Mr. DeRobertis 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 floor area ratio and rear yard variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. There will be very limited view of the greenhouse to any abutting neighbors. The size of the greenhouse is minor in scale to the location. The surrounding properties are also owned by the same owner.
2. The requested floor area ratio and rear yard variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. There will be very limited view of the greenhouse to any abutting neighbors. The size of the greenhouse is minor in scale to the location. The surrounding properties are also owned by the same owner.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.

TOWN CLERK'S OFFICE
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4. The requested floor area ratio and rear yard variances although substantial, and affords 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. There will be very limited view of the greenhouse to any abutting neighbors. The size of the greenhouse is minor in scale to the location. The surrounding properties are also owned by the same owner.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvement, 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 variance.

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested floor area ratio and rear yard variances are 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.

The foregoing resolution to approve the application for the requested floor area ratio and rear yard variances are APPROVED; was presented and moved by Chairman Bosco, seconded by Ms. Castelli and carried as follows: Chairman Bosco, aye; Mr. DeRobertis, aye; and Ms. Castelli, aye. Mr. Valentine, Mr. Bonomolo, and Mr. Quinn were 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: September 17, 2025

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
Katlyn Bettmann, Administrative Aide

DISTRIBUTION:

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

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

TOWN OF ORANGETOWN
2025 SEP 30 A 10: 25
TOWN CLERK'S OFFICE

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: Pg 30 PSF
ROOF SNOW: Pr 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 S₁ 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

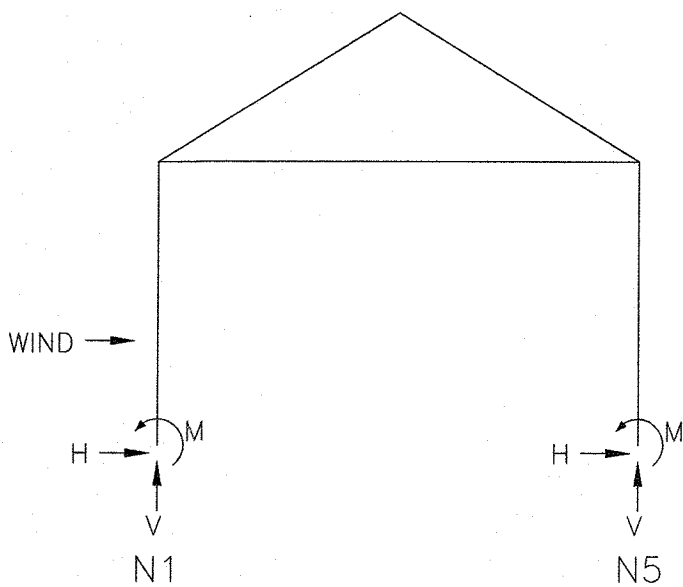
TRANSVERSE DIRECTION:

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



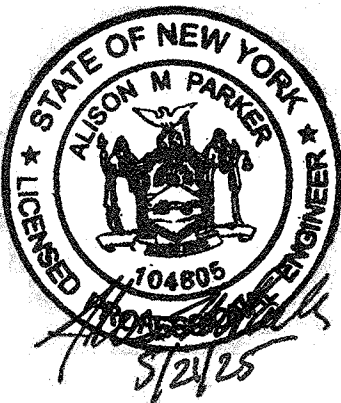
NOTE:
REACTIONS SHOWN IN THE ADJACENT TABLE HAVE BEEN CALCULATED WITH WINDWARD LOADING FROM THE LEFT. THE FOUNDATION SHALL BE DESIGNED BY ANOTHER PROFESSIONAL ENGINEER FOR WINDWARD LOADING FROM BOTH THE LEFT AND RIGHT DIRECTIONS.

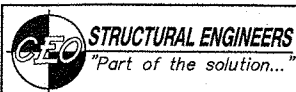
Foundation Reactions

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 (Gcpi = +0.18)	0.257	2.383	-0.906
	W (Gcpi = -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 (Gcpi = +0.18)	-0.257	3.963	0.819
	W (Gcpi = -0.18)	-1.516	-2.307	4.684





6850 Squibb Road, Suite 230
Mission, KS 66202
Phone: (913) 677-9000
www.ceostructures.com
ceo@ceostructures.com

CEO JOB NUMBER: SGM08.25
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Good to know.

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816.842.3071 · www.stuppy.com

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23 LUDLOW LN.
PALISADES, NY 10964

PROJECT # 27191

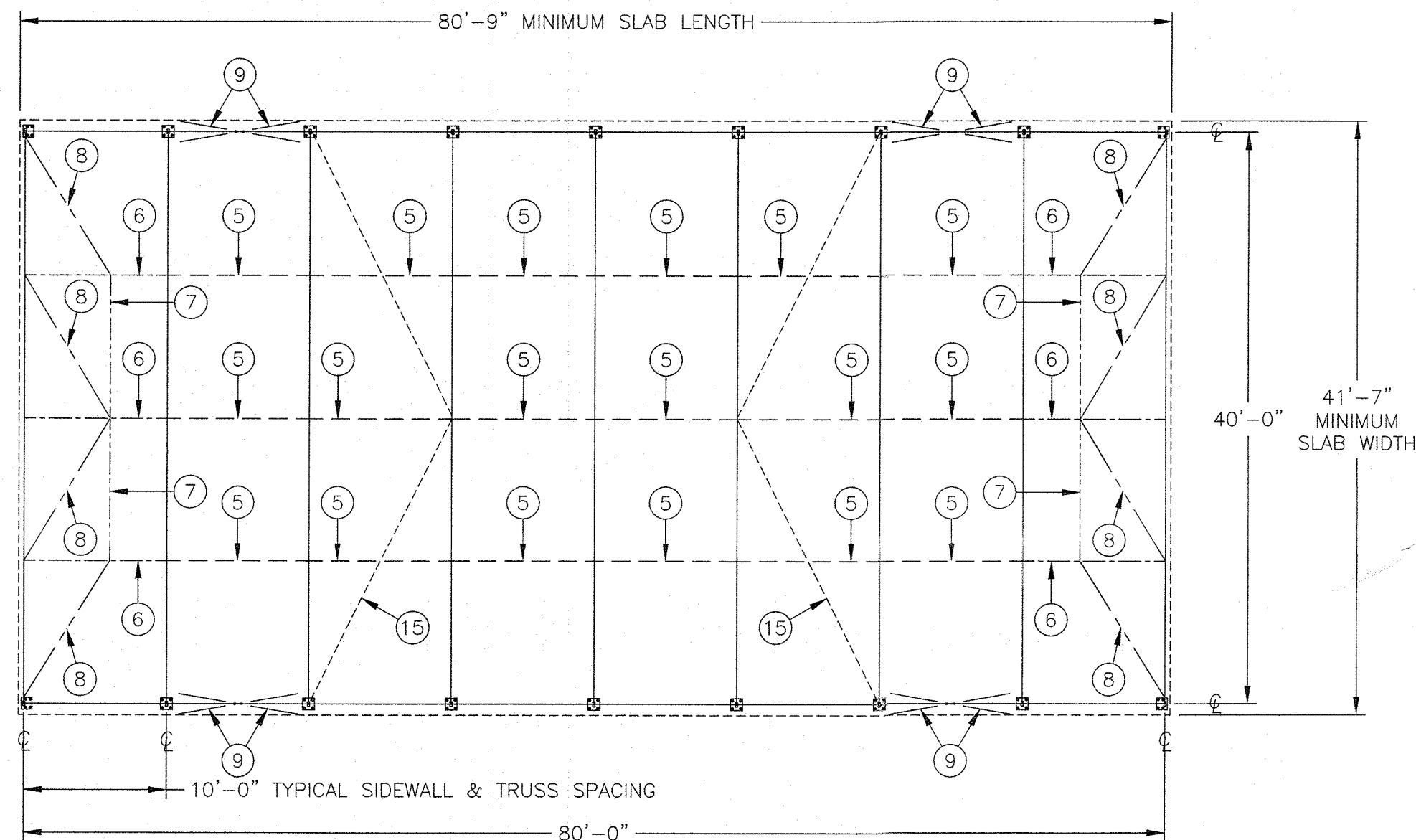
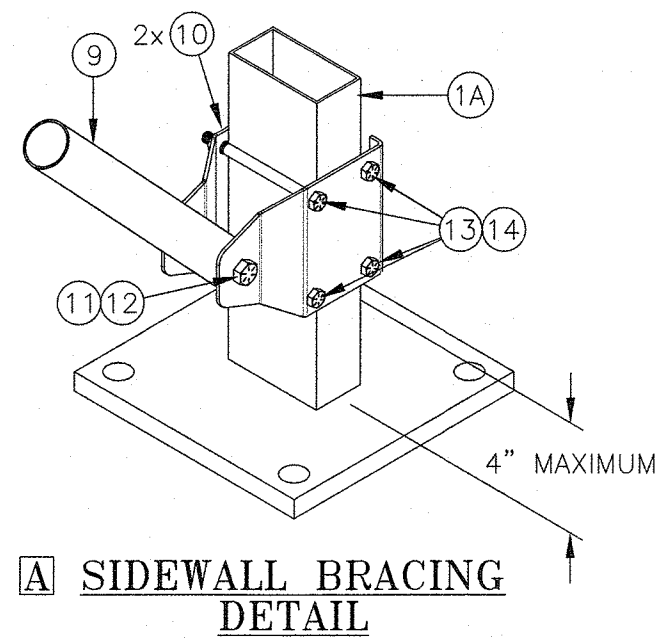
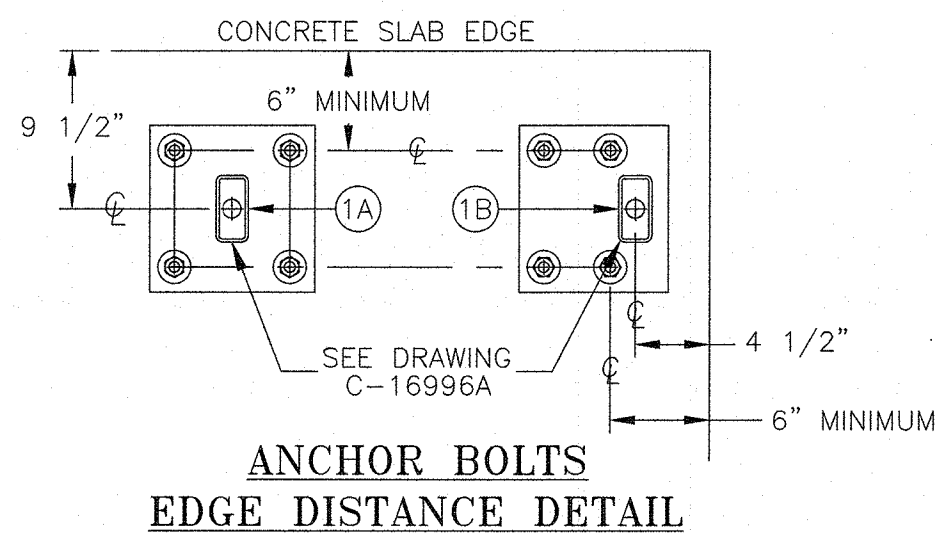
ISSUE DATE
05/15/2025

REVISIONS

DRAWN LRP
CHECKED XXX

SHEET

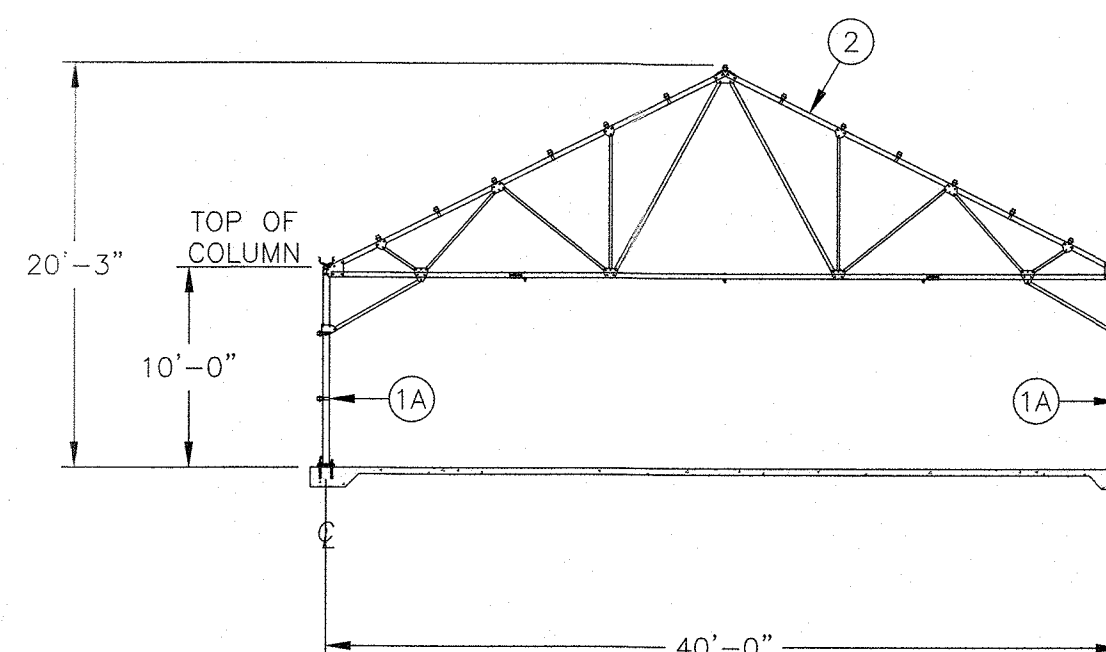
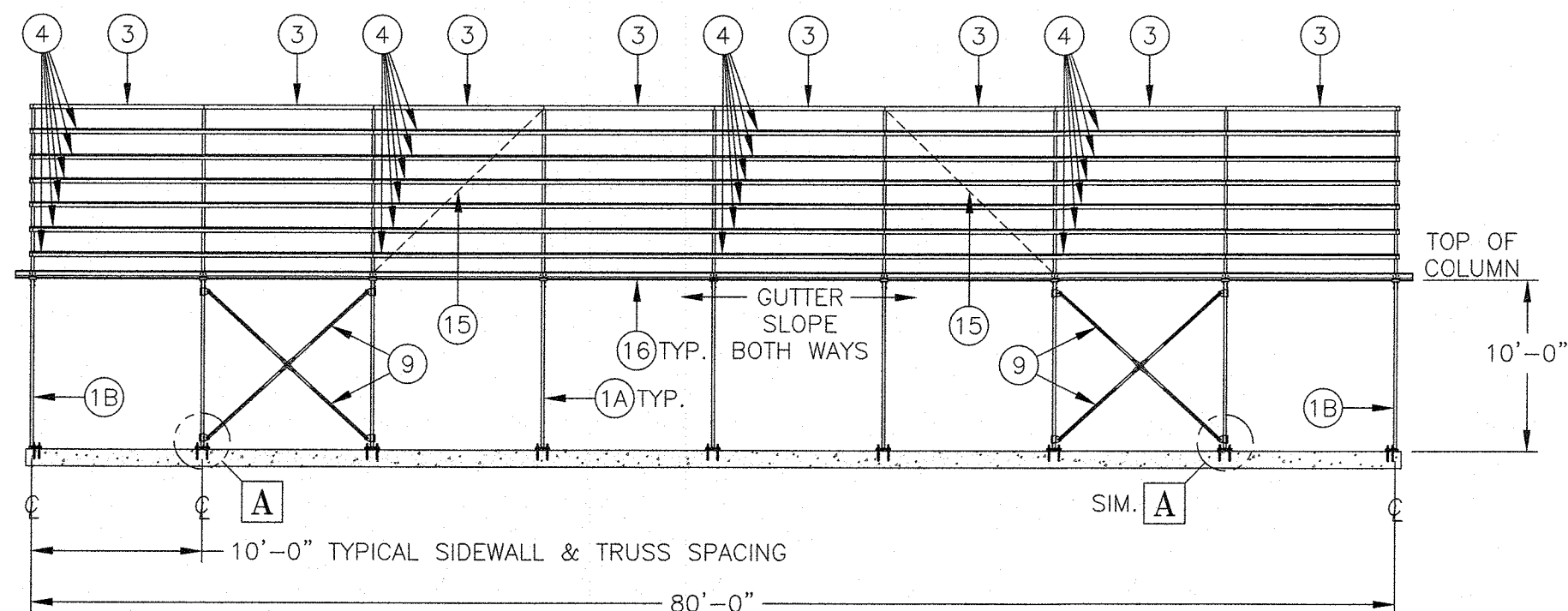
C-16995
CODE INFORMATION



FOUNDATION SHOWN ON THIS DRAWING IS REPRESENTATIVE IN NATURE AND SHALL BE DESIGNED BY OTHERS

#	ITEM #	MATERIAL LIST - PART DESCRIPTION
1A	993724	4X2-11 COLUMN 10' SW W BASEPLATE
1B	993730	4X2-11 COLUMN W EW BSPLT 10'SW
2	----	40' WIDE STANDARD CS3 TRUSS (SEE DRAWING C-16997)
3	997207	3X2-15 RIDGE PURLIN 10'
4	P2392	3X2 PURLIN GIRT 20' 10'OC
5	15379	1.315-16 SWG PURLIN 10'-10'OC
6	994925	1.66-15 10'OC EQUAL BOTTOM PURLIN
7	995047-11613	1.66-15 116-13/16" HH FP
8	995047-13211	1.66-15 132-11/16" HH FP
9	995199-15208	1.66-15GA 152-1/2" C/C H-H DRILLED 1/2" BOLT
10	999953	CS3/RBS 4X2 SIDEWALL BRACE BKT
11	1319	1/2-13 LOCKNUT HEX SERR FLANGE G2CD
12	13902	1/2-13 3" HEX BOLT G5CD
13	12761	3/8-16 5" HEX BOLT G5CD
14	1349	3/8-16 LOCKNUT HEX SERR FLANGE G2CD
15	1385	CABLE 3/16" 7X7 GLV 3700LBS
16	P3000	S2 GUTTER 10'-10'OC

- 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 NOTED.



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PALISADES, NY 10964

ISSUE DATE
05/15/2025
REVISIONS

DRAWN
JJK

CHECKED
LRP

SHEET

C-16996
CODE LAYOUT

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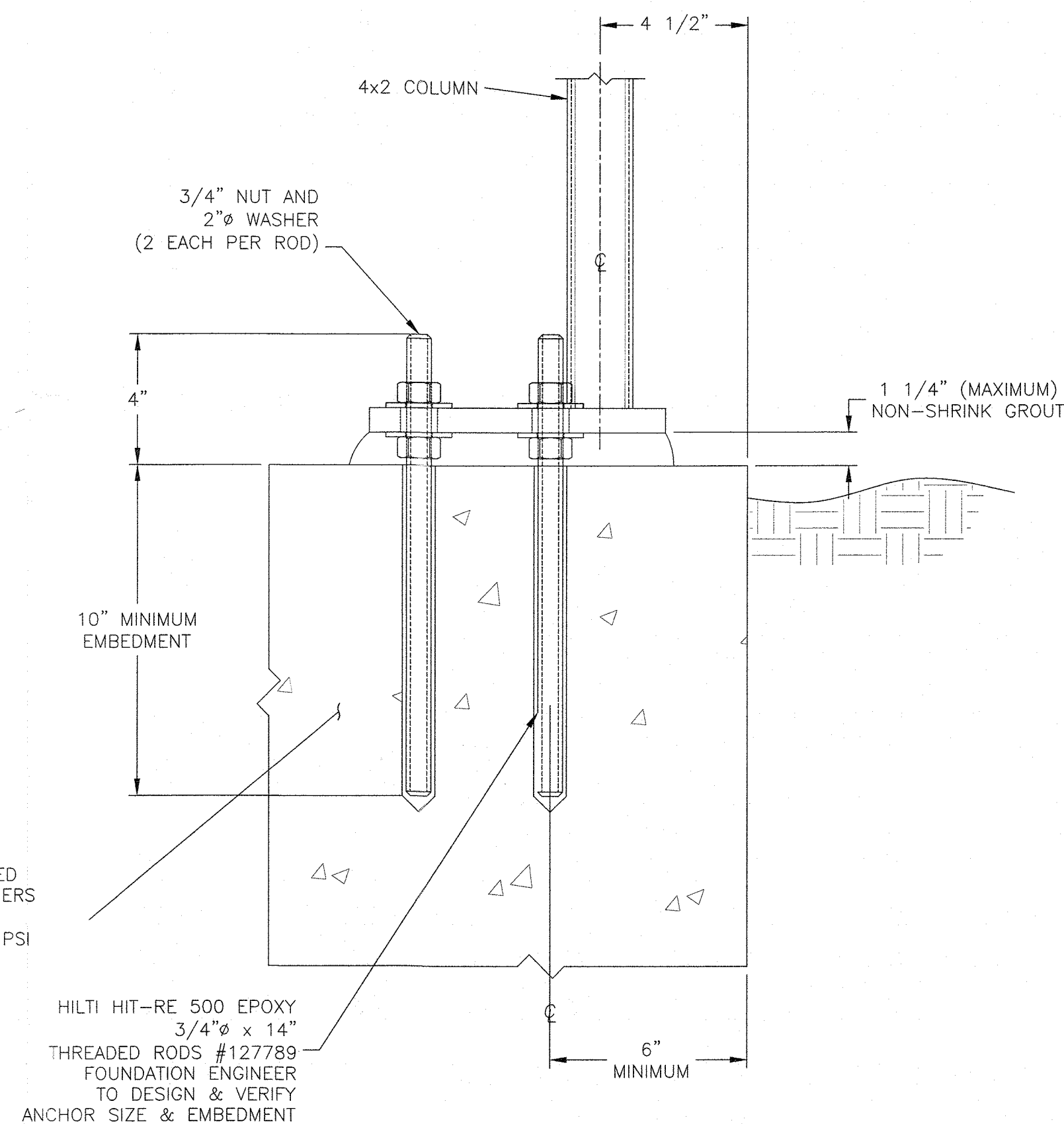
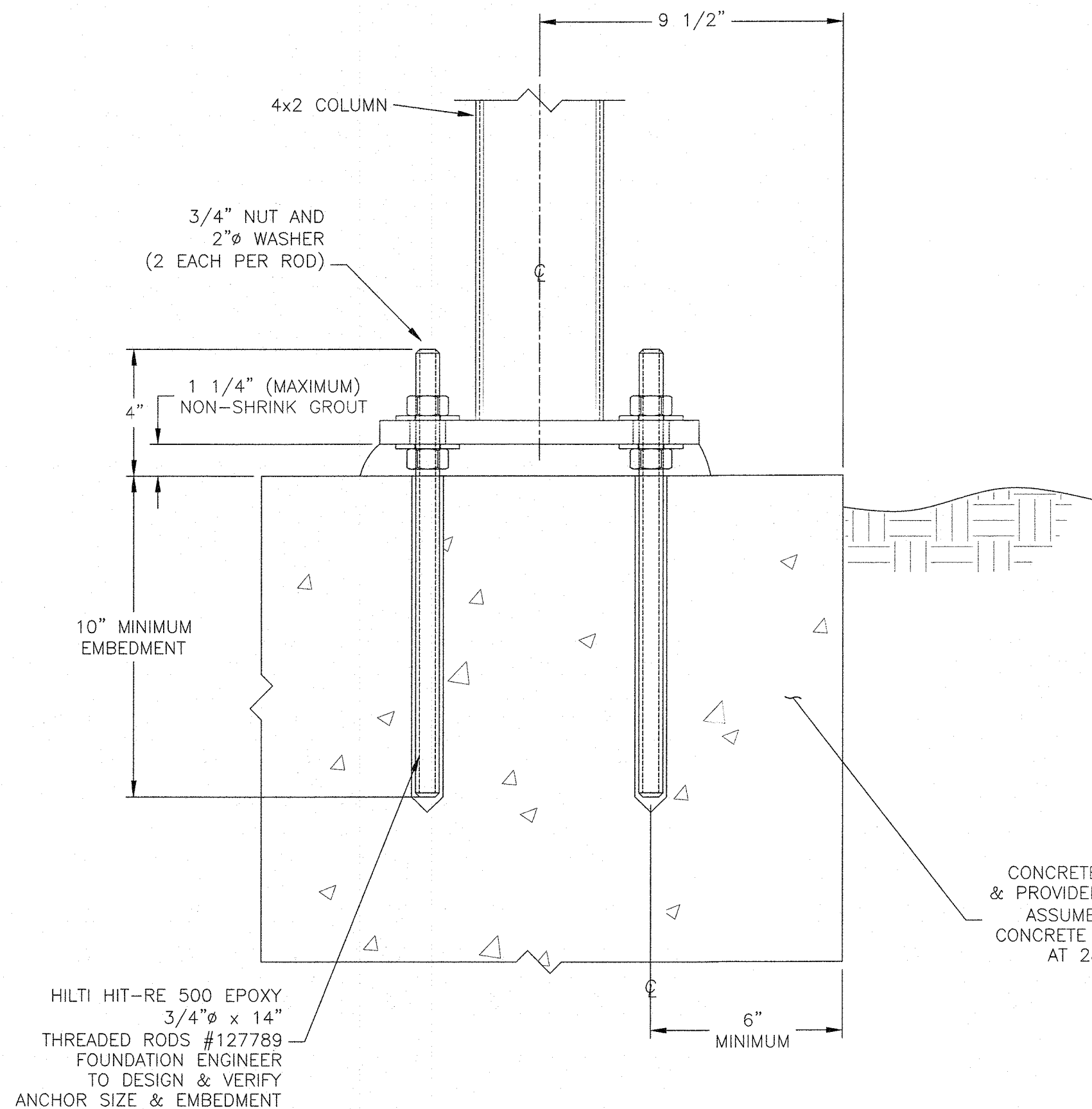
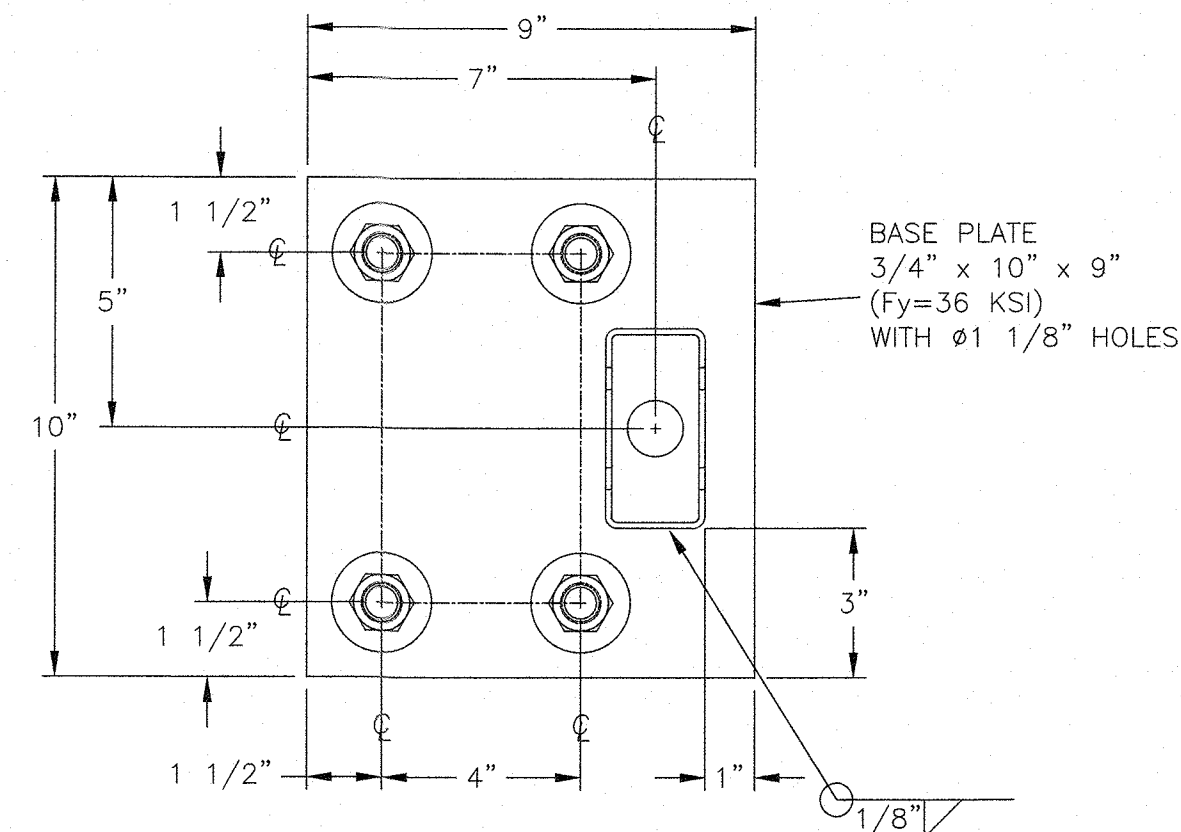
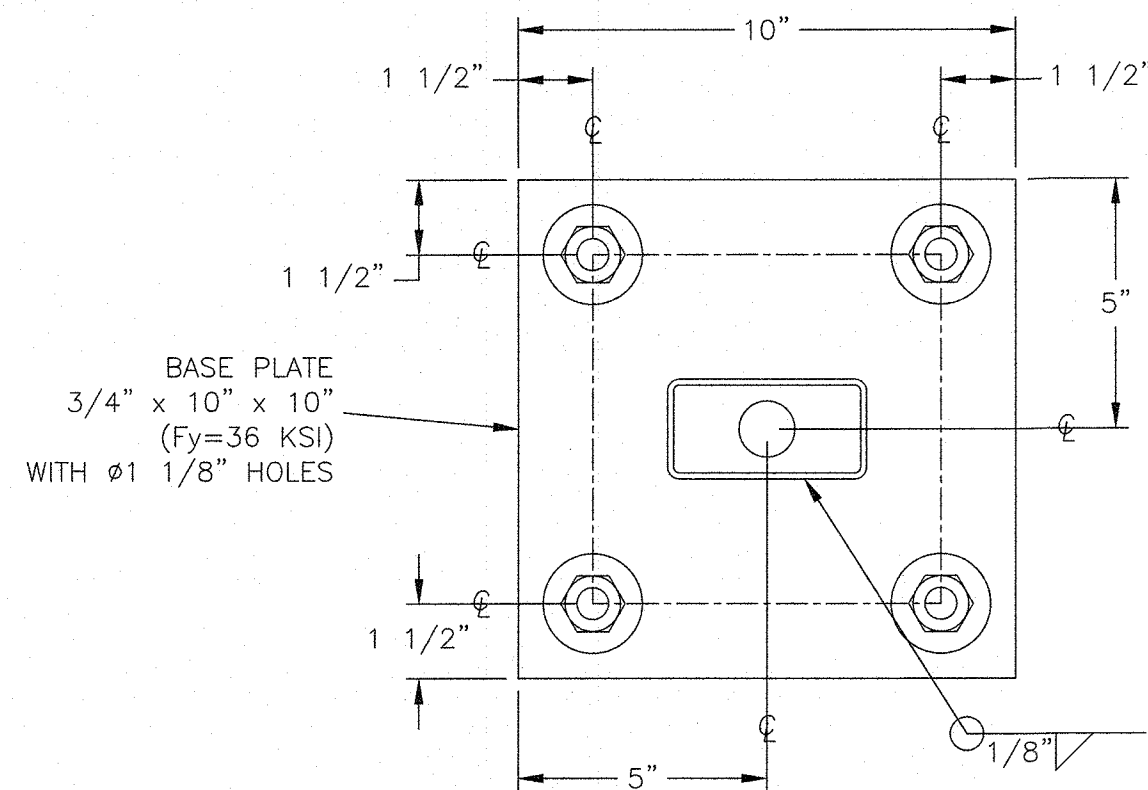
6950 Squibb Road, Suite 230
Mission, KS 66202
Phone: (913) 677-9000
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PROJECT # 27191



BASEPLATE @ SIDEWALL

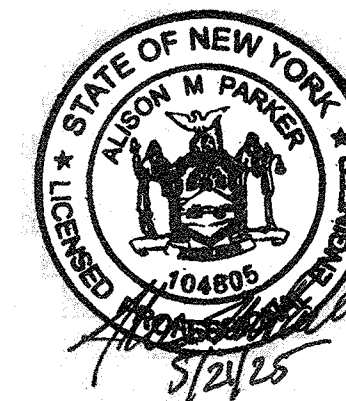
FOUNDATIONS, REINFORCING, & ANCHOR BOLTS SHOWN ON THIS DRAWING ARE REPRESENTATIVE IN NATURE AND SHALL BE DESIGNED BY OTHERS

BASEPLATE @ CORNER

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.



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23 LUDLOW LN.
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PROJECT # 27191

ISSUE DATE

05/15/2025

REVISIONS

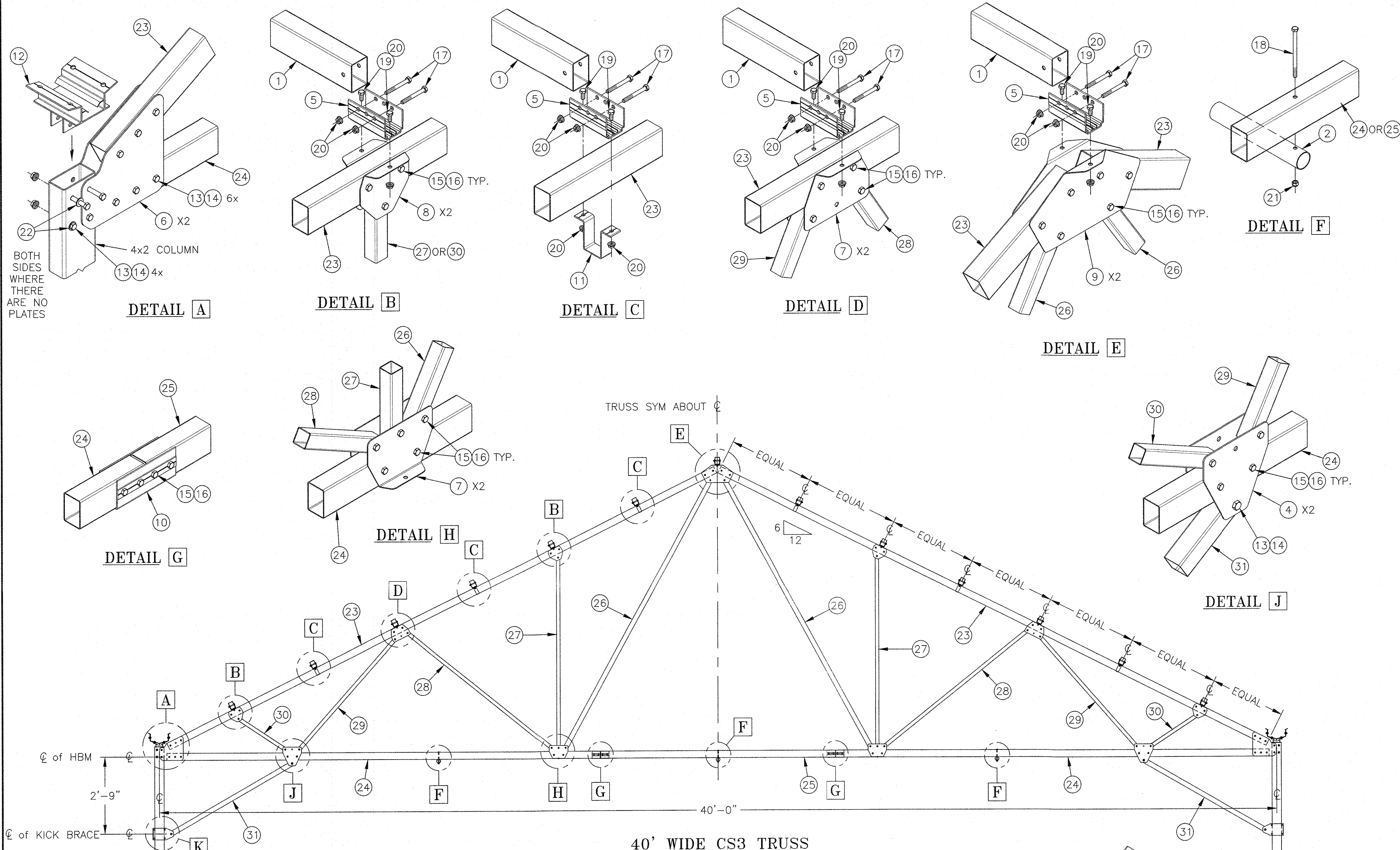
DRAWN CHECKED

LRP

SHEET

C-16996A

CODE BASEPLATE



#	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.
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PROJECT # 27191

ISSUE DATE
05/15/2025

REVISIONS

DRAWN
LRP

CHECKED
XXX

SHEET
C-16997
CODE TRUSS

FERN LODGE
31 LUDLOW LANE
PALISADES, NEW YORK

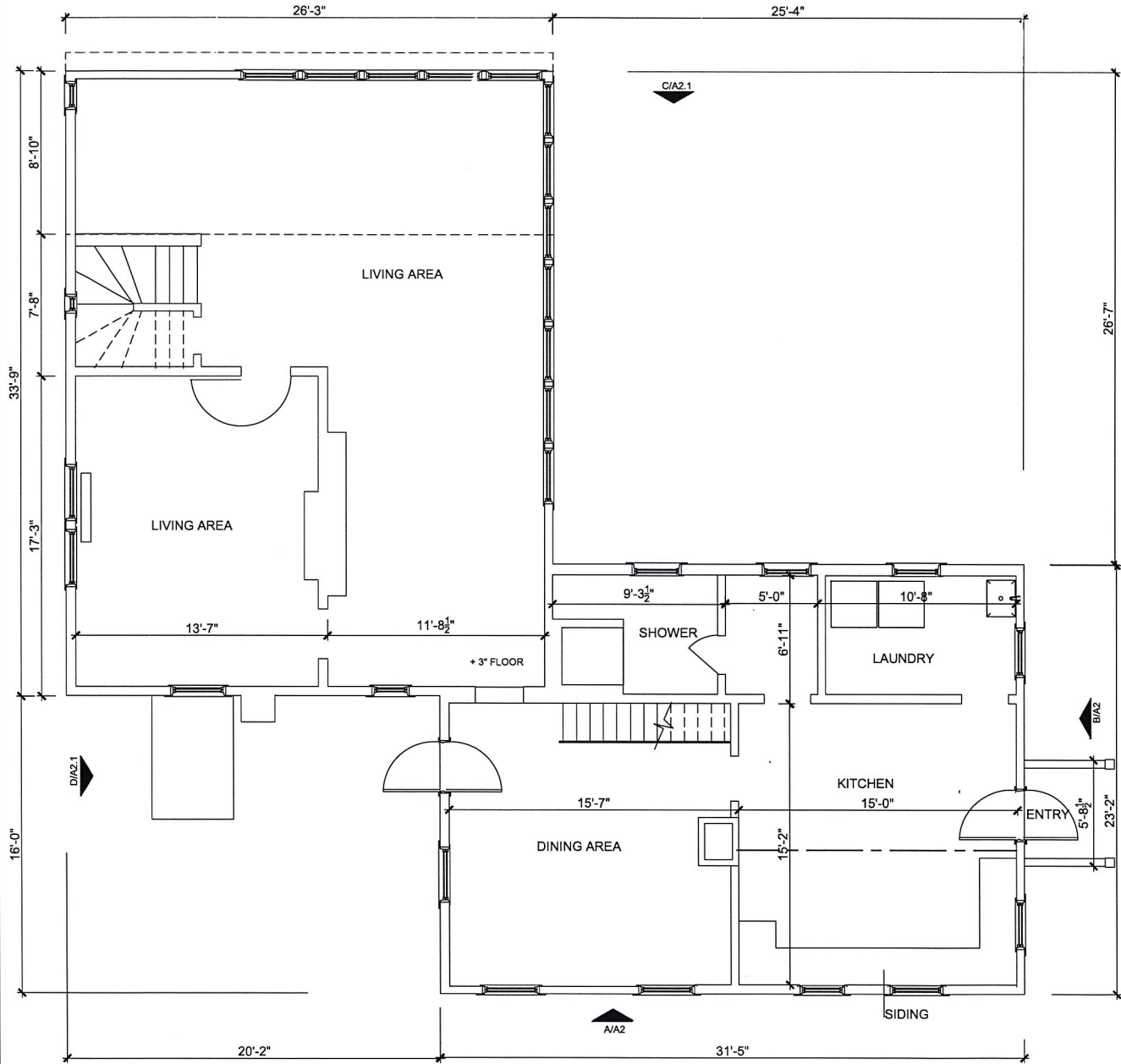
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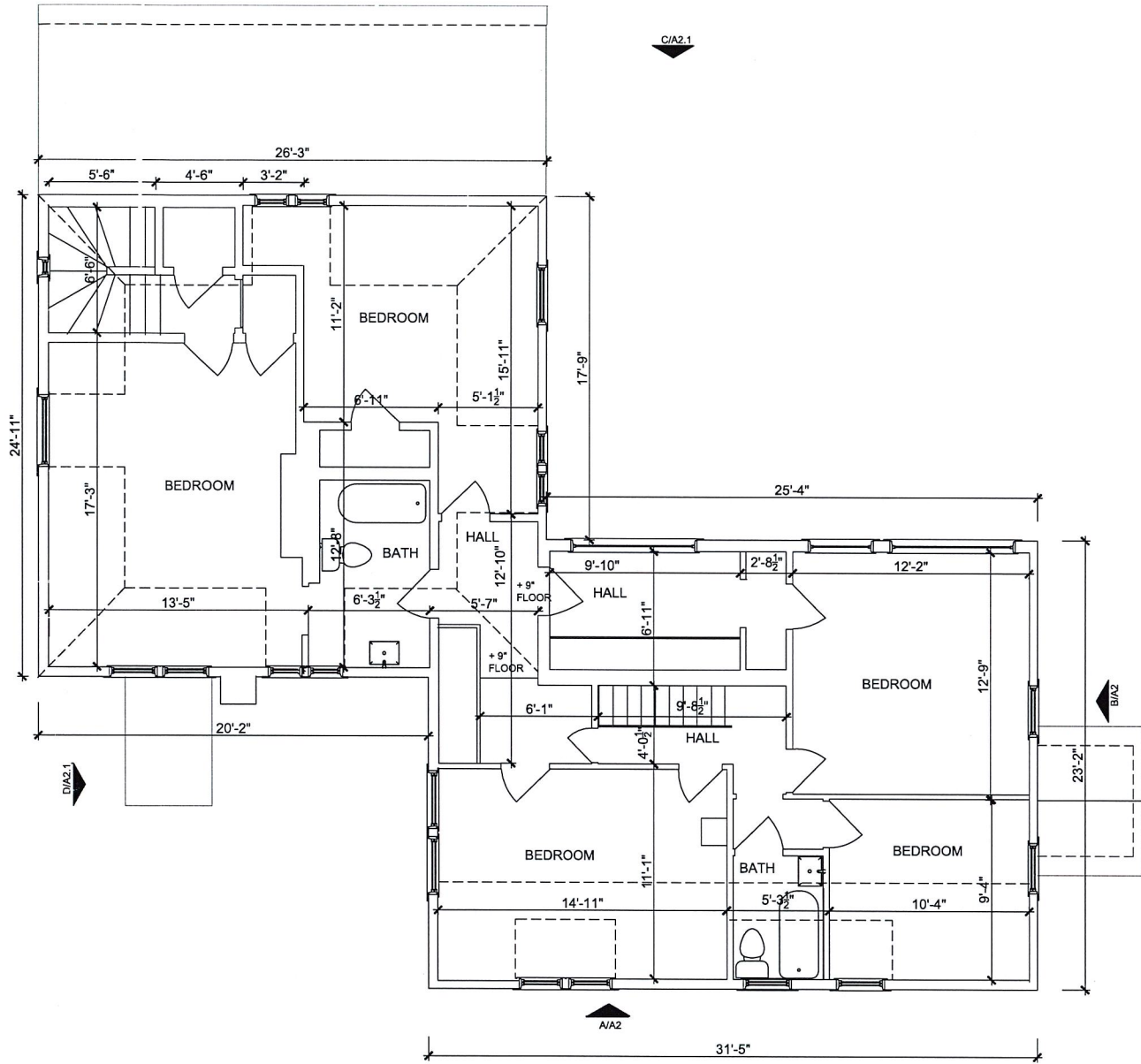
FLOOR
PLANS
EXISTING
CONDITIONS

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

A-1.0



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



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

FERN LODGE
31 LUDLOW LANE
PALISADES, NEW YORK



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: WCAMRG
PROJ PARTNER: WCAMRG
PROJ NO.: XXXX

A-1.1



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



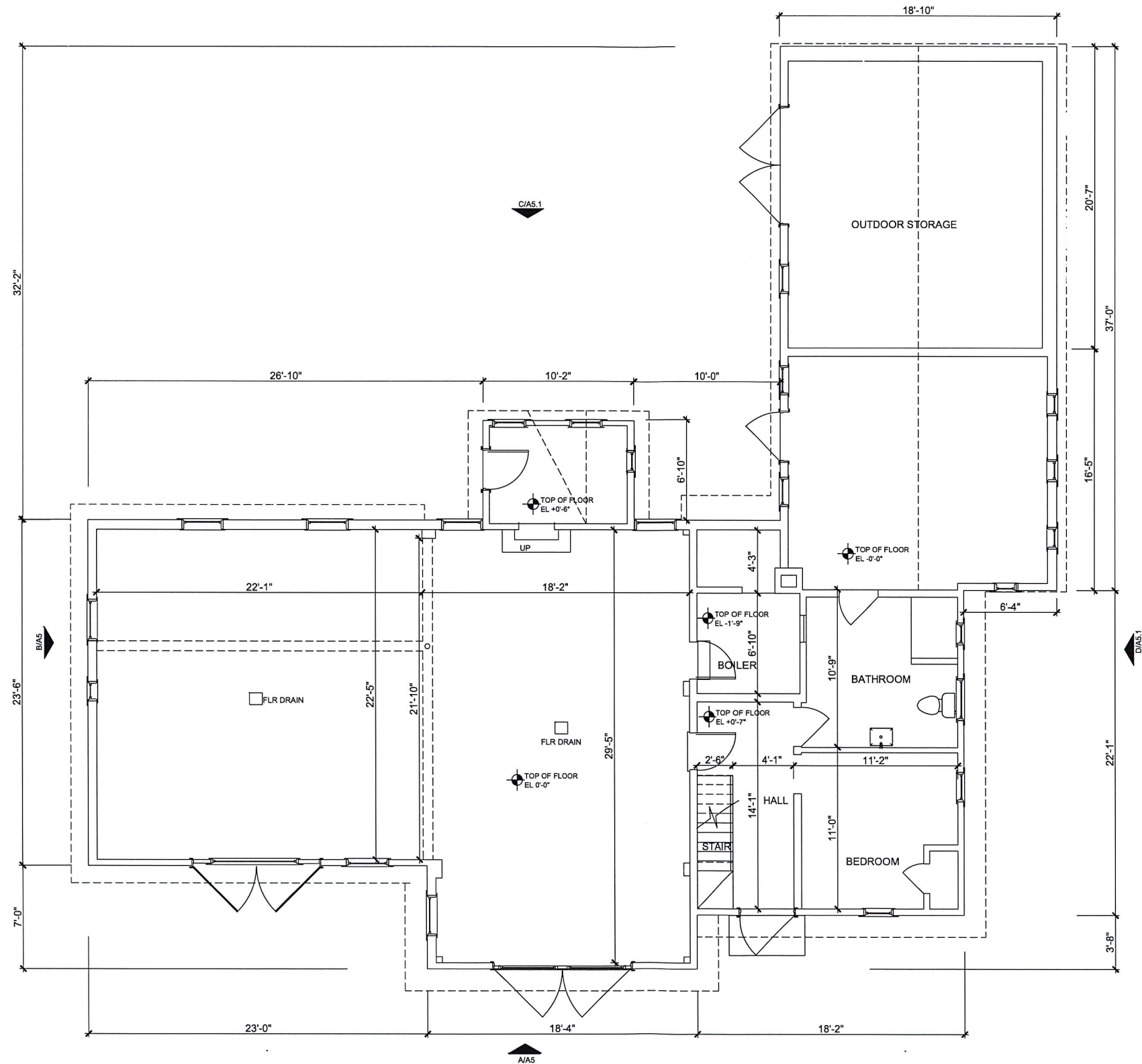
D EXTERIOR SIDE ELEVATION - LODGE
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
EXTERIOR
ELEVATIONS
EXISTING
CONDITIONS

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

A-1.2



1 MAIN 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

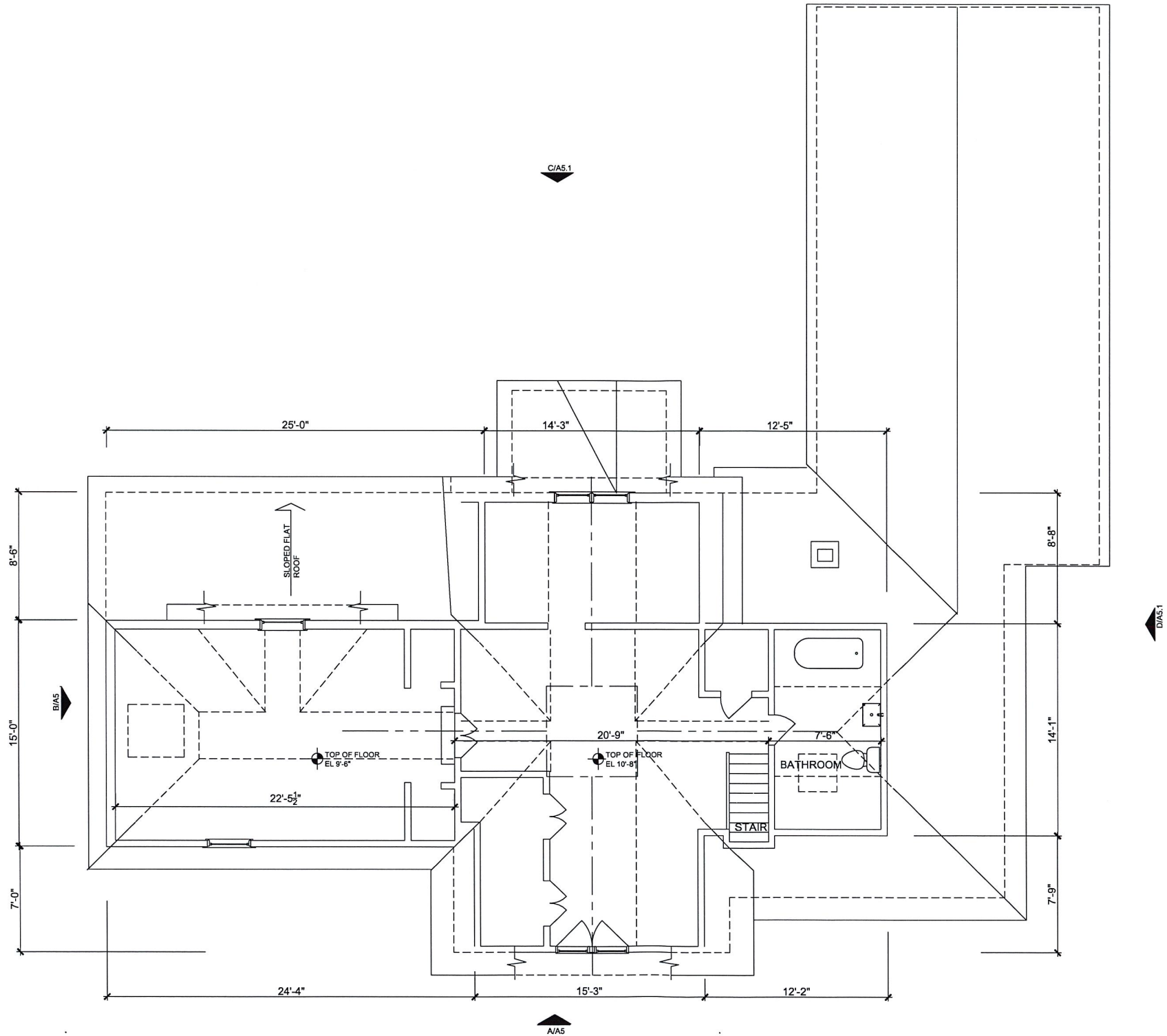
REVISIONS:

DRAWING TITLE:

FLOOR
PLANS
EXISTING
CONDITIONS

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

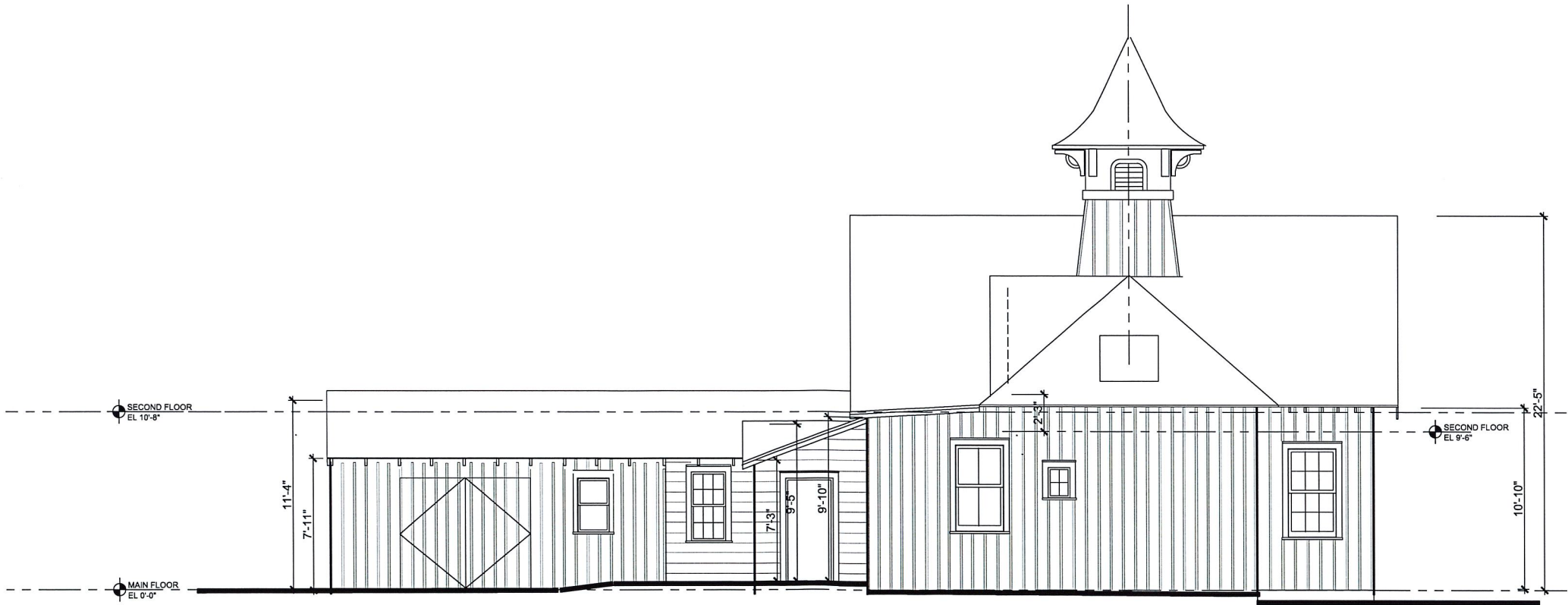
A-2.1



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



A FRONT ELEVATION - BARN
1/4" = 1'-0"



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

REVISIONS:

DRAWING TITLE:
FLOOR
ELEVATIONS
EXISTING
CONDITIONS

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

A-2.2



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



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

REVISIONS:

DRAWING TITLE:
FLOOR
ELEVATIONS
EXISTING
CONDITIONS

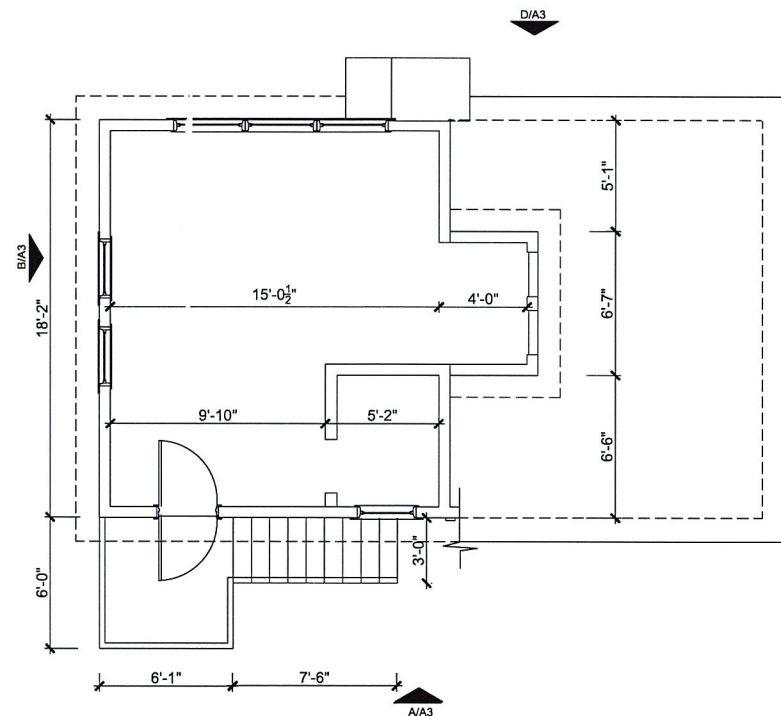
DATE: 04/11/2025
PROJ TEAM: WCA/MRG
PROJ PARTNER: WCA/MRG
PROJ NO.: XXXX

REVISIONS:

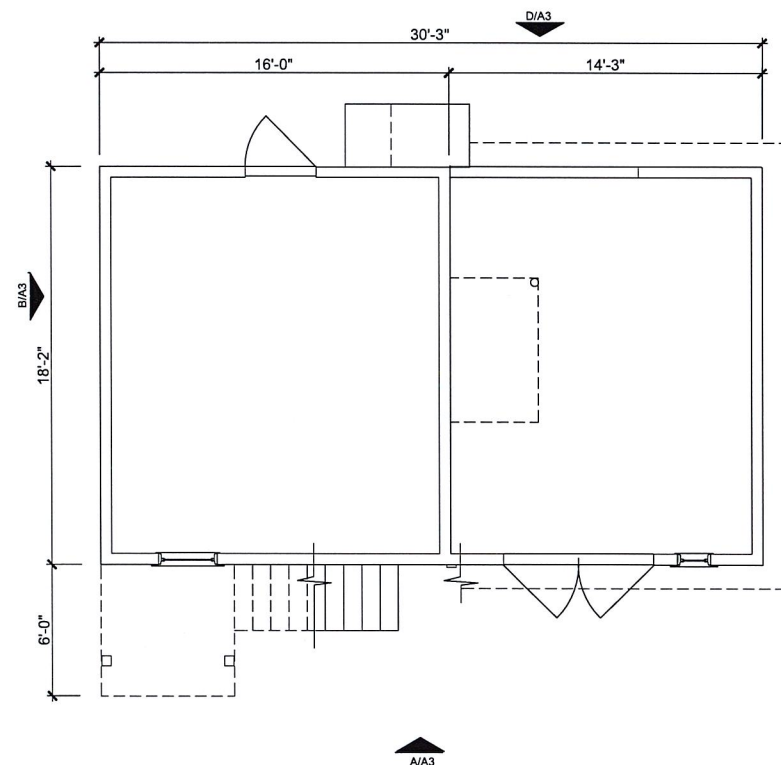
DRAWING TITLE:
PLANS AND
ELEVATIONS
EXISTING
CONDITIONS

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

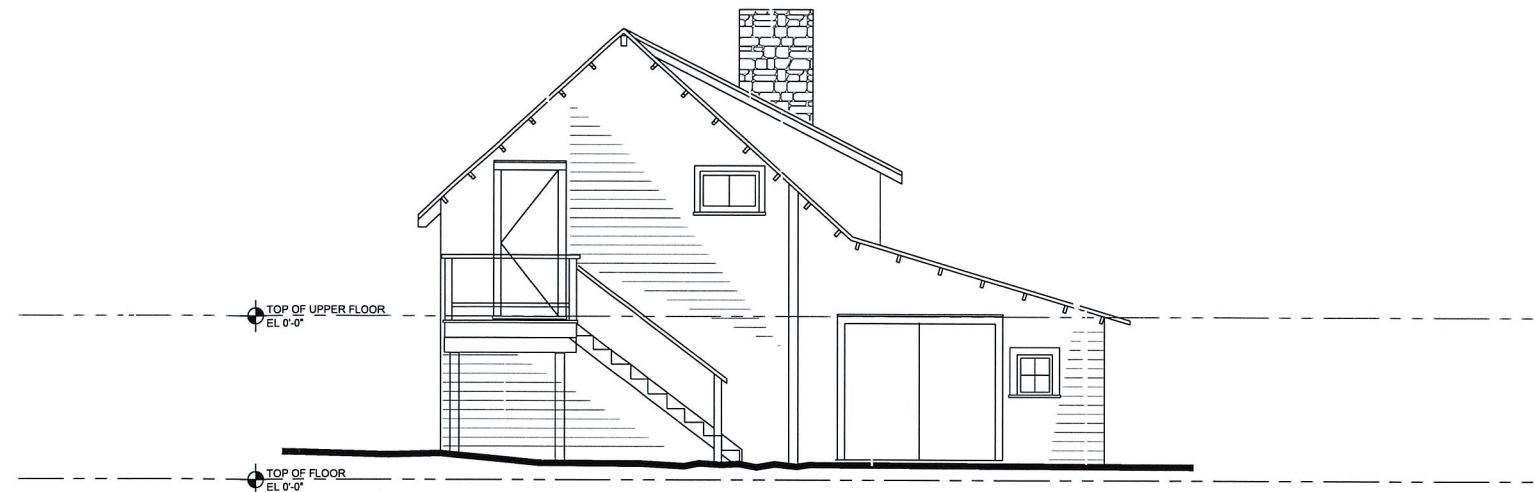
A-3.0



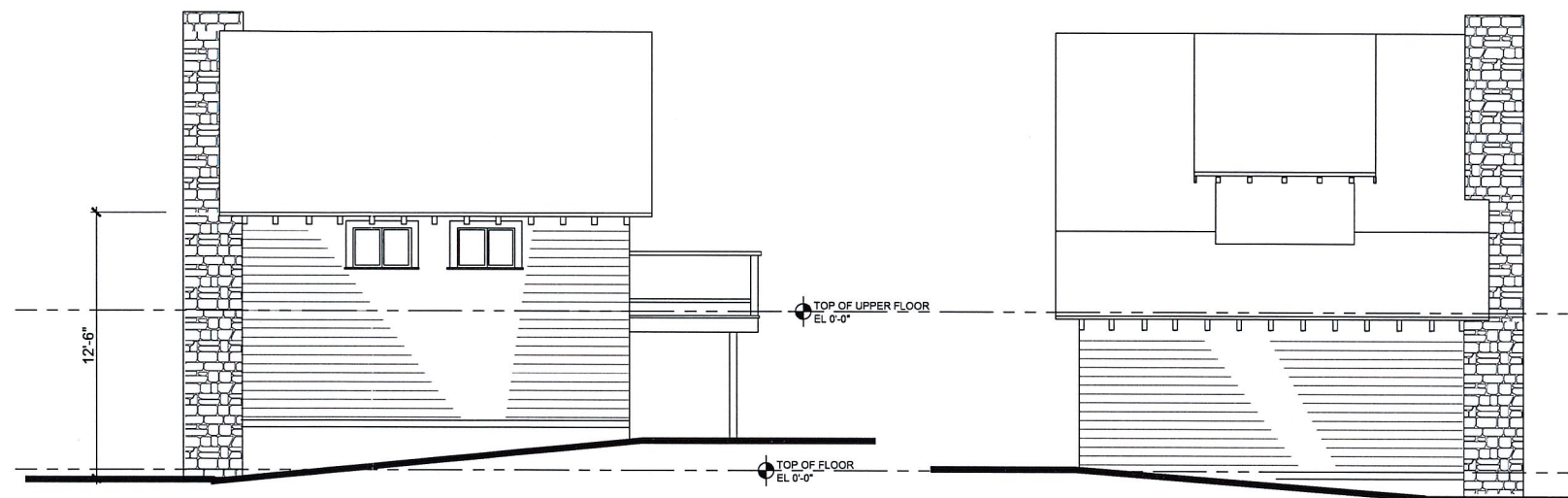
2 SECOND FLOOR PLAN - COTTAGE
1/4" = 1'-0"



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

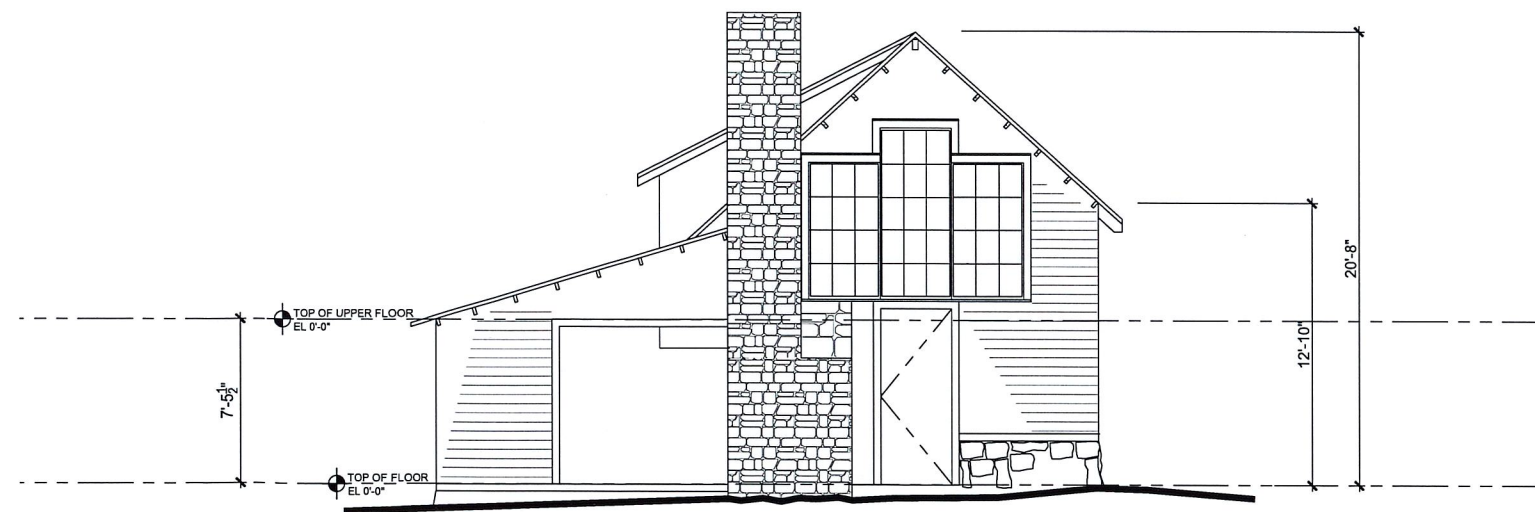


A EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"

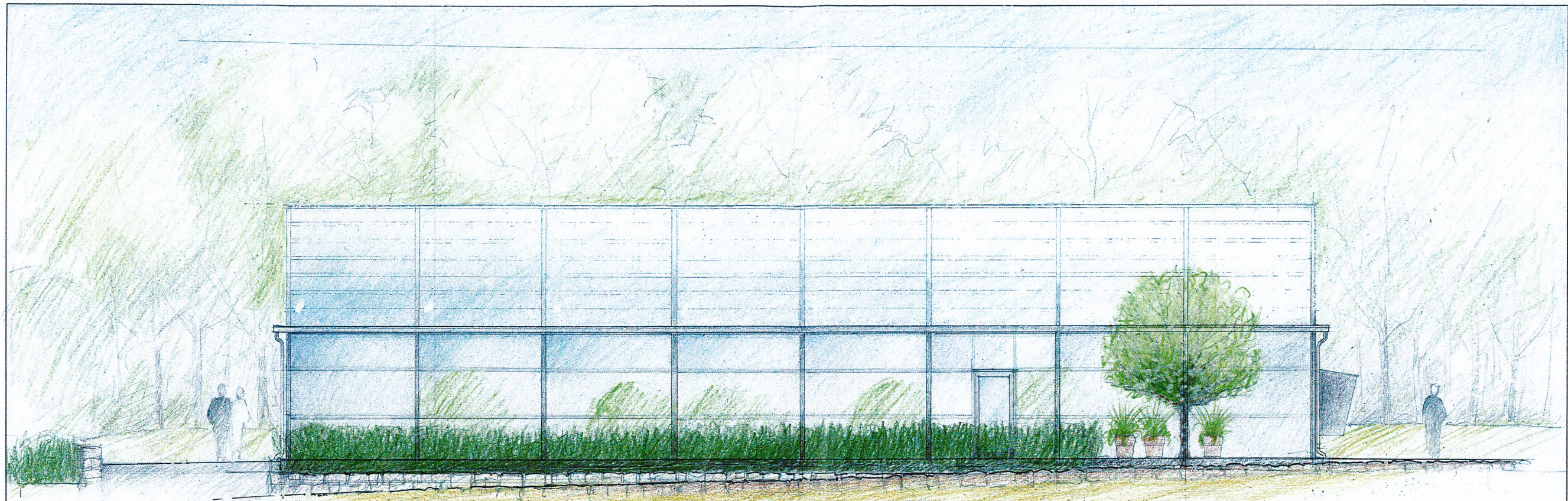


B EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"

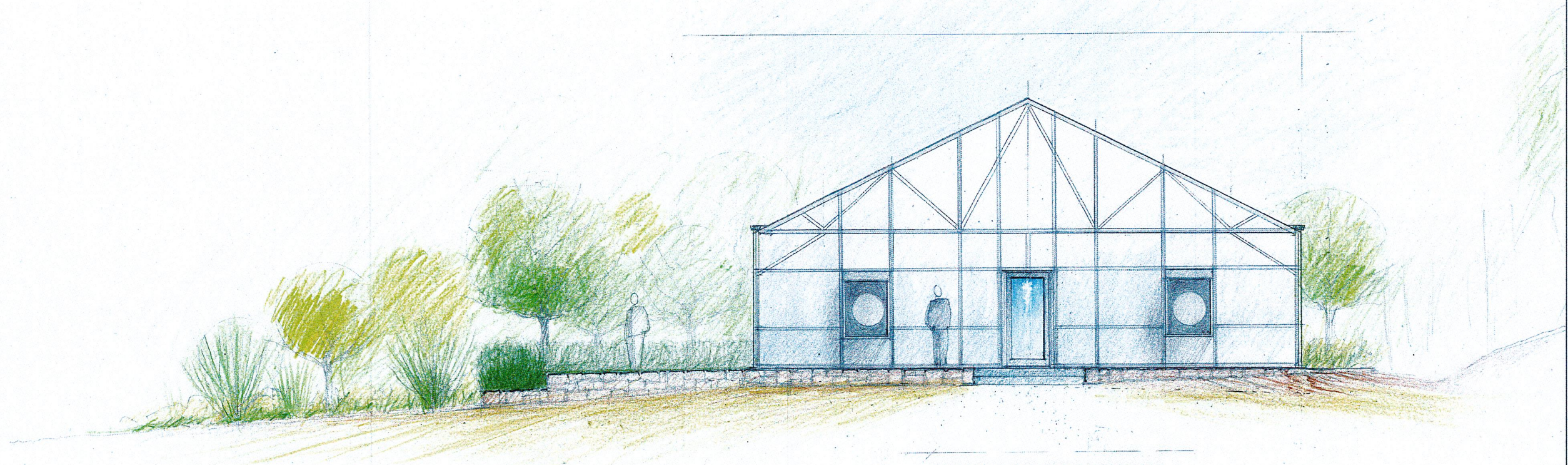
C EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"



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



NORTH ELEVATION



WEST ELEVATION

AURELL
GARCIA
ARCHITECTS

171 KING'S HIGHWAY,
ORANGEBURG, 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

12345

D

C

B

A

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 L.L.C.

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

DATUM: N/A

PLOT DATE: 2025-06-12

SIZE: ANSI B

SCALE: AS NOTED

PROJECT: 250185

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

D

C

- B

A

- A

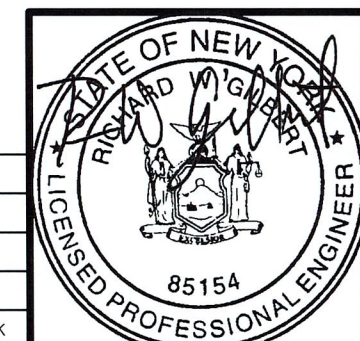
A

- A

A

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|------|-------------|------|-----|-----|
| | | | | |
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| | | | | |
| MARK | DESCRIPTION | DATE | DES | CHK |



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

DATUM: N/A

CODE: NYSBC2020

2025-06-12

PLOT DATE:

PROJECT: 050195

CITIZEN: ANCI D

COL10627 . 17

SIZE: ANSI D	PROJECT
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Aurell Garcia Architects

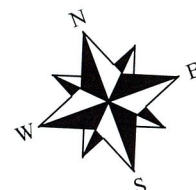
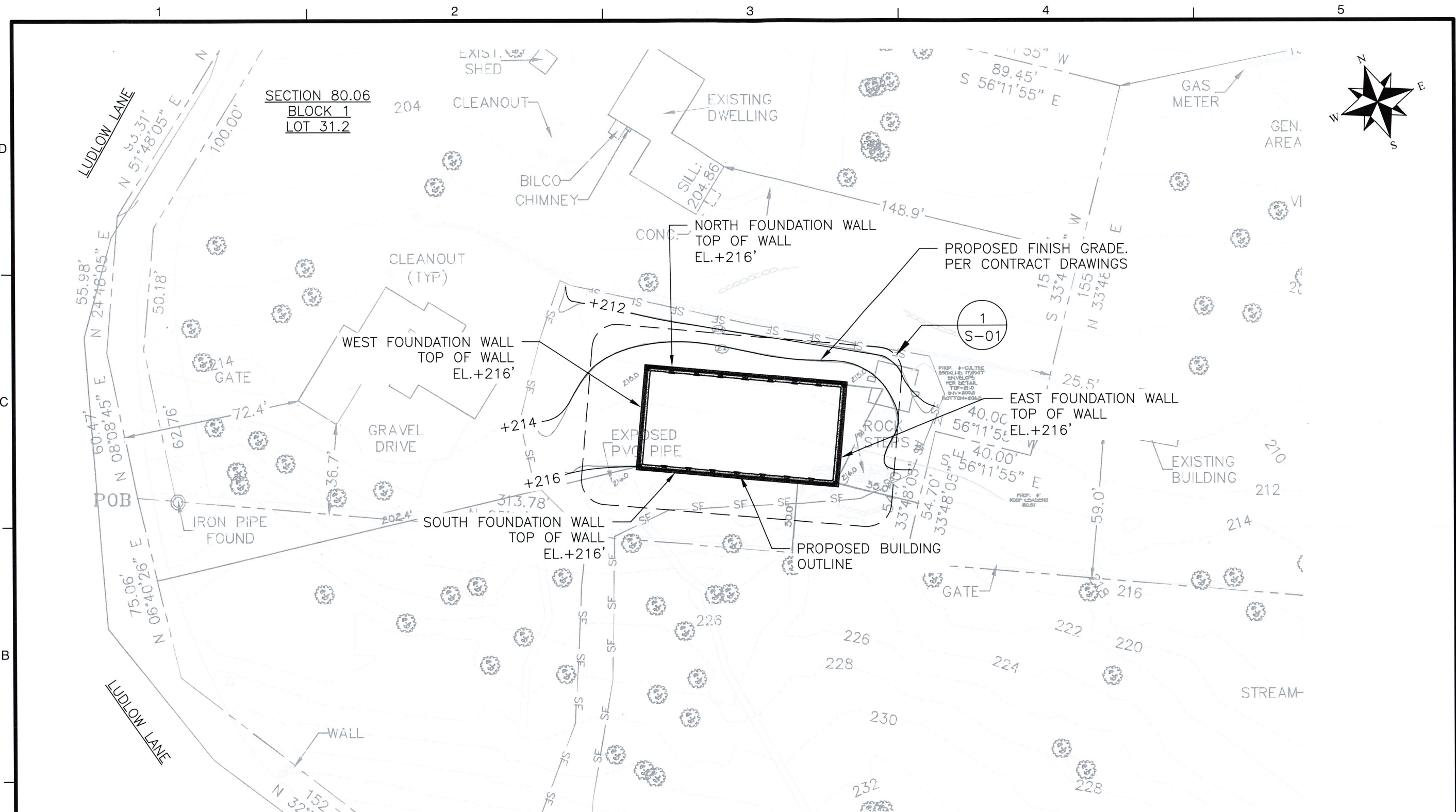
117 Kings Highway
Orangeburg, NY 10962

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GENERAL NOTES

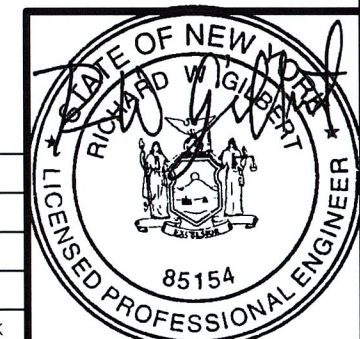
Greenhouse Perimeter
Footing Design

SHEET ID
G-02



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

MARK	DESCRIPTION	DATE	DES	CHK



BlueShore
ENGINEERING L.L.C.

CODE: NYSBC2020
PLOT DATE: 2025-06-12
SIZE: ANSI B
SCALE: 1" = 40'

DATUM: N/A
PROJECT: 250185

DATE: 06/12/2025

Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962

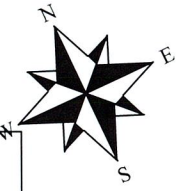
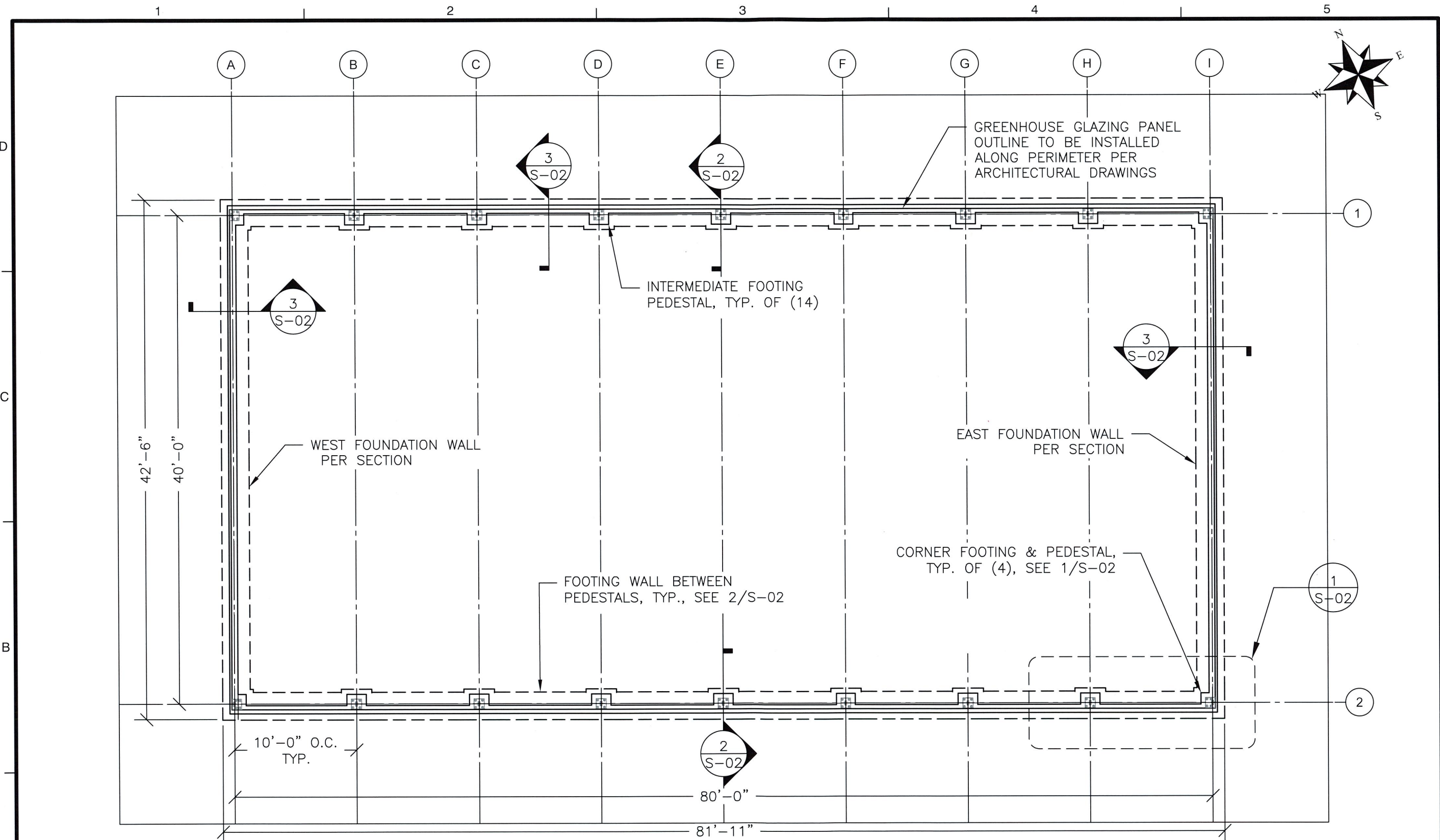
**PROPOSED
SITE PLAN**

Greenhouse Perimeter
Footing Design

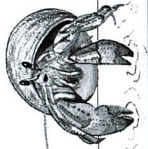
23 Ludlow Lane
Palisades, NY 10964

SHEET ID
C-01

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



MARK	DESCRIPTION	DATE	DES	CHK

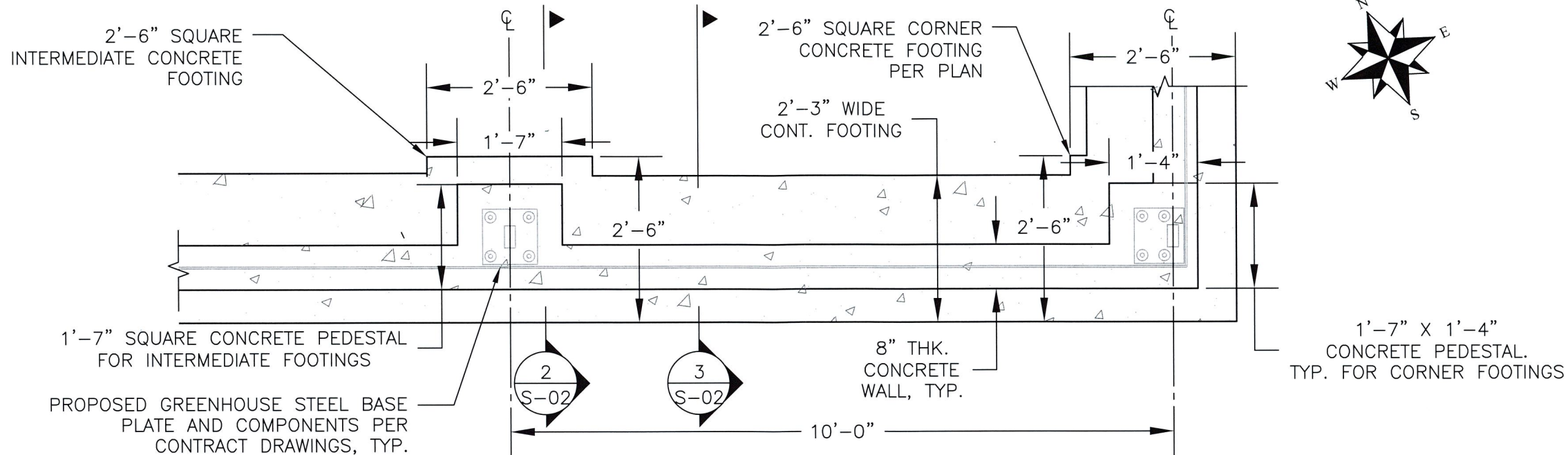
BlueShore
ENGINEERING L.L.C.

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

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

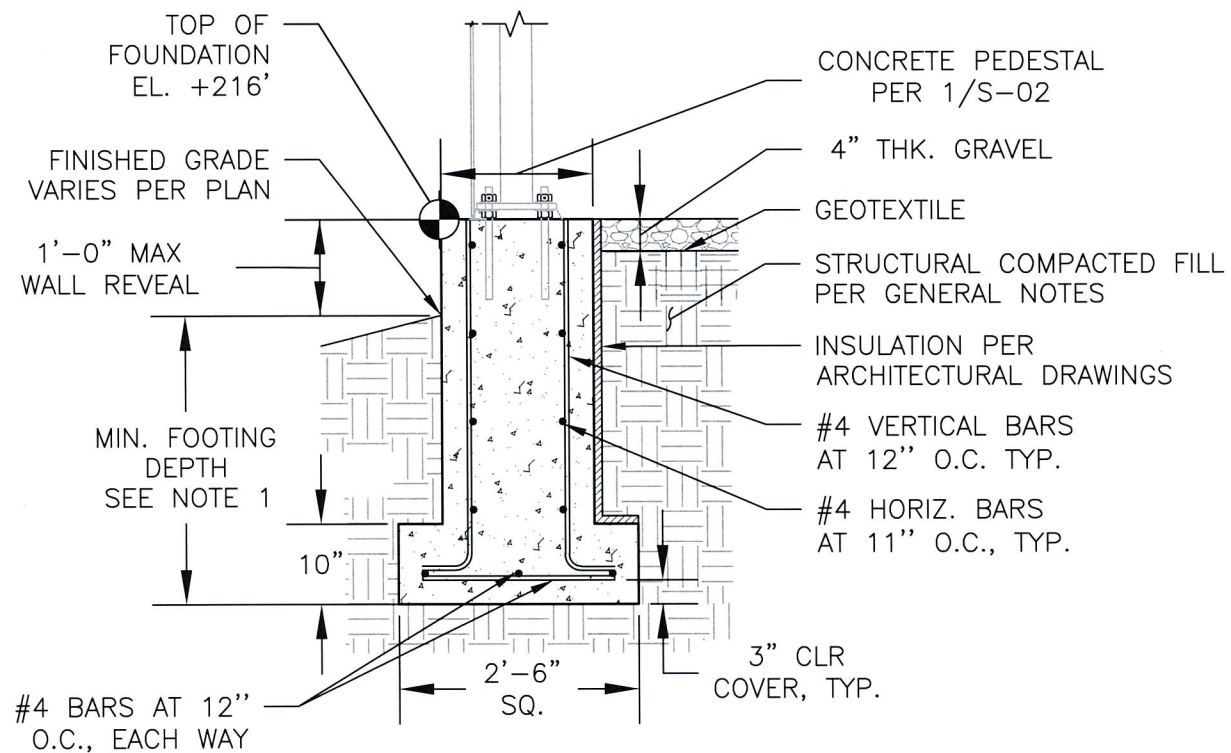
Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962
DATE: 06/12/2025

**PROPOSED
FOUNDATION PLAN**
Greenhouse Perimeter
Footing Design
23 Ludlow Lane
Palisades, NY 10964

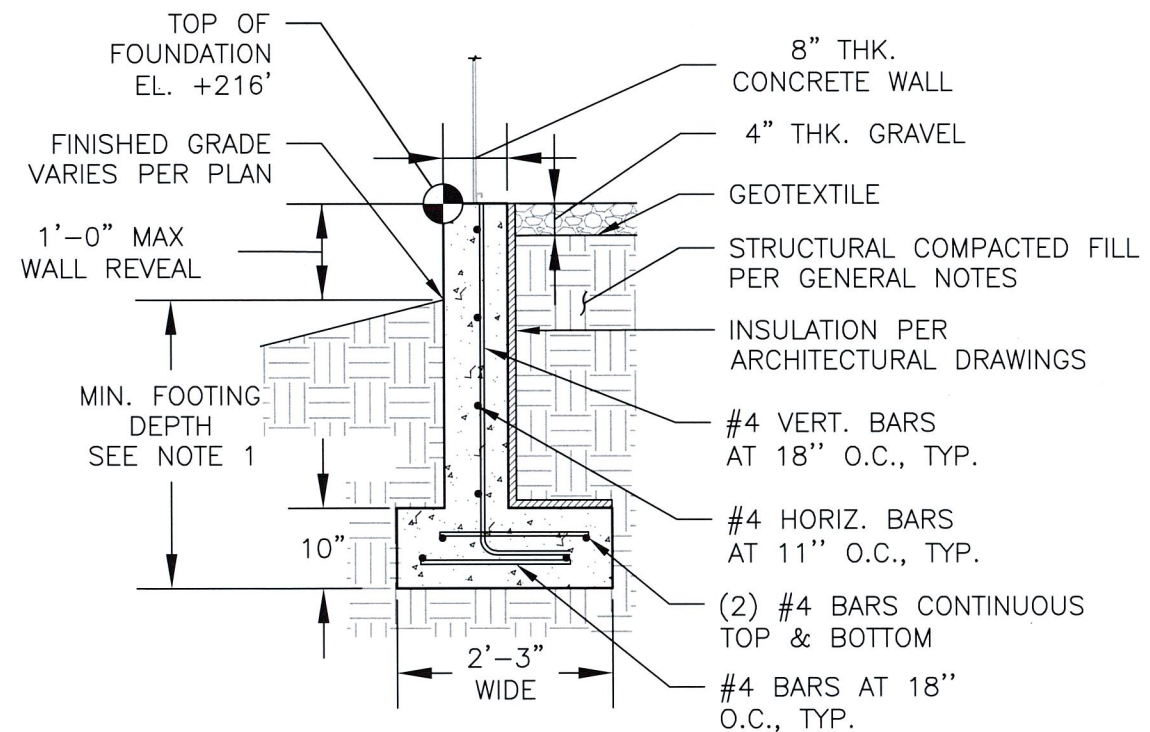
SHEET ID
S-01



1 ENLARGED FOUNDATION DETAIL
Scale: 1/2" = 1'-0"



2 FOOTING DETAIL AT PEDESTAL
Scale: 1/2" = 1'-0"

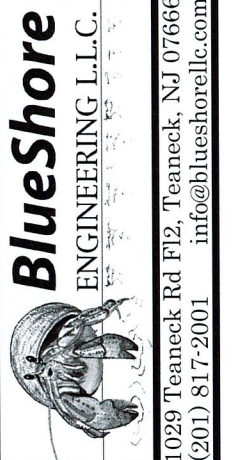
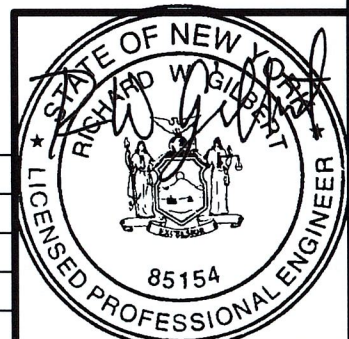


3 FOOTING DETAIL AT WALL
Scale: 1/2" = 1'-0"

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



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

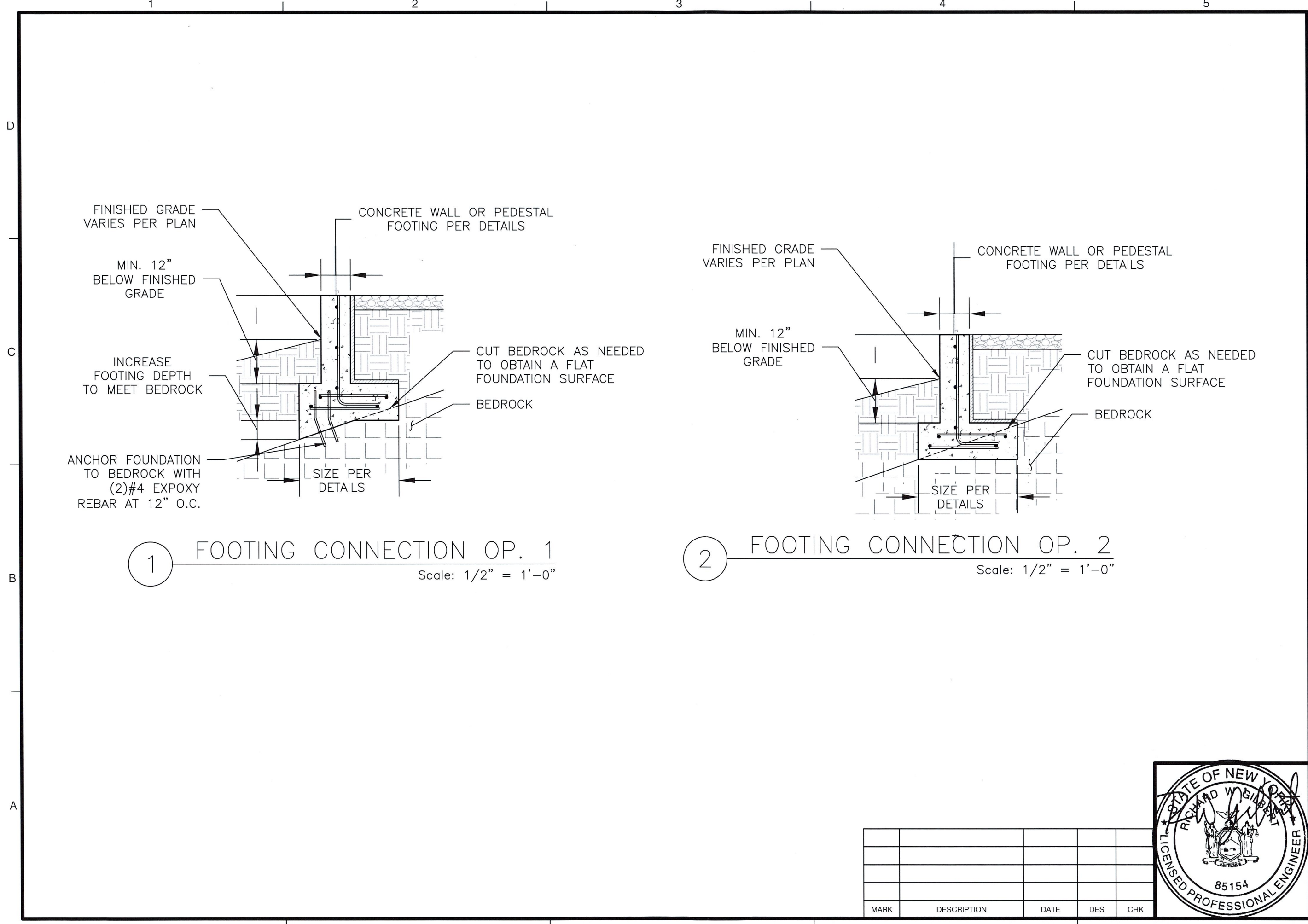
Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962

FOOTING DETAILS
& SECTIONS

23 Ludlow Lane
Palisades, NY 10964

Greenhouse Perimeter
Footing Design

SHEET ID
S-02



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	SCALE:
SIZE: ANSI B	DATE: 06/12/2025	

FOOTING CONNECTION AT BEDROCK

Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962

Greenhouse Perimeter
Footing Design

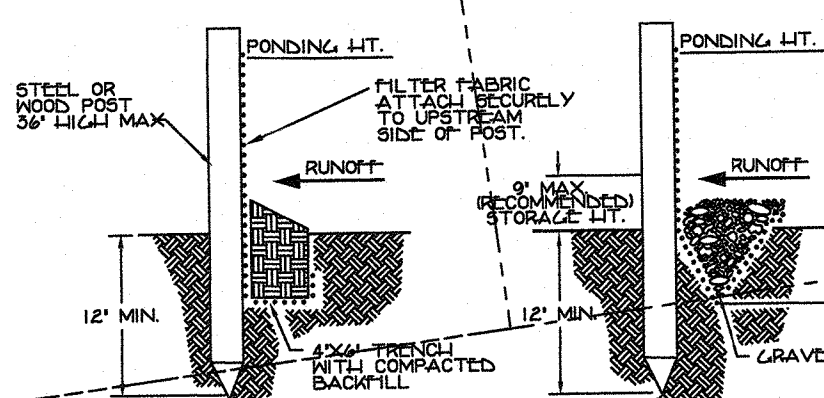
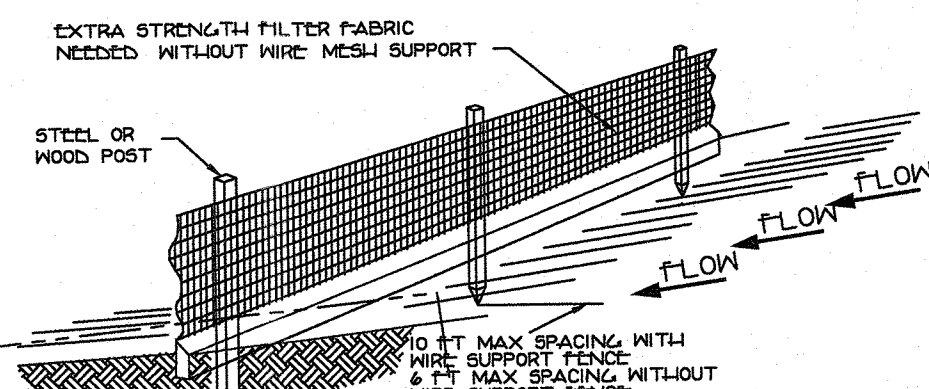
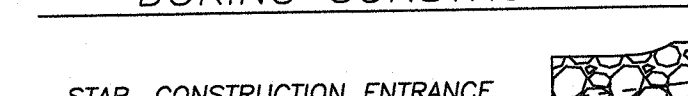
23 Ludlow Lane
Palisades, NY 10964

SHEET ID

S-03

-ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED SEPTEMBER 29, 2023, PROVIDED BY OWNER.

LEGEND FOR EROSION CONTROL
DURING CONSTRUCTION



STANDARD DETAIL ALTERNATE DETAIL
TRENCH WITH NATIVE BACKFILL TRENCH WITH GRAVEL

SILT FENCE
NTS

INSPECT AND REPAIR FENCE AFTER EACH
STORM EVENT AND REMOVE SEDIMENT WHEN
NECESSARY.
REMOVED SEDIMENT SHALL BE DEPOSITED
IN AN AREA THAT WILL NOT CONTRIBUTE
SEDIMENT OFF-SITE AND CAN BE PERMANENTLY
STABILIZED.
SILT FENCE SHALL BE PLACED ON SLOPE

DRAINAGE AREA TO BE MITIGATED:
3,200 SF
VOLUME REQUIRED PER CALCULATION=587 CF
INSTALL 6-CULTEC 330XLHD
VOLUME PROVIDED=629.6 CF

1000

[illegible]

FAR CALCULATION

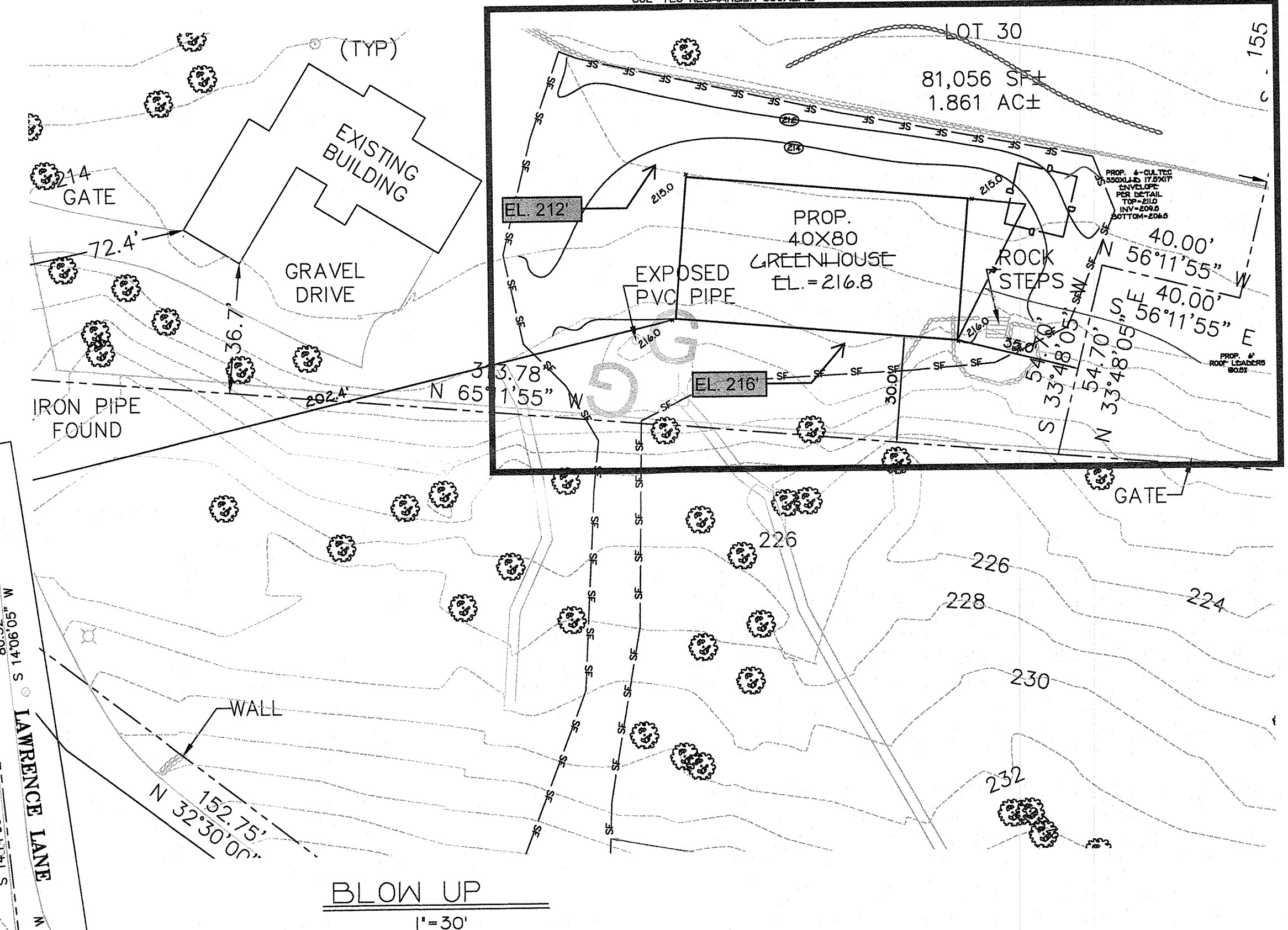
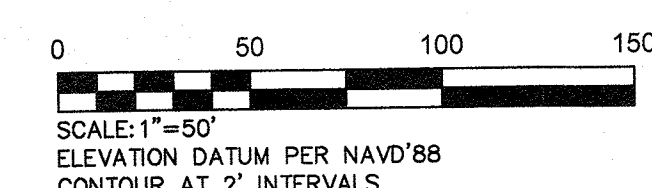
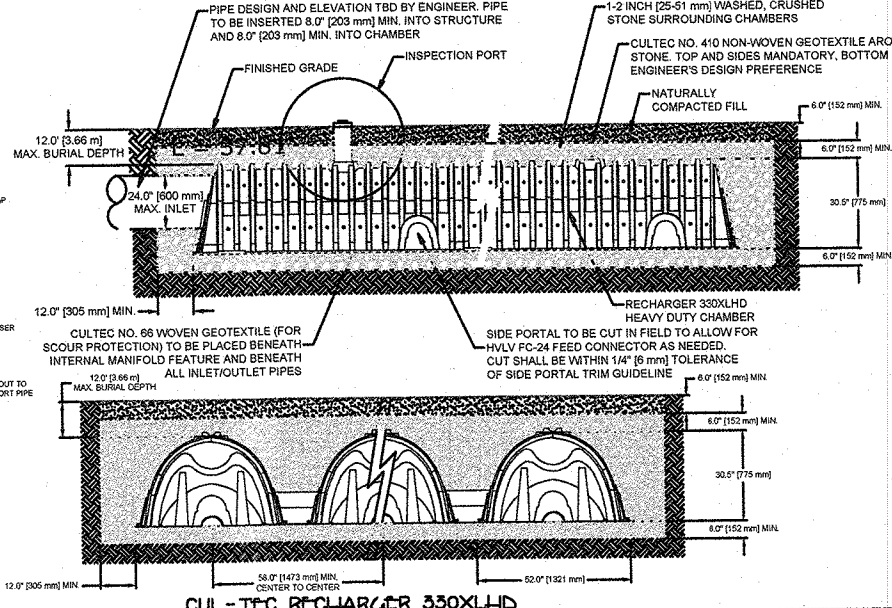
EXISTING:
FERN LODGE=3,397 SF
FERN BARN=2,891 SF
TOTAL=6,288 SF
FAR=6,288 SF/81,056 SF=0.08

PROPOSED:
FERN LODGE=3,397 SF
FERN BARN=2,891 SF
GREENHOUSE=3,200 SF
TOTAL=9,488 SF/81,056 SF=0.12

BULK REQUIREMENTS:

ZONE R-80 USE GROUP A	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.10	0.08	0.11 +
MINIMUM LOT AREA	80,000 SQ.FT.	81,056 SF	81,056 SF
MINIMUM LOT WIDTH	150 FT.	150 FT.	150 FT.
MINIMUM STREET FRONTAGE	100 FT.	209.8 FT.	209.8 FT.
MIN. FRONT YARD	50 FT.	72.4 FT.	72.4 FT.
MINIMUM SIDE YARD	30 FT.	36.7 FT.	30.0 FT.
MINIMUM TOTAL SIDE YARD	100 FT.	NA	NA
MINIMUM REAR YARD	50 FT.	148.9 FT.	35.0 FT. +
MAXIMUM BUILDING HEIGHT	8 IN./FT. FROM LOT	8 IN./FT.	8 IN./FT.

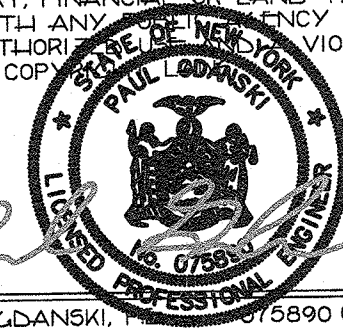
+ VARIANCE REQUIRED



SITE PLAN

$$I^2 = 50\%$$

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
PLAN IS A VIOLATION OF SECTION 2209(2) OF THE
NEW YORK STATE EDUCATION LAW. COPIES OF THIS
MAP NOT HAVING THE SEAL OF THE SURVEYOR
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AN UNAUTHORIZED VIOLATION OF
FEDERAL COPIES OF NEW YORK
STATE OF NEW YORK
SEAL OF THE SURVEYOR
JOHN LEONARDI

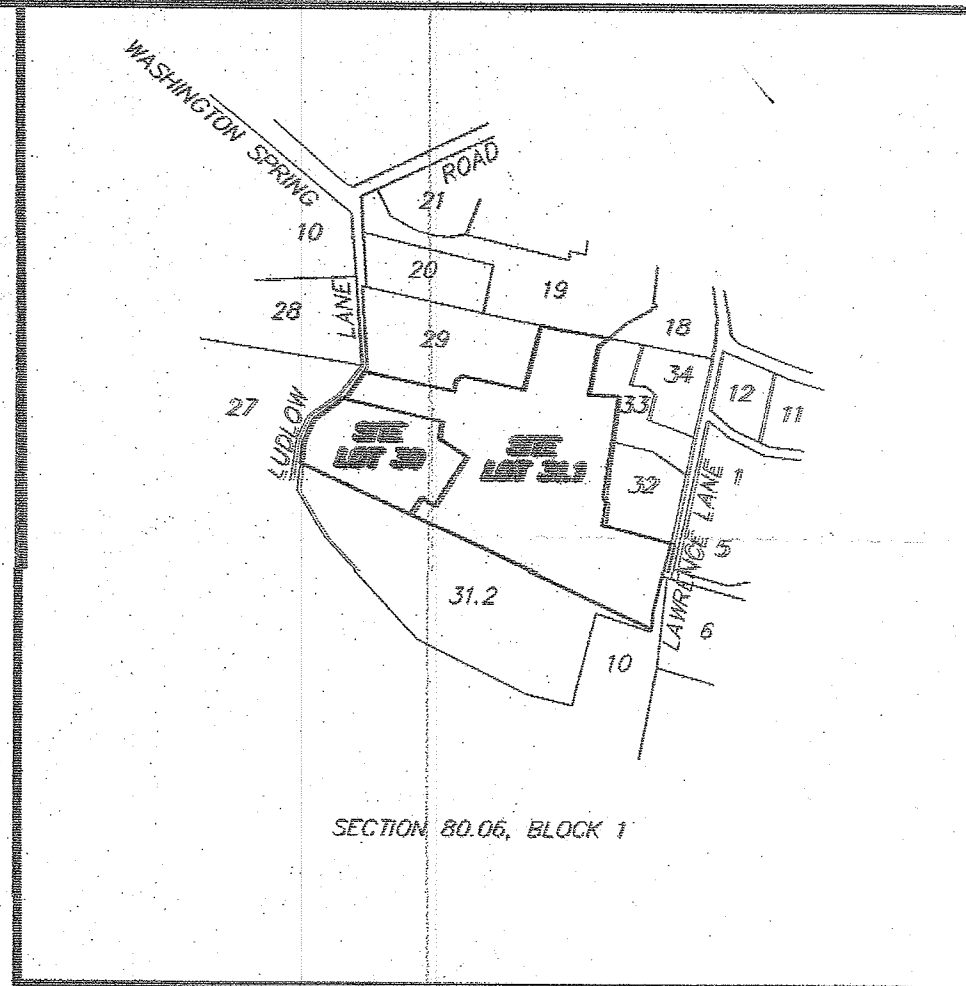
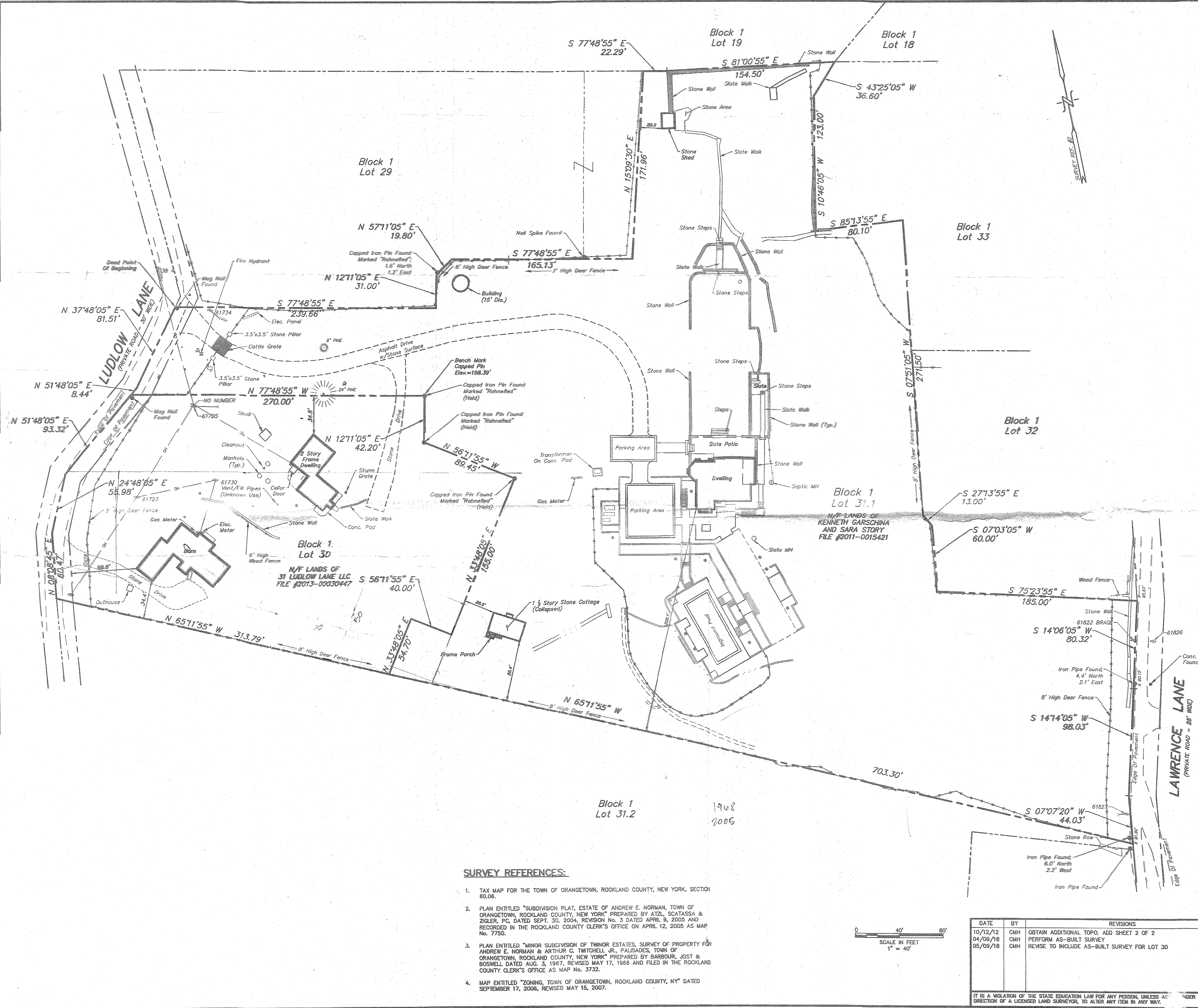


PAUL GDANSKI, Professional Engineer 375890

DATE		REVISIONS	
11-7-24		REVISE	
PLOT PLAN FOR LUDLOW LANE 80.06'-1-30, 31.1 & 31.2			
LOCATED IN THE HAMLET OF PALISADES TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK			
PAUL GDANSKI P.E., PLLC		FILE #	LUDLOW
3512 WHITTIER COURT MAHWAH, NEW JERSEY 07430 TEL : (917) 418-0999 EMAIL: PGSKI@ARTHLINK.NET		DATE	MAY 8, 2025
		SCALE	A5 SHOWN
INITIALS	DATE	INITIALS	DATE
		SHEET #	I OF I

FILE NAME: F:\PROJECTS\VEA-MSC-CMH\18010818 - SARA STORY.DWG
LAYOUT: AS-BUILT-01
PLOT DATE: 5/10/2018 1:22:01 PM

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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 7208, 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. DIFFLEY
NY P.E. #078235
NJ P.E. #050723
PA P.E. #055898-E

CARL M. HERRMAN
NY L.S. #050723
NJ L.S. #05042271
PA L.S. #J061172

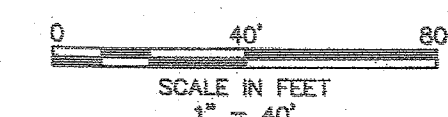
Carl M. Herrman

DRAWN BY: JMK
ORIG. DWG. DATE: OCT. 17, 2011
JOB NO.: NY-R0-0-100

CHECKED BY: CMH
BOOK: 484
PAGE: 54-59

DATE: APRIL 9, 2018
SCALE: 1" = 40'
1 2

- 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.



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 A LICENSED LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY.