

AURELL GARCIA ARCHITECTS

Sustainable

Academic

Commercial

Residential

Historic

October 24, 2025

Applicant/ Riverview Property Holdings, LLC.

23 Ludlow Lane., Palisades NY

Section: 80.06, Block: 1, Lot: 30

Zoning Board of Appeals

Town of Orangetown

26 Orangeburg Road

Orangeburg, NY 10962

Dear Zoning Board of Appeals:

The attached application to the Zoning Board is regarding the application by River View Property Holdings, LLC to build a greenhouse structure on the above referenced property.

This is a request to appeal the decision to deny the application by the Historic Areas Board of Review (HABR) at the public meeting on October 14, 2025.

Sincerely,



Margaret R. Garcia, A.I.A.

Aurell Garcia Architects, LLC

171 Kings Highway

Orangeburg, New York 10962

Town of Orangetown
MEETING OF:

NOV 19 2025

ZONING BOARD OF APPEALS

RECEIVED

OCT 24 2025

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

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

Applicant: Riverview Properties LLC

Address: 23 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

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

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

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

THIS INDENTURE, made as of _____, 2024

BETWEEN KENNETH GARSCHINA and SARA STORY, AS TENANTS IN COMMON (Parcel I); THIRTY-ONE LUDLOW LANE LLC (Parcel II) and ELM PASS LLC (Parcel III), each having an address at One Gramercy Park West, New York, New York 10003

party of the first part, and

RIVER VIEW PROPERTY HOLDINGS, LLC, a Delaware limited liability company, having an address at 6727 Hillcrest Avenue, Suite E, Dallas, Texas, 75205

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWN OF ORANGETOWN, COUNTY OF ROCKLAND AND STATE OF NEW YORK, AS MORE PARTICULARLY DESCRIBED ON SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF.**

SAID PREMISES more commonly known as:

**Parcel I: 23 Ludlow Lane, Palisades, New York 10964; Section: 80.06 Block: 1 Lot: 31.1
Parcel II: 29 & 31 Ludlow Lane, Palisades, New York 10964; Section: 80.06 Block: 1 Lot: 30.2
Parcel III: 35 Ludlow Lane, Palisades, New York 10964; Section: 80.06 Block: 1 Lot: 31.2**

SAID PREMISES being part of the same premises described in the deed to the party of the first part from:

**Parcel I: Ludlow Lane LLC dated April 8, 2011 and recorded in the Rockland County Clerk's Office on April 20, 2011 under Instrument No. 2011-15421;
Parcel II: Frances F. Beer dated July 23, 2013 and recorded in the Rockland County Clerk's Office on August 15, 2013 under Instrument No. 2013-30447; and
Parcel III: Abigail Norman, Sarah E. Norman, Margaret Norman and Rebecca Norman, as tenants in common, each as to a 25% share, dated April 5, 2023 and effective as of May 2, 2023 and recorded in the Rockland County Clerk's Office on September 25, 2023 under Instrument No. 2023-29600.**

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the date first above written.


Kenneth Garschina, individually


Sara Story, individually

THIRTY-ONE LUDLOW LANE LLC

By: 
Kenneth M. Garschina,
Managing & Sole Member

ELM PASS LLC

By: 
Kenneth M. Garschina, Manager

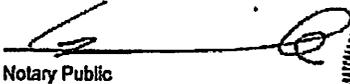
USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

STATE OF NEW YORK, COUNTY OF New York, ss.:

On the 15th day of Nov in the year 2024 before me, the undersigned, personally appeared

Kenneth Garschina a/k/a Kenneth M. Garschina and Sara Story

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public



ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

(Out of State or Foreign General Acknowledgment Certificate)

..... }ss.:

(Complete Venue with State, Country, Province or Municipality)

On the _____ day of _____ in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken)

Notary Public

BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

**KENNETH GARSCHINA AND SARA STORY
THIRTY-ONE LUDLOW LANE LLC
ELM PASS LLC
TO
RIVER VIEW PROPERTY HOLDINGS, LLC**

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

STATE OF NEW YORK, COUNTY OF _____ }ss.:

On the _____ day of _____ in the year 2024 before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the

within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

(Out of State or Foreign General Acknowledgment Certificate)

..... }ss.:

(Complete Venue with State, Country, Province or Municipality)

On the _____ day of _____ in the year before me, the undersigned, personally appeared

Kenneth Garschina a/k/a Kenneth M. Garschina and Sara Story

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken)

Notary Public

SECTION: 80.06

Block: 1

Lots: 31.1, 30 and 31.2

COUNTY: ROCKLAND

23, 29 & 31, 35 Ludlow Lane, Palisades, New York

RECORD AND RETURN BY MAIL TO:

**ROBERT S. KNOEBEL, JR.
15 North Mill Street
Nyack, NY 10960**

Zoning Board of Appeals

Town of Orangetown Building Department
26 Orangeburg Road, Orangeburg, New York
10962 (845) 359-8410, ex 4316
www.orangetown.com

APPLICATION CHECKLIST:

THE FOLLOWING ITEMS MUST BE SUPPLIED IN ORDER TO ACCEPT AN APPLICATION:

Date: 10/23/2025 Section: 80.00 Block: 1 Lot: 30

Project Name: RIVER VIEW PROPERTY HOLDINGS, LLC.

Project Address: 31 LUDLOW LANE, PALISADES NY 10964

1. A signed and dated completed Part I and Part II of the Board Application.
2. A copy of the Building Permit Denial Application, signed by the Director of the Department. (*Zoning Board applications that are referred from the Planning Board or consultations do not require a Building Permit Denial.*)
3. Copy of Deed to present owner of property.
4. Agents must have written authorization from the owner to appear in front of the Board. Contract Purchaser may file a copy of the contract.
5. Complete Environmental Assessment form if needed.
6. If the Owner and/or Applicant is listed as an Entity, A completed Entity Disclosure Statement Form MUST be submitted with this Application.
Entity: A 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-publicly-traded corporation
7. List of Names/Addresses of all property owners within 200 feet of perimeter of site, obtained from the Land Use Board Office. *Application must include a map of tax lots noting 200 foot radius line as applicable, measuring from all points on property line, not from center of site, (excluding public roadways, right of ways, public utility or public entity). Names and addresses must be placed on stamped #10 envelopes; without return address. Do not use a postage meter.*
8. of the **survey plan**, scale, (1 inch = 30 feet minimum) showing all zoning bulk, bulk chart and lot dimensions, size and use of all existing and proposed structures, north arrow and vicinity map. **Plans must be signed and sealed by a New York State Professional Engineer and/or Land Surveyor.**

Drawing Name _____ Date: _____

Prepared by: _____

9. Two copies of **architectural plans** showing dimensions and height of existing and proposed construction. Plans must be signed and sealed by a New York State Licensed Architect or Professional Engineer.

Drawing Name _____ Date: _____

Prepared by: _____

10. Provide One Check, for applicable fees, made payable to "Town of Orangetown" Please calculate the total amount, based on the list provided below:

Variance, or Special Permit Fee:

Variance: Residential District \$250.00

Special Permit: Residential District \$250.00

Geographic Information System Database Fee: \$65.00

¹ Legal Notice Advertisement Fee: \$150.00
(For each time an advertisement or re-advertisement has to be published):
Effective February 4th, 2015 as per Town Board Resolution No. 45, January 28, 2015

\$465
400
new
\$ Appeal

11. Submit completed application and fees to the Board Clerk to be processed.

SUBMITTED BY: _____ **DATE RECEIVED BY BOARD CLERK:** _____

By signing below, the applicant/agent agrees that they have completed and supplied all items listed above.

Print Name: _____ Signature: _____

Email Address: _____

ONCE DEEMED COMPLETE BY BUILDING INSPECTOR
APPLICANT SHALL SUBMIT THE FOLLOWING:

- 15 copies of all Plans signed and sealed by the appropriate New York State Professional. (Same plans submitted and reviewed by the Building Inspector). List type of plans submitted.
- All drawings shall be submitted in PDF format via email to: Kbettmann@orangetown.com

Once all items are received, project will then be assigned to the appropriate hearing date by the Board Clerk and the applicant will be notified.

Once scheduled for a meeting date, all applicants are required to erect signs containing information regarding the public hearing on every lot corner and once every 100 feet facing each public street on which the property abuts, see Chapters 21 and 21A of the Town of Orangetown Town Code. Such signs shall be obtained from the Zoning Board of Appeals Office. The Board Clerk will notify the applicant when signs are ready to be picked up from the ZBA office.

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"/> Constitution
<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: 31 LUDLOW LANE
PALISADES, NY 10964

Tax Map Designation:
Section: 80.00 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 DISP. #1</u>

APPEAL

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]
10/23/2025 [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type:

Project History:

Has this project ever been reviewed before? YES

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

ZBA #25-40 date 9/17/2025 APPROVED
HABR #25-05 date 10/14/2025 DENIED

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

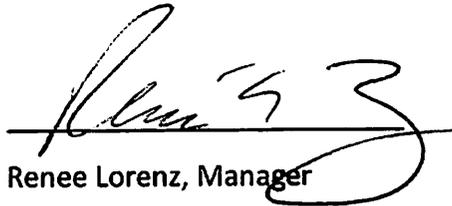
80.06-1-31.1
80.06-1-31.2

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

A handwritten signature in black ink, appearing to read "Renee Lorenz", is written over a horizontal line. The signature is stylized and cursive.

Renee Lorenz, Manager

APPLICATION REVIEW FORM

Applicant's Signature and Certification

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

I, Kerrie Keating hereby depose and say that all the above statements contained in the papers submitted herewith are true.

Signature: Kerrie Keating
10/23/2025

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2026

Mailing Address: 23 LUDLOW LANE
PALISADES, NY 10964

SWORN to before this

11th day of June, 2025

Notary Public

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

Owner/Applicant's Consent Form to Visit Property

I, Kerrie Keating, owner/applicant of the property described in the application submitted to the town/village board, planning board, zoning board of appeals and/or supporting staff, do hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

Signature: Kerrie Keating
10/23/2025

SWORN to before this

11th day of June, 2025

Notary Public

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2026
NEIL F. AGYIRI
Notary Public - State of New York
NO. 01AG6324731
Qualified in Rockland County
My Commission Expires May 11, 2027

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

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

I, KERRIE KEATING being duly sworn, hereby depose and say that I reside in the county of ROCKLAND in the state of NEW YORK.

I am the (* MANAGER) owner in the fee simple of premises located at: 31 LUDLOW LANE PALISADES, NY 10964 described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber of conveyances, page

Said premises have been in my/its possession since
Said premises are also known and designated on the Town of ORANGETOWN
Tax Map as: section: 80.06 block: 1 lot(s): 30

I hereby authorize the within application on my behalf and that the statement of fact contained in said application are true, and agree to be bound by the determination of the board.

Owner Signature: KERRIE KEATING (with handwritten date 10/23/2025)

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2026

Mailing Address: 23 LUDLOW LANE PALISADES, NY 10964

SWORN to before this

11th day of July, 2025
Notary Public

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

*If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers and stockholders owning more that 5% of any class of stock.

APPLICATION REVIEW FORM

Affidavit Pursuant to Section 809 of the General Municipal Law

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

I, KERRIE KEATING, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address
KERRIE BODRATO KEATING
23 LUDLOW LANE
PALISADES, NY 10964

Certifies that he/she is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he/she has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief set forth:

2. To the of the Town/Village of ORANGETOWN, Rockland County, New York:

Application, petition or request is hereby submitted for:

- () Variance or modification from the requirement of Section ;
() Special permit per the requirements of Section ;
() Review and approval of proposed subdivision plat;
() Exemption from a plat or official map;
() An order to issue a certificate, permit or license;
() An amendment to the Zoning Ordinance of Official Map or change thereof;
(X) Other (explain) APPEAL OF HABR DECISION ;

To permit construction, maintenance and use of

3. Premises affected are in a R-80 zone and from the Town of ORANGETOWN
Tax map, the property is known as Section 80.06, Block, 1, Lot(s) 30

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of ORANGETOWN in the petition, request or application or in the property or subject matter to which it relates:

(IF NONE, SO STATE)

- a. Name and address of officer or employee NONE
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. NONE
- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Orangetown.

6. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Virginia M. Raymond 10/23/2025

Signature: *Kenneth Keating*

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2024

Mailing Address: 23 LUDLOW LN.
PALISADES, NY 10964

SWORN to before this _____

11th day of July, 2025

[Signature]
Notary Public

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

APPLICATION REVIEW FORM

AFFIDAVIT

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

I, MARGARET R. GARCIA being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the ZONING B. A. (board) in the town/village of ORANGETOWN affecting property located at 31 LUDLOW LN, PALISADES, Rockland County, New York.

That the following are all of the owners of property 200' (distance) from the premises as to which this application is being taken.

SECTION-BLOCK-LOT NAME ADDRESS

- 392489,78.18-1-19,Freedman-Weisberg Family LLC,P.O. Box 190,Palisades, NY 10964
392489,78.18-1-20,Christina Biaggi,9 Ludlow Ln,Palisades, NY 10964
392489,78.18-1-21,Andrew R Boose,99 Washington Spring Rd,Palisades, NY 10964
392489,78.18-2-10,111 Washington Spring LLC,111 Washington Spring Rd,Palisades, NY 10964
392489,80.06-1-26, Bernard A Seidler,45 Ludlow Ln,Palisades, NY 10964
392489,80.06-1-27,Melvin Rosenwasser,38 Ludlow Ln,Palisades, NY 10964
392489,80.06-1-28,53 Cedar Ln W,19 Ludlow Ln,Palisades, NY 10964
392489,80.06-1-29,53 Cedar Ln W,19 Ludlow Ln,Palisades, NY 10964
392489,80.06-1-30,River View Property Holdings,Winn Jackson, ESQ,6727 Hillcrest Ave Ste E,Dallas, TX 75205
392489,80.06-1-32,Julie Katz,11 Lawrence Ln,Palisades, NY 10964
392489,80.06-1-33,Leslie Smolan,P.O. Box 697,Palisades, NY 10964

Horizontal lines for additional entries in the table.

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with such charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

Applicant's Signature: *Kenneth Bodrato-Keating*
10/23/2025

SWORN to before this

5th day of August, 2025

[Signature]
Notary Public

VIRGINIA M. RAYMOND
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6222832
Qualified in Rockland County
Commission Expires July 20, 2026
Virginia Raymond

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

APPLICATION REVIEW FORM

PART II

Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

Variance from the requirement of Section

Special permit per the requirements of Section

Review of an administrative decision of the Building Inspector;

An order to issue a Certificate of Occupancy;

An order to issue a Building Permit;

An interpretation of the Zoning Ordinance or Map;

Certification of an existing non-conforming structure or use;

Other (explain) **APPEAL OF HISTORIC BOARD DECISION**

To permit construction, maintenance or use of **GREENHOUSE**

If an area variance is required, please fill out below:

This application seeks a variance from the provisions of Article , Section(s)

. Specifically, the applicant seeks a

(side yard, lot area, height, etc.) of (feet, height, floor area ratio, etc.)

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 LUOLOW LANE, FALLSADES, NY
TAX LOT ID: 80,06-1-30
NAME OF APPLICANT: Kernie 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).

RECEIVED

SEP 16 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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, Kerrie Keating, being duly sworn, deposes and says that I am (Title) Property Manager, an active or qualified member of the _____, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Kerrie Keating

 Signature

Sworn to and subscribed in my presence

This 11th day of July, 2025

NOTARY PUBLIC

(TAO/ds/rm July, 2017)

RECEIVED

SEP 16 2025

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

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 LUOLOW LANE, FALLSAIDES, 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).

RECEIVED

SEP 16 2025

TOWN OF ORANGETOWN
LAND USE BOARD'S

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, Kerrie Keating, being duly sworn, deposes and says that I am (Title) Property Manager, an active or qualified member of the _____, a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Kerrie Keating Signature

Sworn to and subscribed in my presence

This 11th day of July, 2025

[Signature]
 NOTARY PUBLIC

(TAO/ds/rm July, 2017)

RECEIVED

SEP 16 2025

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

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 LUOLOW 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).

RECEIVED

SEP 16 2025

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, Kerrie Keating, being duly sworn, deposes and says that I am (Title) Property Manager, an active or qualified member of the _____, a business/duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

Kerrie Keating

 Signature

Sworn to and subscribed in my presence
 This 11th day of July, 2025

 NOTARY PUBLIC

(TAO/ds/rm July . 2017)

RECEIVED
 SEP 16 2025

HEIL F. AGYRI
 Notary Public - State of New York
 NO. 01AG6824731
 Qualified in Rockland County
 My Commission Expires May 11, 2027

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;

TOWN OF ORANGETOWN
ZONING BOARD OF APPEALS
2025 SEP 17 10:27 AM

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 main 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.

TOWN OF ORANGETOWN
TOWN CLERK'S OFFICE
JAN 21 10 21 AM '25

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 worst 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 it's 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 greenhouse a twenty (20') foot by forty (40') foot greenhouse and it would not encroach, it's 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 than 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
2025 SEP 30 A 10:24
TOWN OF ORANGETOWN

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.

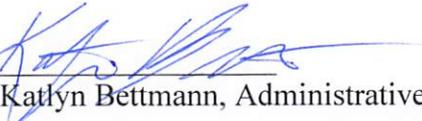
(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown 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 CLERK'S OFFICE
2025 SEP 30 A 10:25
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

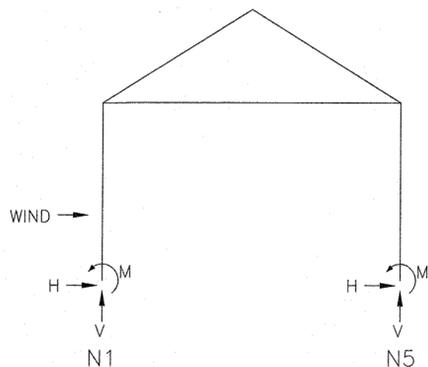
SEISMIC RESPONSE COEFFICIENT C _s	0.104
RESPONSE MODIFICATION FACTOR R	3.0

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 Stribb 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

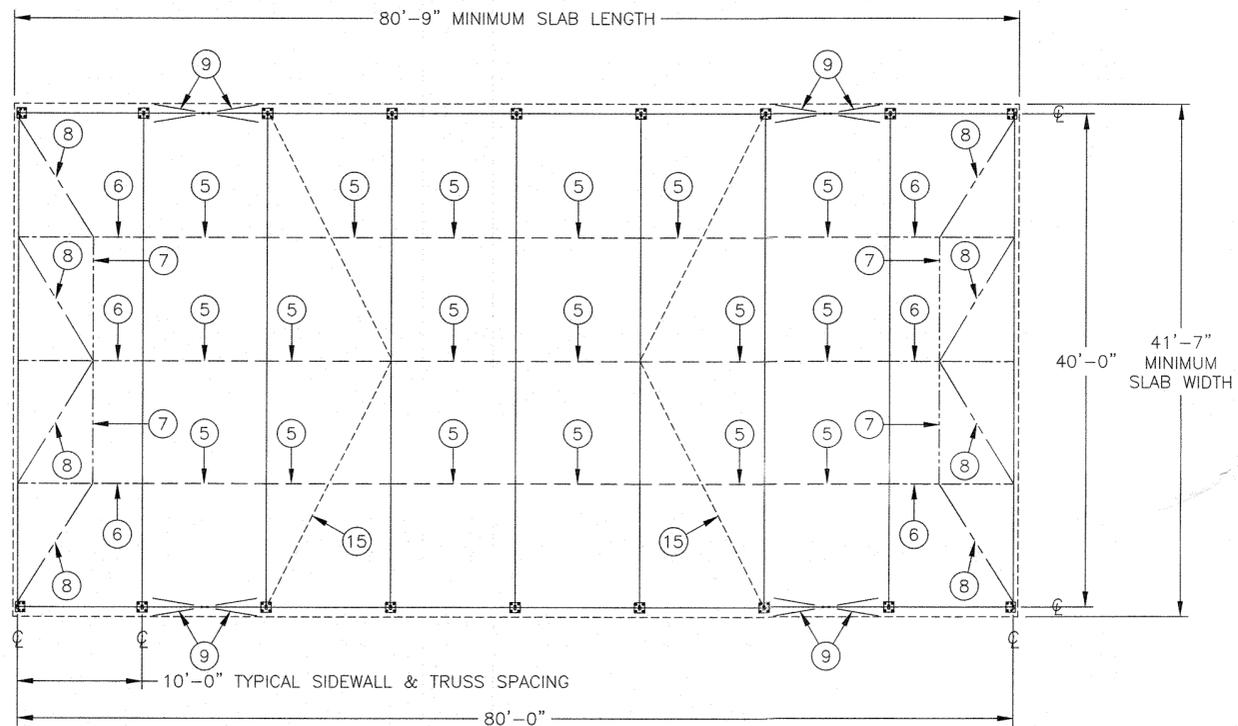
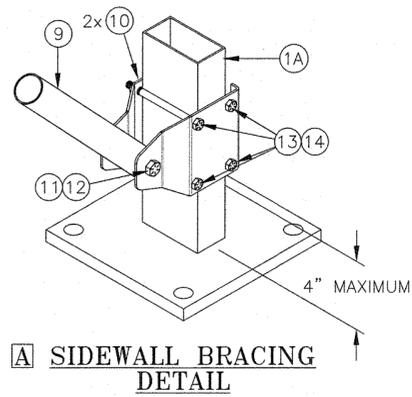
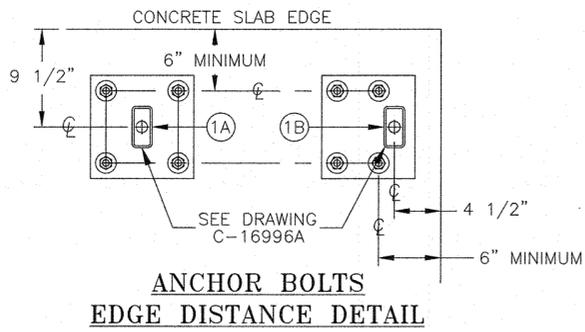
05/15/2025

REVISIONS

DRAWN LRP CHECKED XXX

SHEET

C-16995
CODE INFORMATION

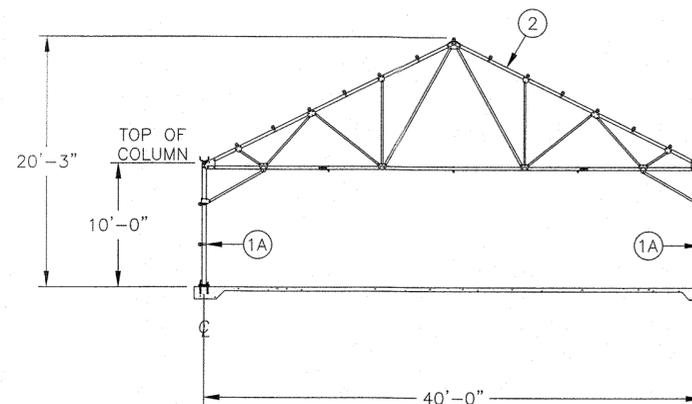
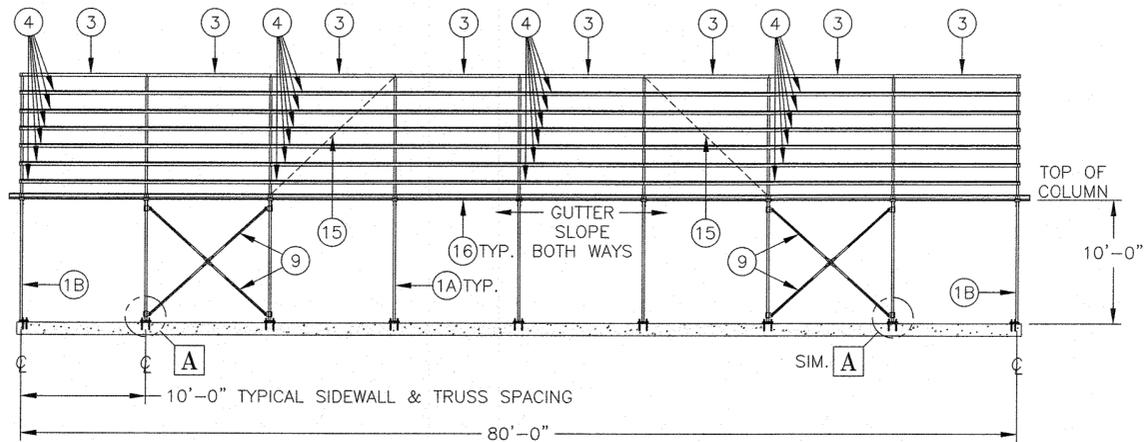


FOUNDATION SHOWN ON THIS DRAWING IS REPRESENTATIVE IN NATURE AND SHALL BE DESIGNED BY OTHERS

#	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:

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.



6950 Squibb Road, Suite 230
Mission, KS 66202
Phone: (913) 877-9000
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 City 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

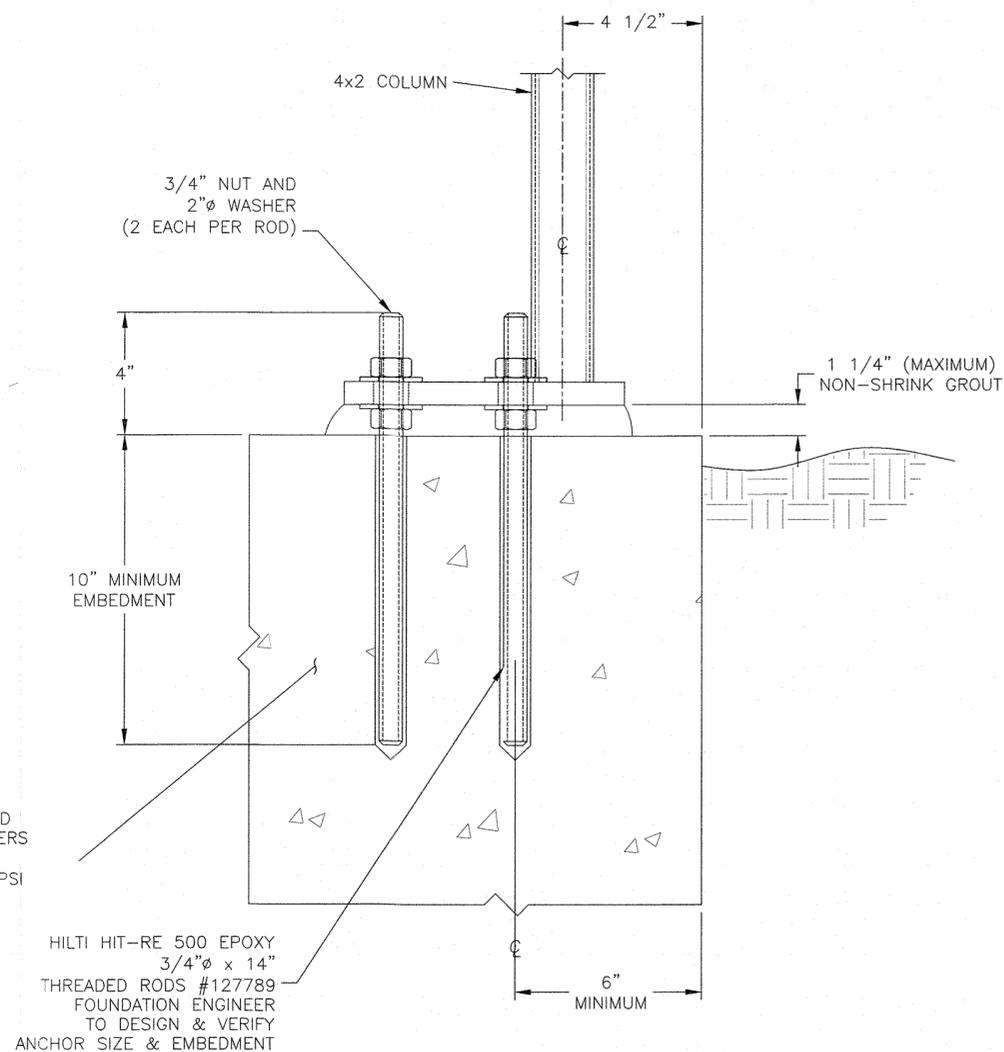
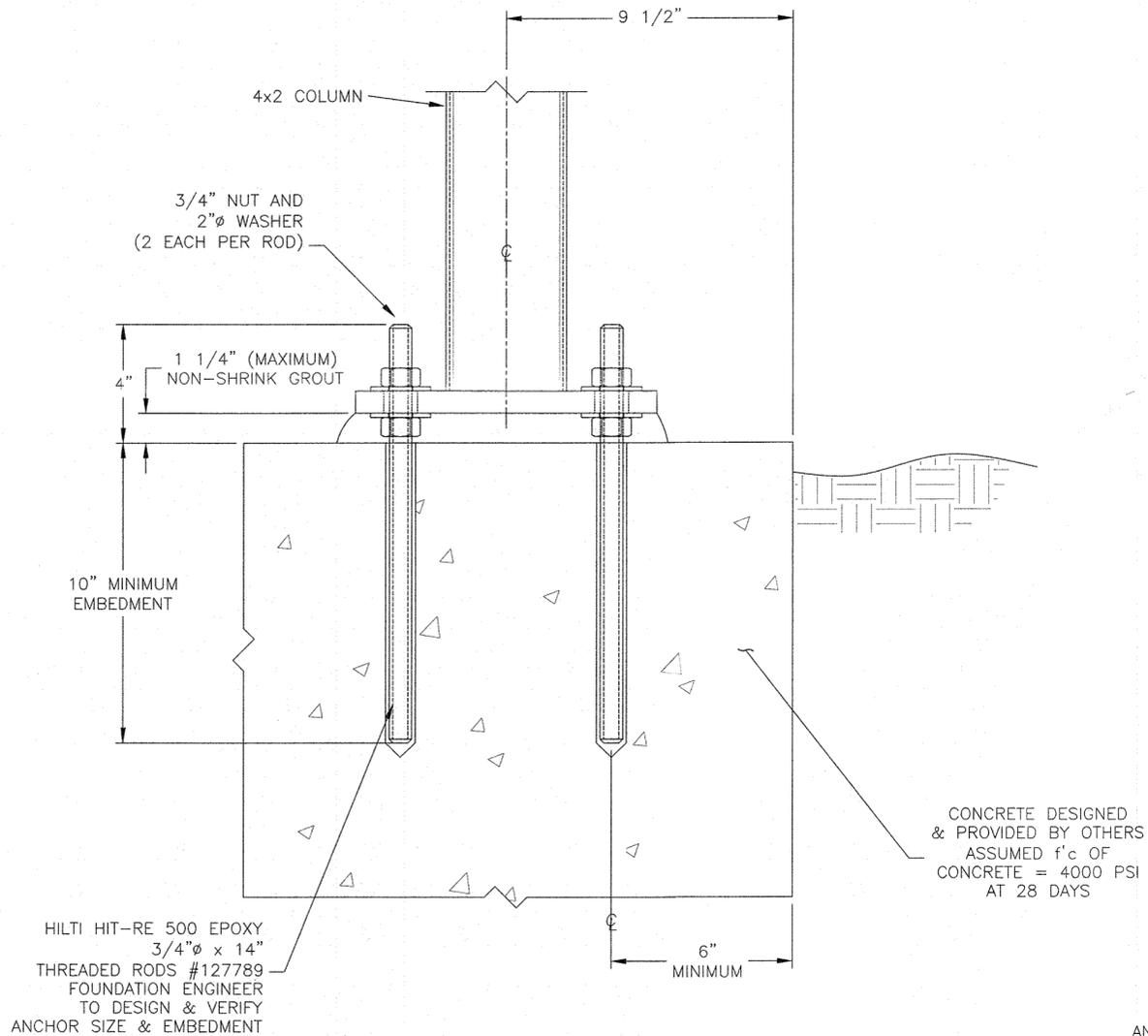
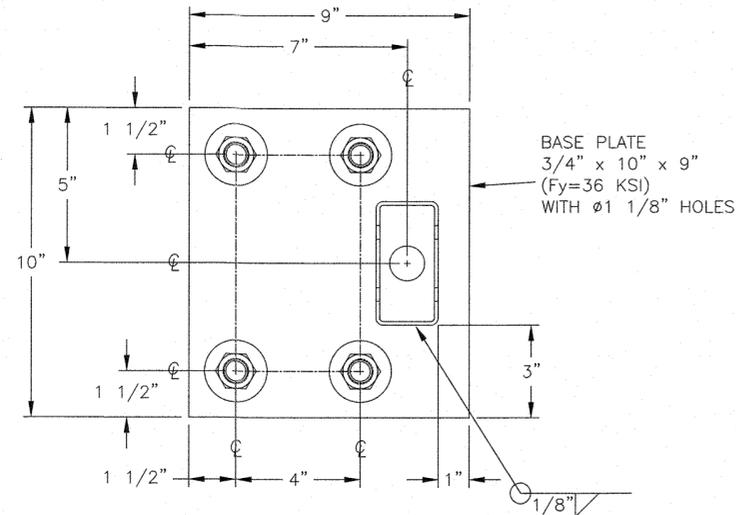
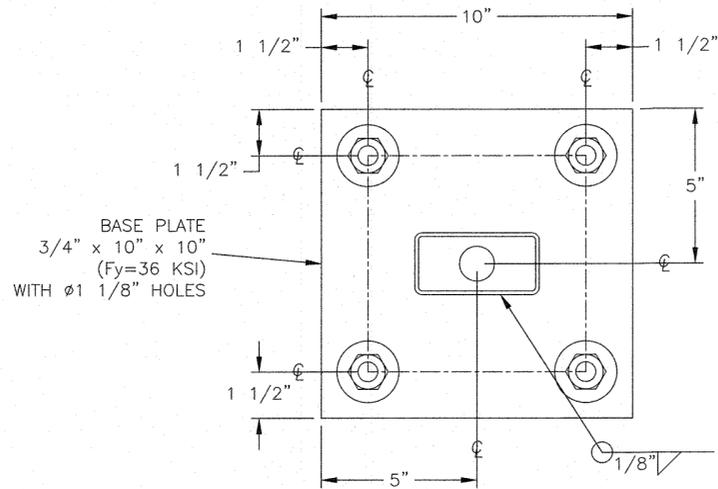
REVISIONS

DRAWN CHECKED

JJK LRP

SHEET

C-16996
CODE LAYOUT



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.



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

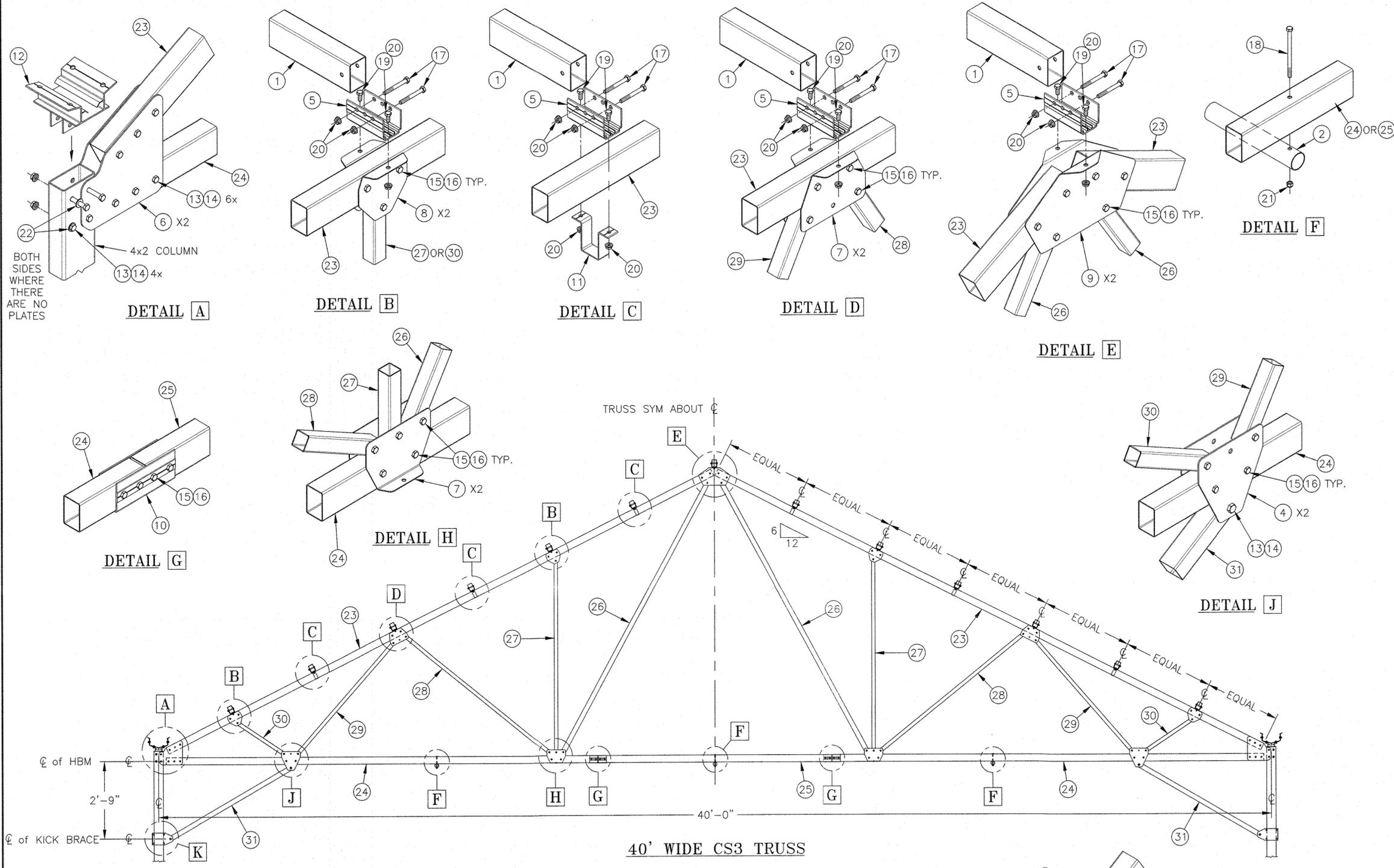
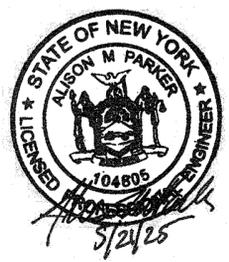
DRAWN CHECKED

LRP XXX

SHEET

C-16997

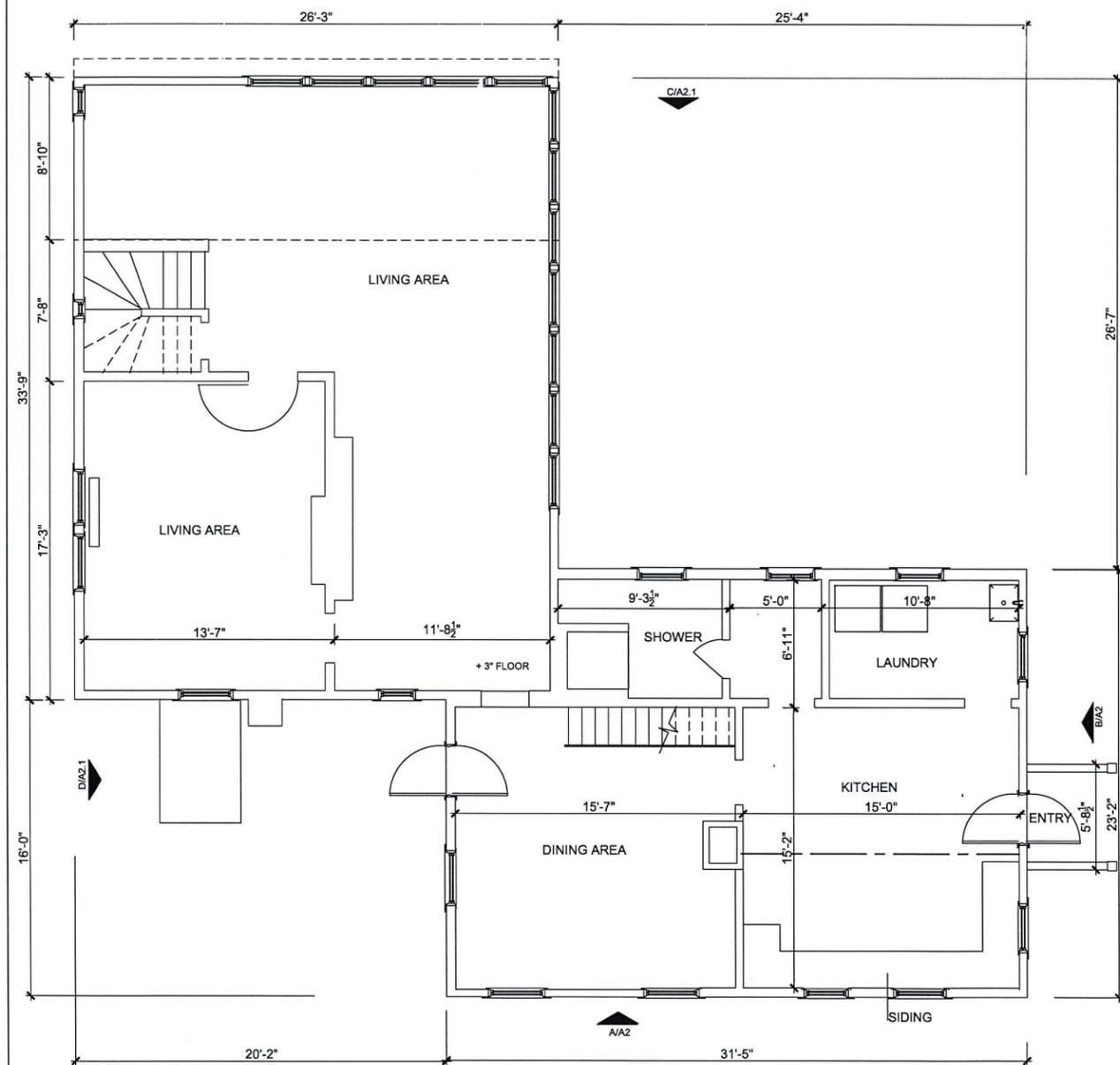
CODE TRUSS



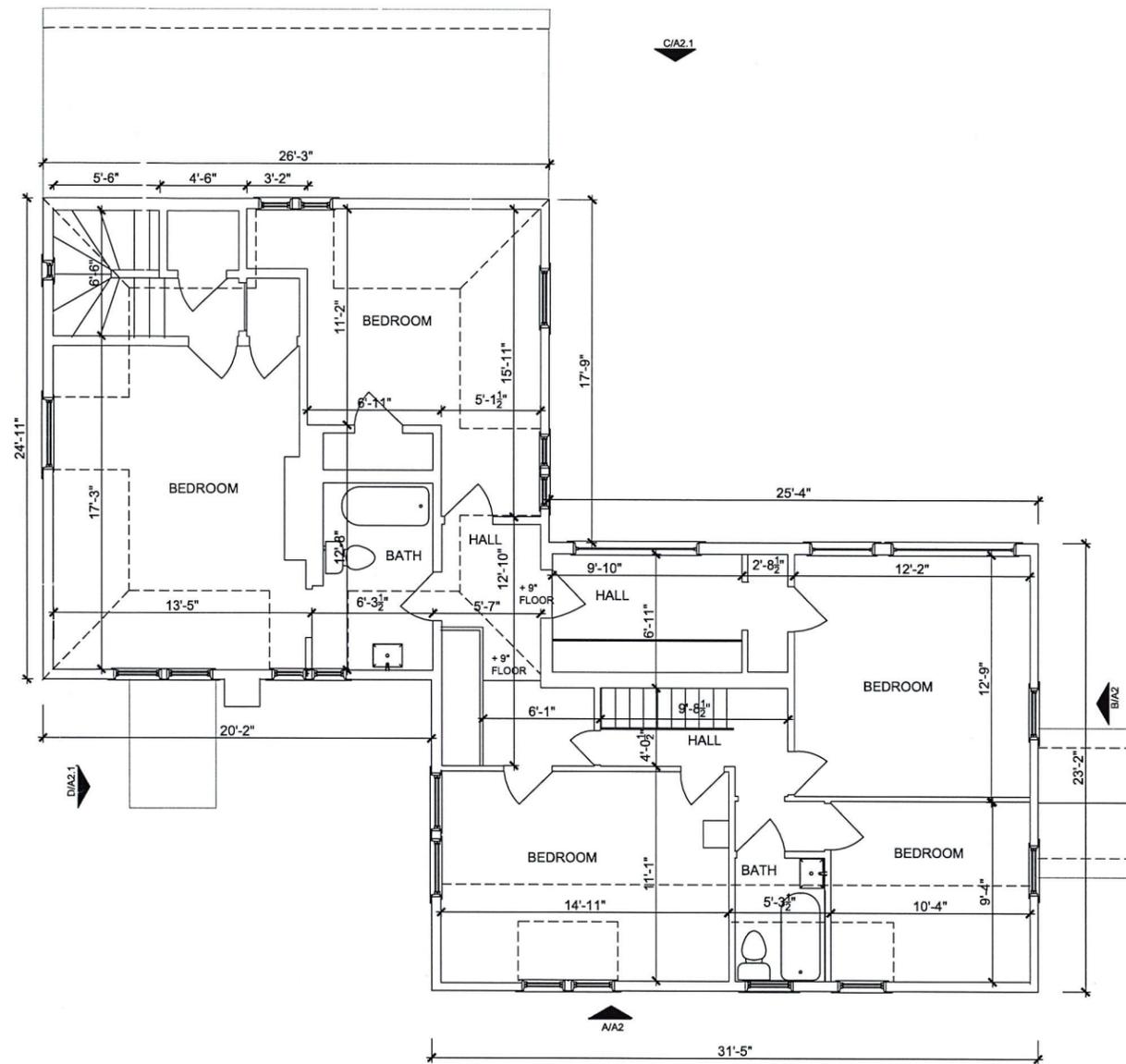
#	ITEM #	MATERIAL LIST - PART DESCRIPTION	#	ITEM #	MATERIAL LIST - PART DESCRIPTION
1	----	3x2 ROOF PURLIN (SEE LAYOUT DRAWINGS)	17	13431	5/16-18 x 2-3/4" HEX BOLT GR5 CAD
2	----	1.66 O.D. PURLIN (SEE LAYOUT DRAWINGS)	18	13457	5/16-18 x 5" HEX BOLT GR5 CAD
3	993485	CS3 4X2 SNGE KICK BRC BKT	19	1339	5/16-18 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"



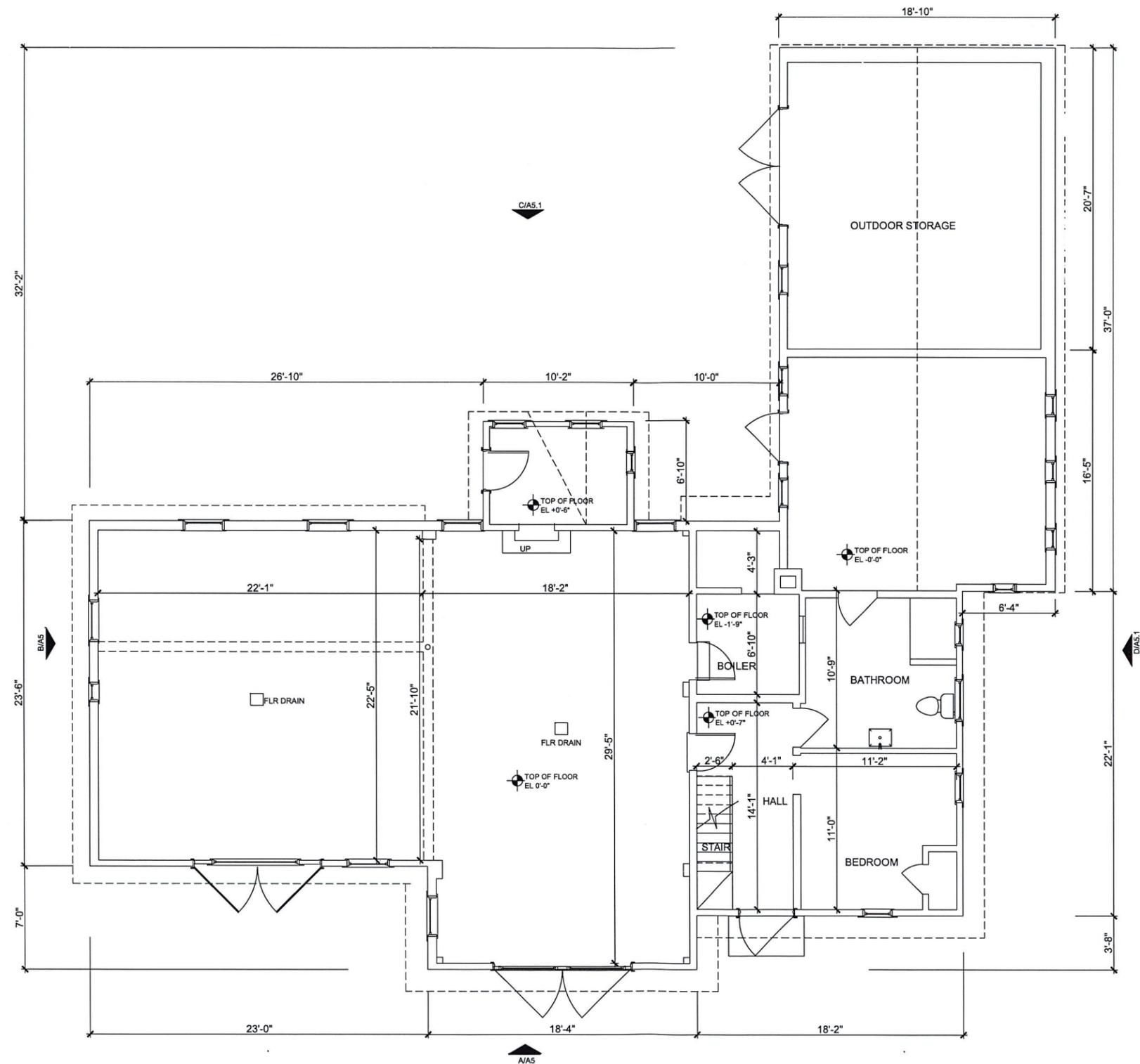
D EXTERIOR SIDE ELEVATION - LODGE
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**EXTERIOR
ELEVATIONS
EXISTING
CONDITIONS**

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

FERN BARN
31 LUDLOW LANE
PALISADES, NEW YORK



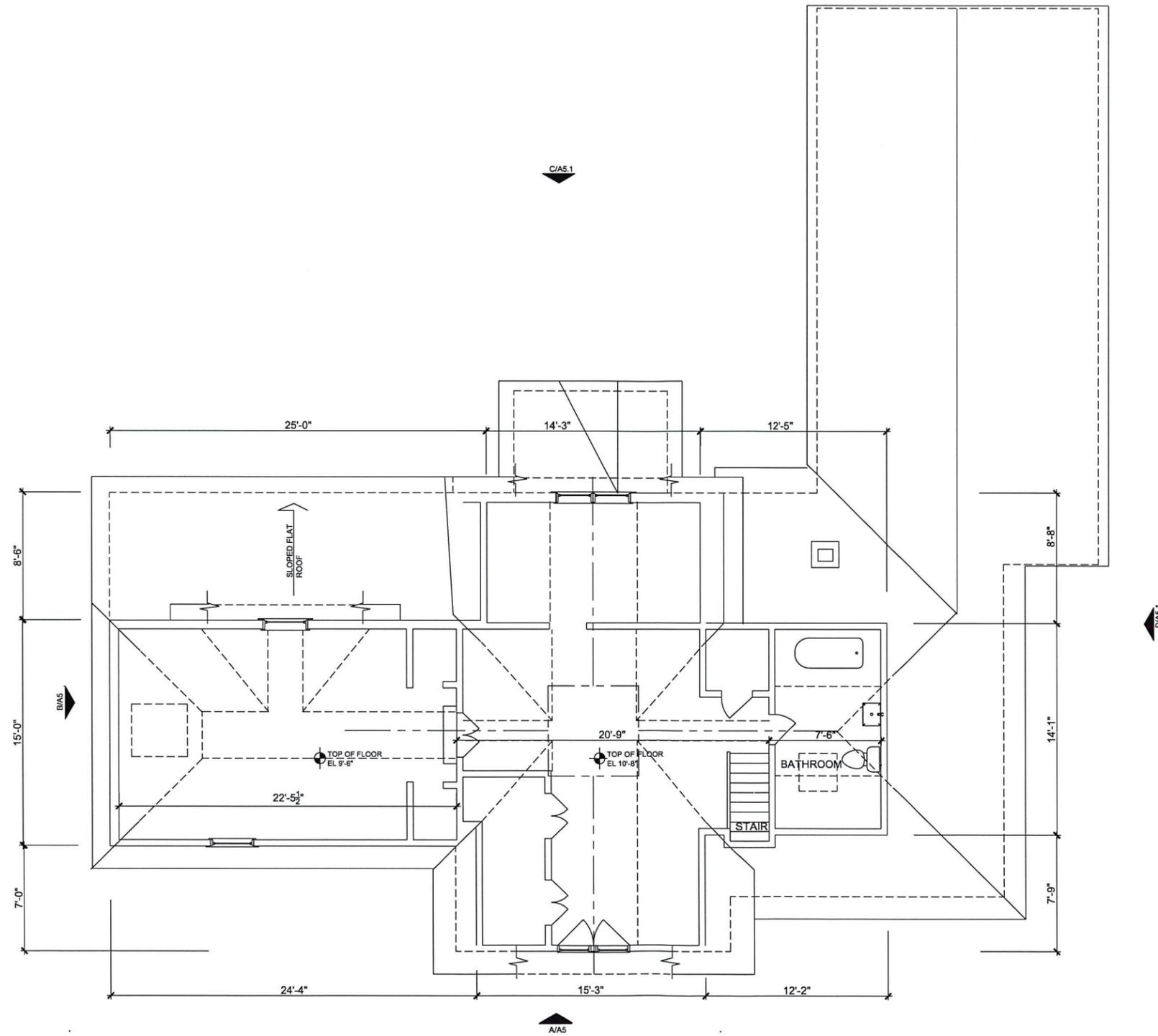
1 MAIN FLOOR PLAN - BARN
1/4" = 1'-0"

REVISIONS:

DRAWING TITLE:
**FLOOR
PLANS
EXISTING
CONDITIONS**

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

A-2.0



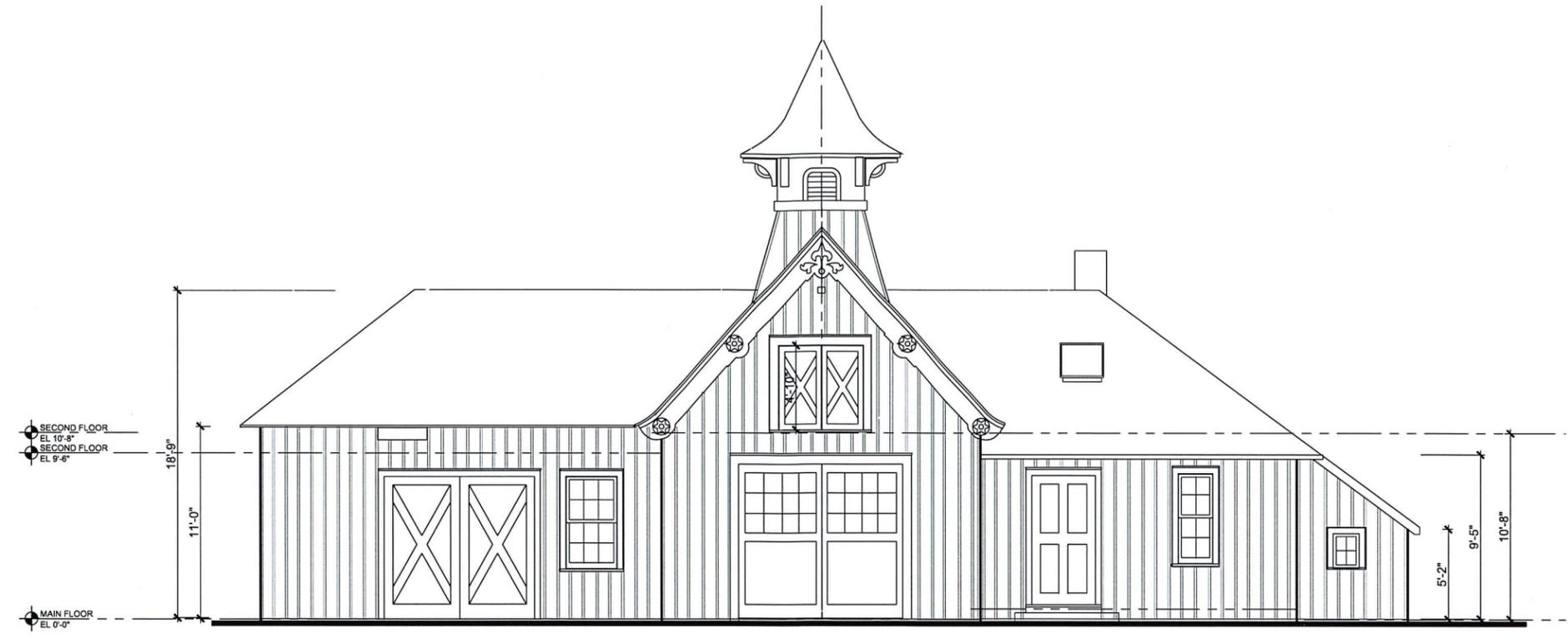
1 SECOND FLOOR PLAN - BARN
1/4" = 1'-0"

REVISIONS:

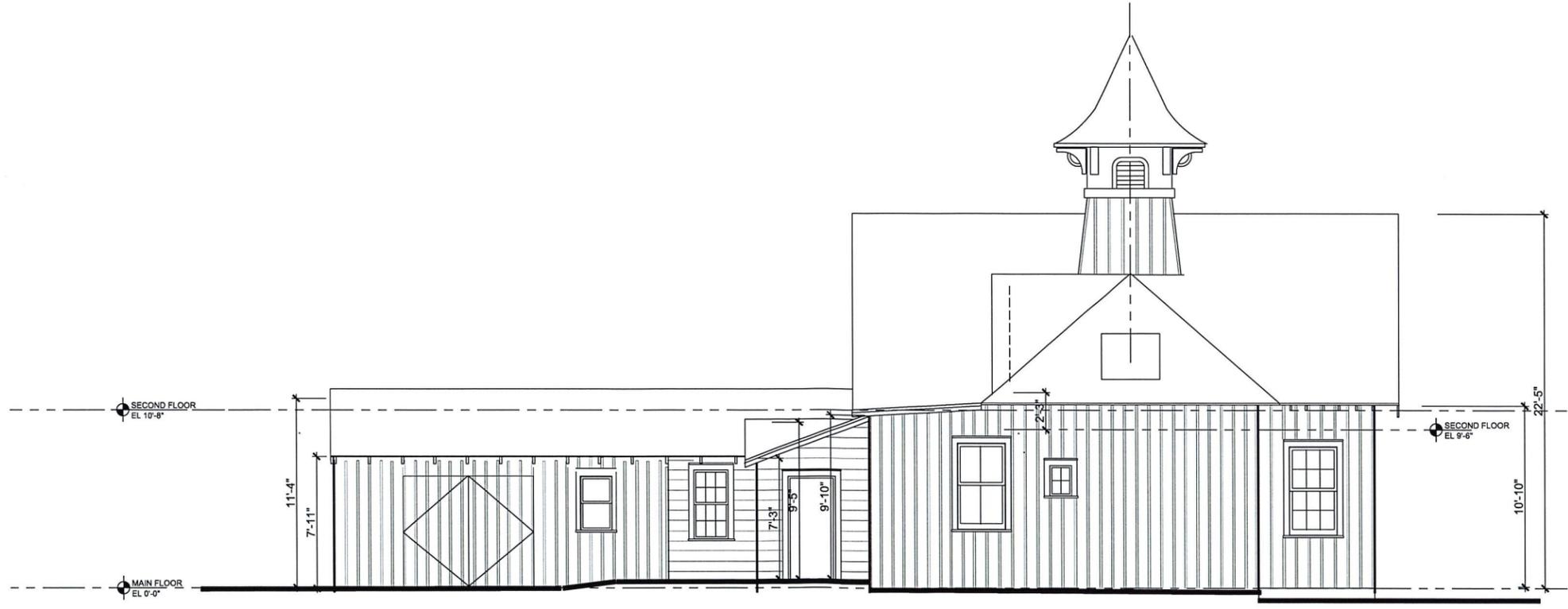
DRAWING TITLE:
**FLOOR
PLANS
EXISTING
CONDITIONS**

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

A-2.1



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: WCAMRG
PROJ PARTNER: WCAMRG
PROJ NO.: XXXX

A-2.2

**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

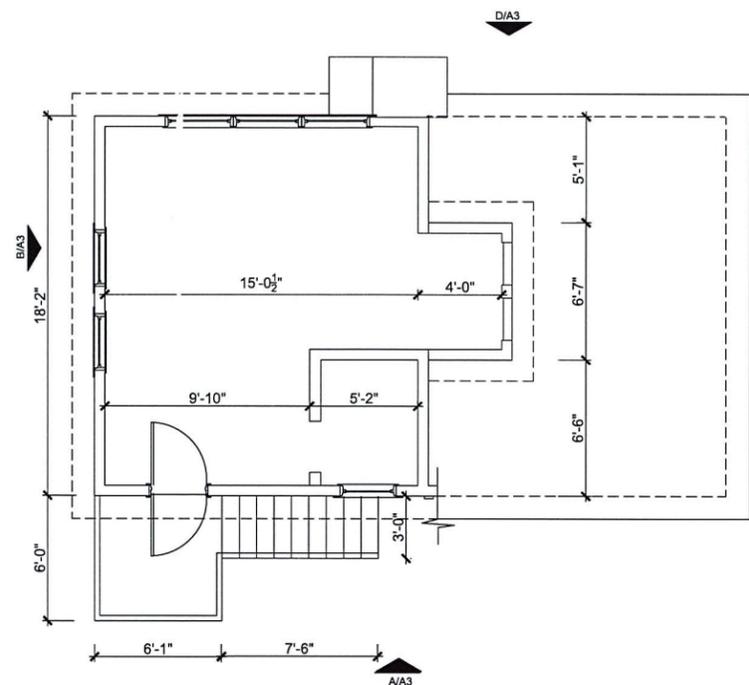
A-2.3

REVISIONS:

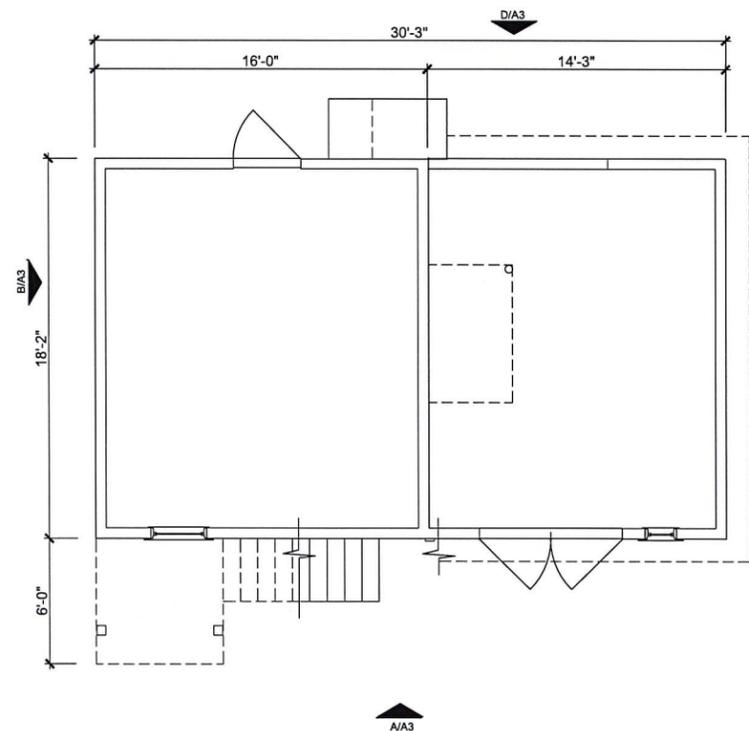
DRAWING TITLE:
**PLANS AND
ELEVATIONS
EXISTING
CONDITIONS**

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

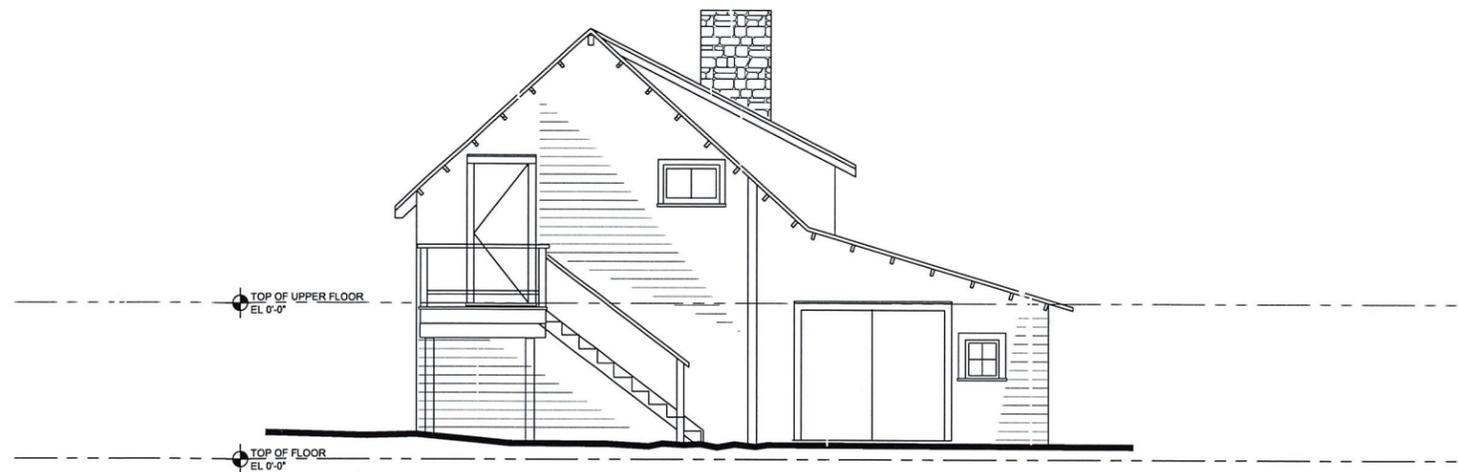
A-3.0



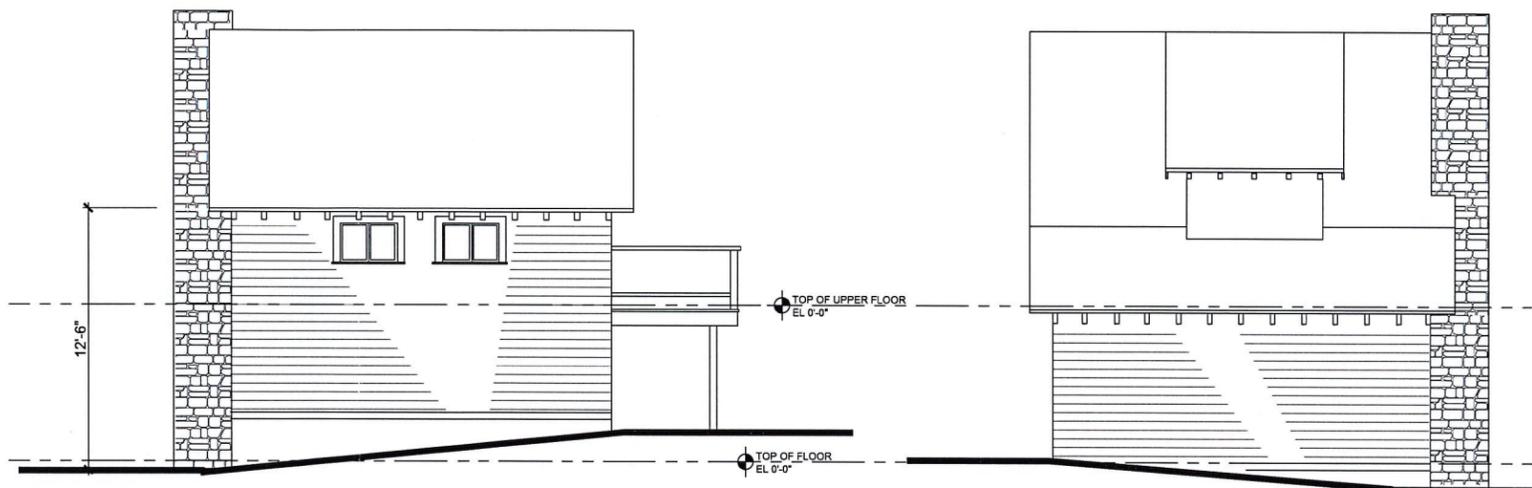
2 SECOND FLOOR PLAN - COTTAGE
1/4" = 1'-0"



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

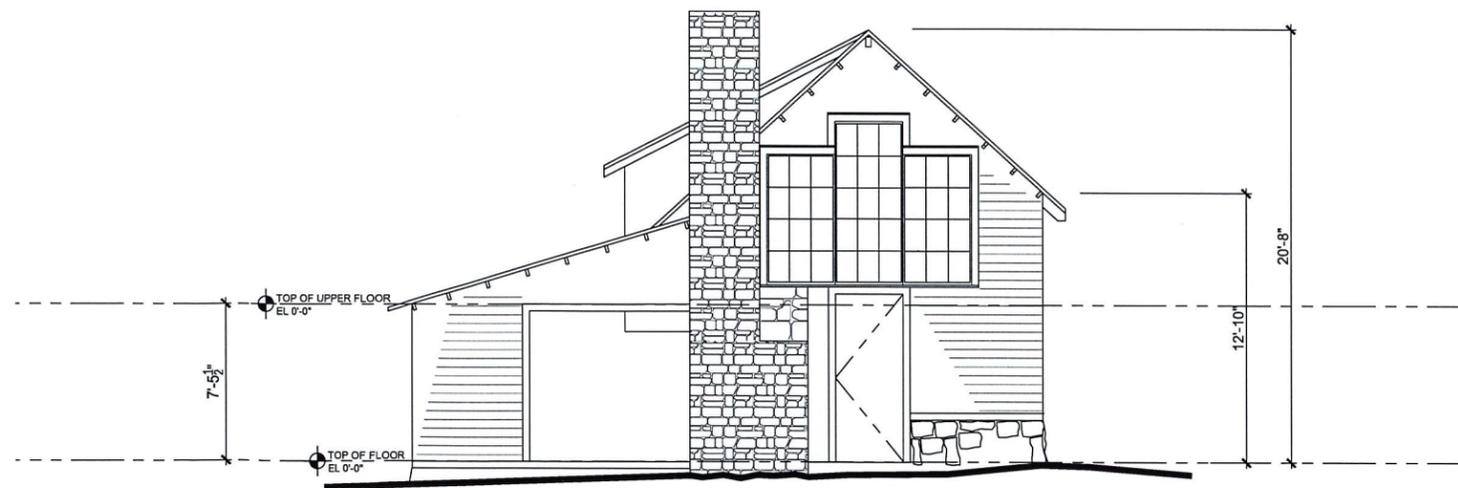


A EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"

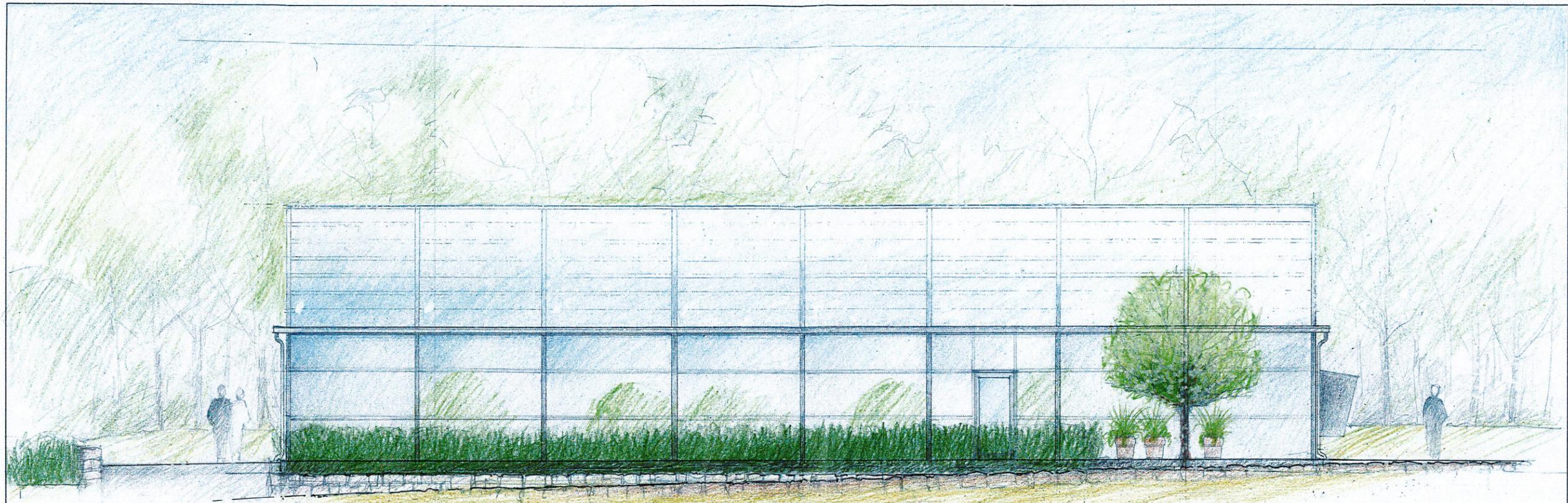


B EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"

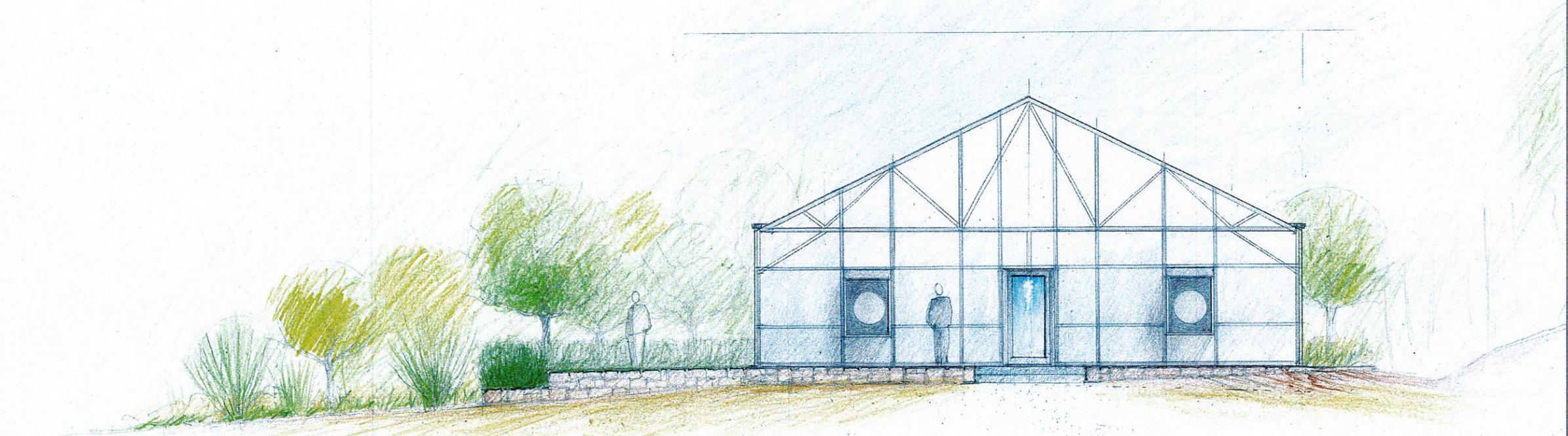
C EXTERIOR ELEVATION - COTTAGE
1/4" = 1'-0"



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

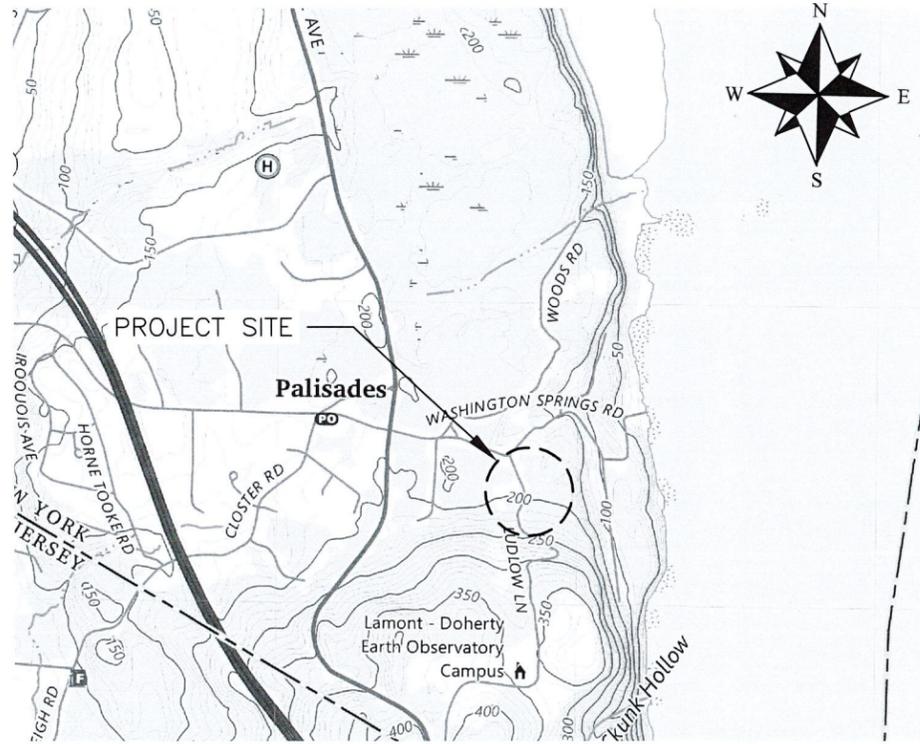
GREENHOUSE
31 LUDLOW LANE
PALISADES, NEW YORK

REVISIONS:

DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

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

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.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

23 Ludlow Lane
 Palisades, NY 10964

Greenhouse Perimeter
 Footing Design

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:

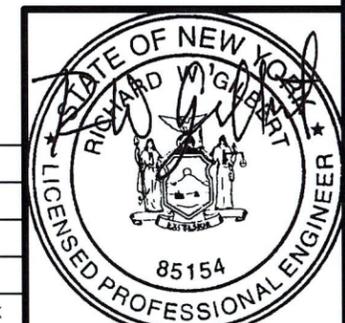
1. DESIGN LOADS
 - 1.1. ROOF LOADS
 - 1.1.1. DEAD LOAD 1.5 PSF
 - 1.1.2. COLLATERAL 6 PSF
 - 1.2. SNOW
 - 1.2.1. GROUND SNOW LOAD 30 PSF
 - 1.2.2. ROOF SNOW LOAD 21 PSF
 - 1.3. WIND
 - 1.3.1. DESIGN WIND SPEED (V) 115 MPH
 - 1.3.2. RISK CATEGORY II
 - 1.3.3. EXPOSURE CATEGORY C
 - 1.3.4. DESIGN WIND 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

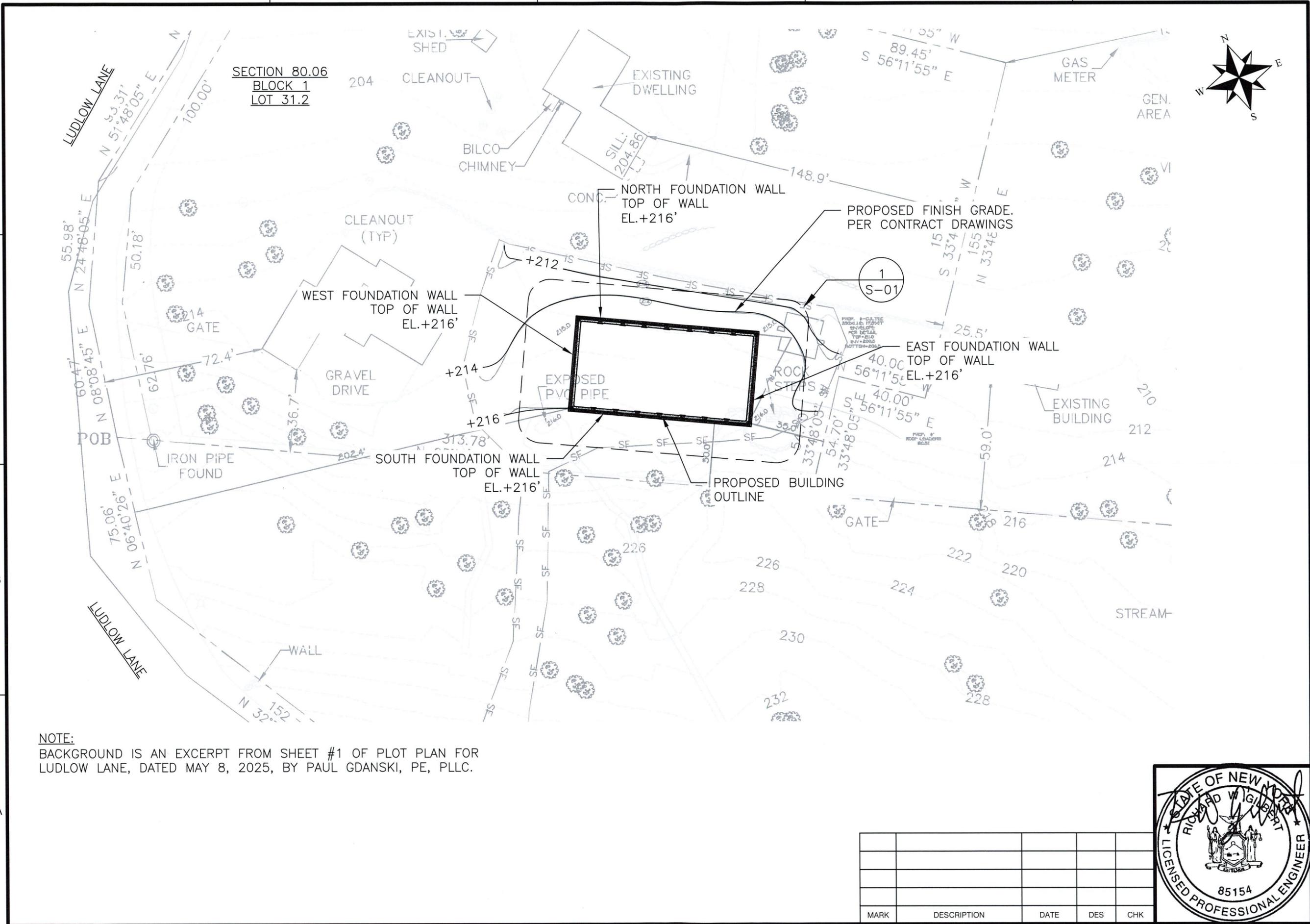
CODE: NYSBC2020	DATUM: N/A
PLOT DATE: 2025-06-12	PROJECT: 250185
SIZE: ANSI B	SCALE: AS NOTED

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

GENERAL NOTES

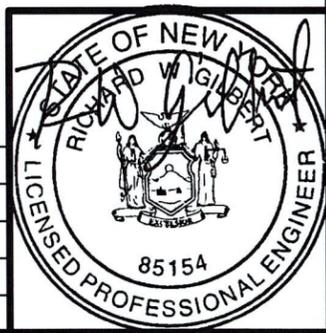
Greenhouse Perimeter Footing Design
23 Ludlow Lane
Palisades, NY 10964

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.

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

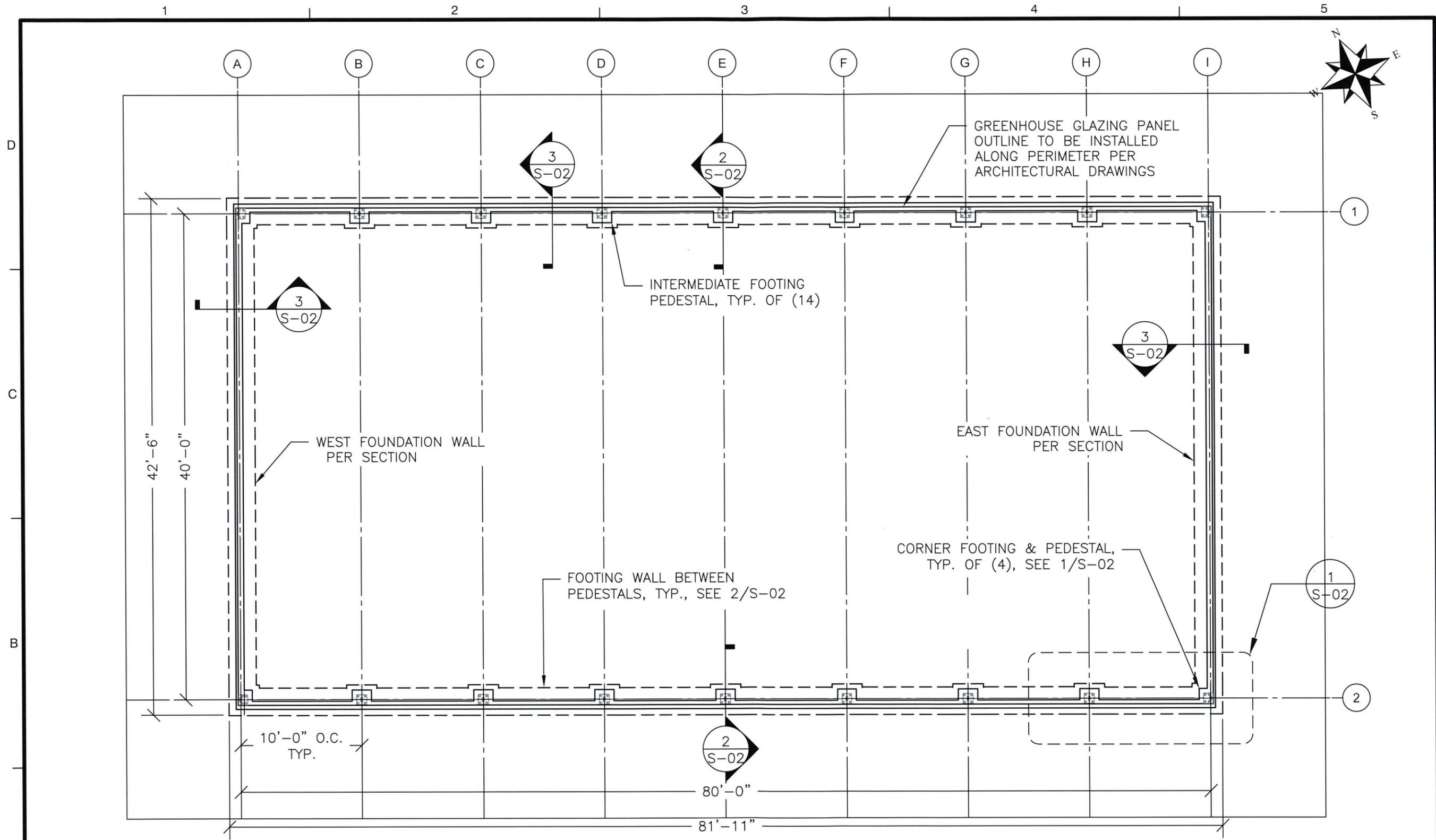
CODE: NYSBC2020	DATUM: N/A
PLOT DATE: 2025-06-12	PROJECT: 250185
SIZE: ANSI B	SCALE: 1" = 40'

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



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

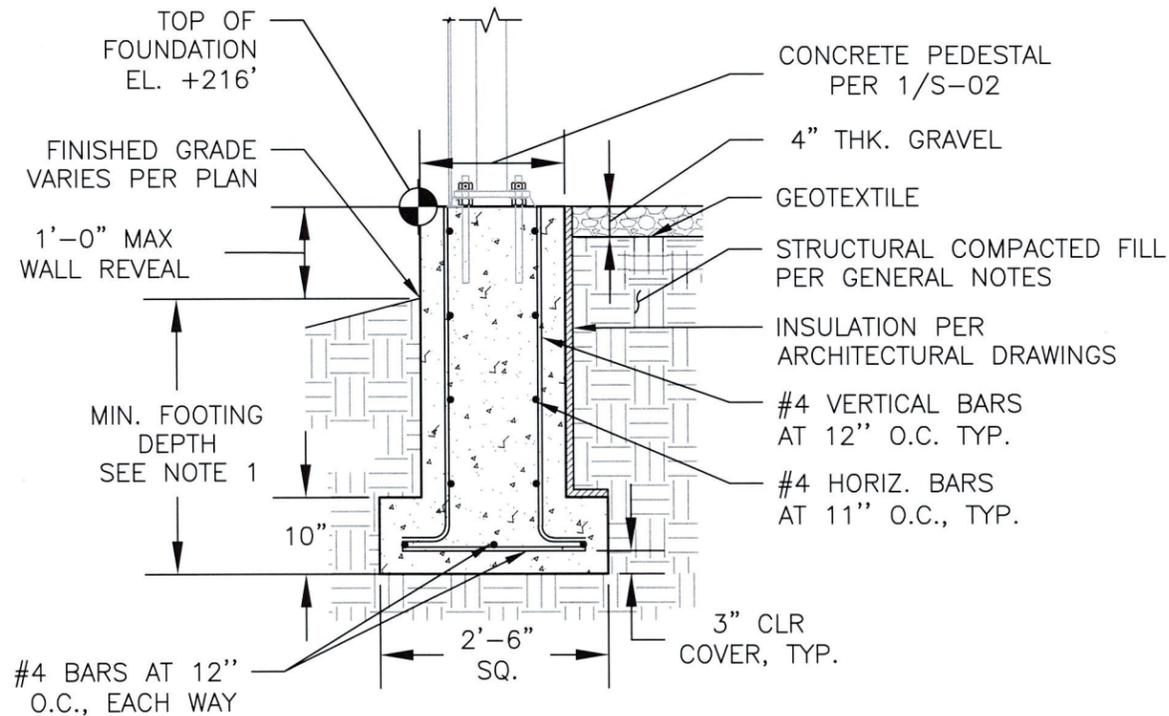
8" THK.
CONCRETE
WALL, TYP.

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

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

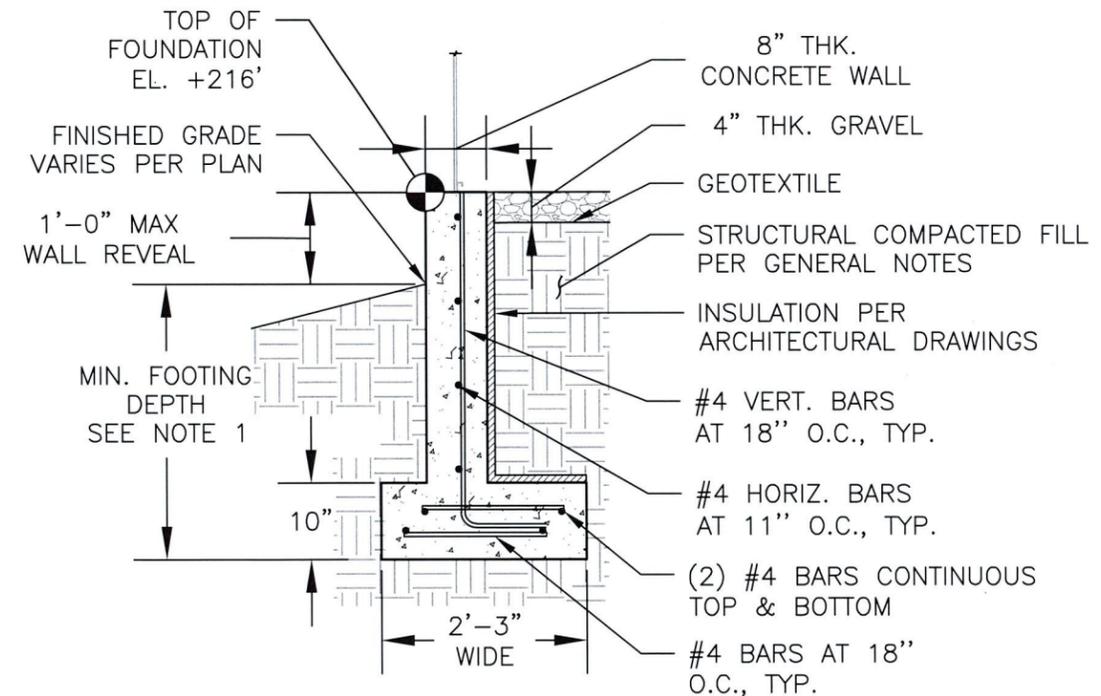
1 ENLARGED FOUNDATION DETAIL

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



2 FOOTING DETAIL AT PEDESTAL

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



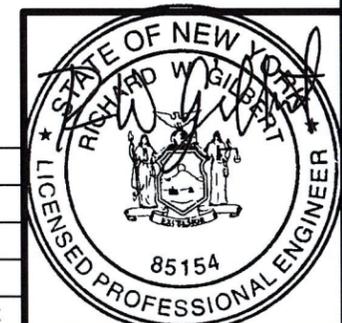
3 FOOTING DETAIL AT WALL

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

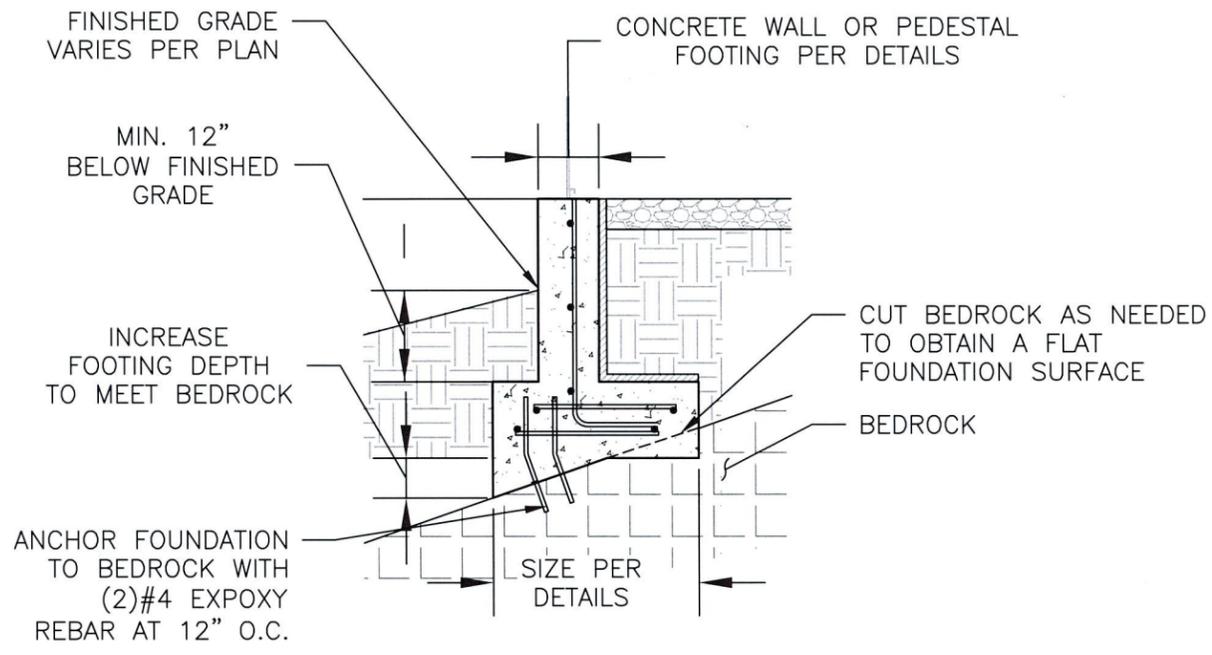
DATE: 06/12/2025

FOOTING DETAILS
& SECTIONS

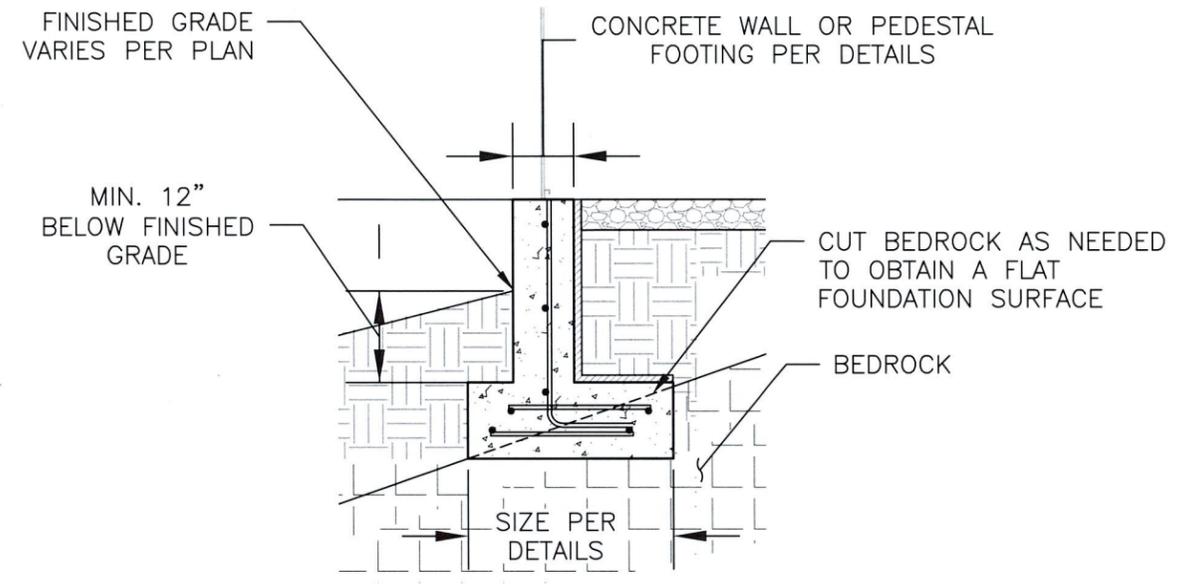
23 Ludlow Lane
Palisades, NY 10964

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

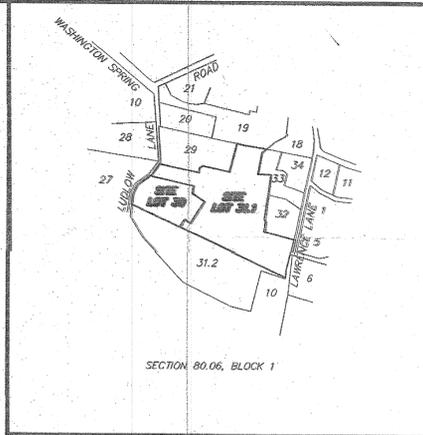
Aurell Garcia Architects
117 Kings Highway
Orangeburg, NY 10962
DATE: 06/12/2025

**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

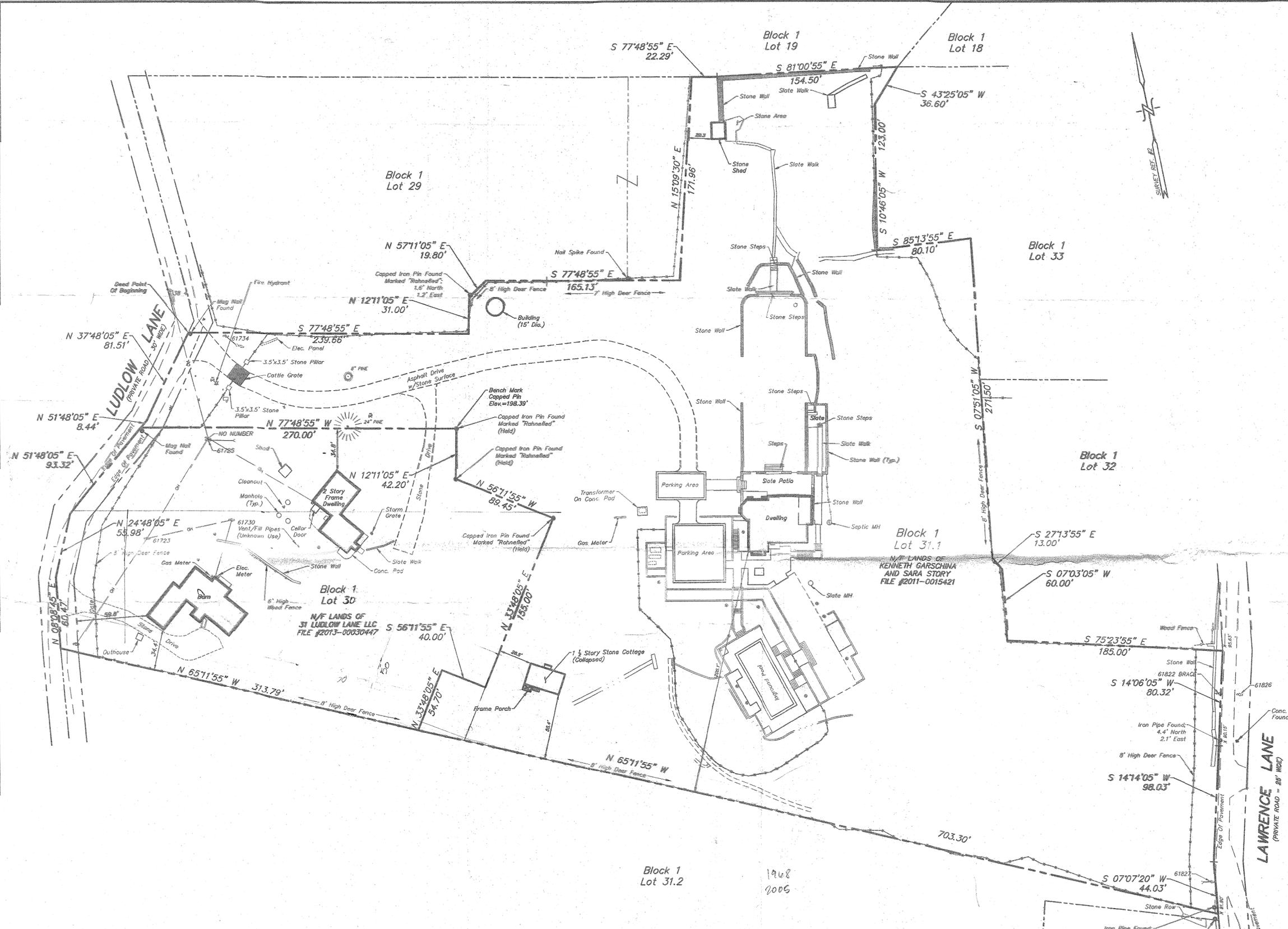
AS-BUILT SURVEY
FOR
23 LUDLOW LANE
31 LUDLOW LANE
BOROUGH OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

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
 © 2011 CHERRY, WEBER, VAN CLEEF ENGINEERING ASSOCIATES, P.C.
 THIS DRAWING IS THE PROPERTY OF CHERRY, WEBER, VAN CLEEF ENGINEERING ASSOCIATES, P.C. AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF CHERRY, WEBER, VAN CLEEF ENGINEERING ASSOCIATES, P.C.