

ZONING BOARD OF APPEALS

Town of Orangetown  
20 Greenbush Road  
Orangeburg, New York 10962  
(914) 359-8410 (ex. 4331)

Date: June 2, 2021

TO: OBAPAE

- Environmental Management and Engineering
- ✓ Rockland County Sewer District #1
- ✓ New York State Dept. of Transportation
- Palisades Interstate Park Commission
- Orange and Rockland Utilities
- Orangetown Highway
- Fire Prevention (Performance Standards)

- Rockland County Drainage ✓
- Rockland County Health ✓
- Rockland County Planning ✓
- Rockland County Highway ✓

Review of Plans: Comito-Bight Site Plan, 455 South Broadway, Upper Grandview, NY  
Section 71.05 Block 2 Lot 12.2 RG zone

This matter is scheduled for:

Chapter 43, RG District, Group Q, Column 7 (Street Frontage: 75' required, 12' proposed) ;  
Section 6.332 (Driveway Grade: 10% maximum permitted, 25% proposed) and for an exception  
pursuant to New York State Town Law, Section 280-a ( Relation of structure to streets or  
highways) for the construction a new single-family residence.

Please review the information enclosed and provide comments. These comments may be mailed ,  
e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending  
back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: [darbolino@orangetown.com](mailto:darbolino@orangetown.com) or
- Fax to the Town of Orangetown ZBA @845 359 8526

**Zoning Board Meeting Date: July 21, 2021**

- ( ) Comments attached
- ( ) No Comments at this time. Please send future correspondence for review.
- ( ) No future correspondence for this site should be sent to this agency. Plans reviewed and  
this agency does not have any further comments.
- ( ) This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, July 21, 2021** . Kindly forward your  
completed review to this office by July 21, 2021.

Reviewing Agency \_\_\_\_\_

Name \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you. Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

2021 LAND USE BOARD APPLICATION

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: \_\_\_\_\_  
 ASSIGNED \_\_\_\_\_  
 INSPECTOR: \_\_\_\_\_

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

Project Name: Comito - Bight Lane

Street Address: 455 S. Broadway, Upper Grandview

Tax Map Designation:  
 Section: 71.05 Block: 2 Lot(s): 12.2  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
 On the West side of Bight Lane, approximately  
250 feet West of the intersection of River Road, in the  
 Town of ORANGETOWN in the hamlet/village of Upper Grandview.

Acreage of Parcel <u>.32 acre</u> School District <u>Nyack</u> Ambulance District _____ Water District _____	Zoning District <u>RG</u> Postal District <u>Nyack</u> Fire District _____ Sewer District <u>Orangetown</u>
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Project Description: (If additional space required, please attach a narrative summary.)  
Construction of a single-family residence on vacant land

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

Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

# APPLICATION REVIEW FORM

**Applicant:** Marc Comito, Comito Homes LLC Phone # 845-8757117

**Address:** 87 Sixth Ave. Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Comito Homes LLC (Contract Vendee) Phone # 845-875-7117

**Address:** 87 Sixth Ave. Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Jay Greenwell, PLS Phone # 845-357-0830

**Address:** 85 Lafayette Ave. Suffern NY 10901  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** Ricki Berger Phone # 845-639-7000

**Address:** 254 S. Main Street, Suite 202 New City NY 10956  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Marc Comito Phone # 845-216-4001

**Address:** 87 Sixth Ave. Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path                       | <input type="checkbox"/> County Stream        |
| <input checked="" type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above:

Village of Grandview

NYS Routes 9W, 287 & 87

**Referral Agencies:**

- |   |  |
|---|--|
| <input type="checkbox"/> RC Highway Department                  | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency                     | <input type="checkbox"/> RC Dept. of Health                      |
| <input checked="" type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input checked="" type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Commission    |
| <input checked="" type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                            |  |

# 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 -0-
- 2) Total square footage 2,459
- 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 No

Are there streams on the site? If yes, please provide the names. No

Are there wetlands on the site? If yes, please provide the names and type:  
No

### Project History:

Has this project ever been reviewed before? No

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

\_\_\_\_\_  
\_\_\_\_\_

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

None

\_\_\_\_\_  
\_\_\_\_\_



**OFFICE OF BUILDING, ZONING, PLANNING  
ADMINISTRATION AND ENFORCEMENT**  
TOWN OF ORANGETOWN  
20 GREENBUSH ROAD  
ORANGEBURG, N.Y. 10962

**Jane Slavin, RA**  
Director

(845) 359-8410

Fax: (845) 359-8526

Date: May 18, 2021  
To: Cheryl Coopersmith, Chief Clerk  
Planning Board  
From: Jane Slavin, RA.,  
Director O.B.Z.P.A.E.   
Subject: **Comito-Bight Site Plan**  
Critical Environmental Area  
455 South Broadway, Upper Grandview  
71.05/2/12.2; RG zoning district



**PB#21-32**

Submission Reviewed:

Plot Plan for Comito-Bight as prepared by Jay Greenwell, PLS and Gdanski Consultants, Inc., dated 4/29/2021.

- 1) Per Article VI, section 6.332, maximum grade of residential driveways is not to exceed 10%, with 25% proposed and Street frontage required is 75' with 12' proposed. Variances required.
- 2) A 280-A variance is required.
- 3) ACABOR review and approval is required.
- 4) Item number 7 of the SEAF should be "YES".

JS - 5-18-2021

19 Envelopes

6 Signs

Elizabeth Perry  
Tax Map #: 71.05-2-12.2  
1 Dudley Rd  
Wilton, CT 06897

APP

Lawrence N Ablazess  
Tax Map #: 71.05-2-10  
11 Ferris Ln  
Nyack, NY 10960

1

Gregory K Pato  
Tax Map #: 71.05-2-12.1  
457 S Broadway  
Upper Grandview, NY 10960

2

Ethan Finkelstein  
Tax Map #: 71.05-2-13  
459 S Broadway  
Nyack, NY 10960

3

Wade Petty  
Tax Map #: 71.05-2-11  
453 So Broadway  
Upper Grandview, NY 10960

4

Eric Strober  
Tax Map #: 71.05-2-7  
9 Ferris Ln  
Upper Grandview, NY 10960

5

Gary Trilling  
Tax Map #: 71.05-2-9  
10 Ferris Ln  
Upper Grandview, NY 10960

6

Joel Kanoft  
Tax Map #: 71.05-2-6  
449 So Broadway  
Upper Grandview, NY 10960

7

Veronica Cahill  
Tax Map #: 66.17-2-9  
7 Ferris Ln  
Upper Grandview, NY 10960

Bradley Cohen  
Tax Map #: 66.17-2-10  
447 So Broadway  
Upper Grandview, NY 10960

Kim Raso-Stewart  
Tax Map #: 71.05-2-14.1  
1 Hawthorne Rd  
Upper Grandview, NY 10960

8

James T Stewart  
Tax Map #: 71.05-2-14.2  
1 Hawthorne Pl  
Upper Grandview, NY 10960

9

Darren Fasano  
Tax Map #: 71.05-2-3  
456 S Broadway  
Upper Grandview, NY 10960

10

Ethan Finkelstein  
Tax Map #: 71.05-2-2  
459 S Broadway  
Nyack, NY 10960

11

Katherine Morton Fulmor  
Tax Map #: 71.05-2-8  
46 Sickles Ave  
Nyack, NY 10960

Tong Paul Chung  
Tax Map #: 66.17-2-8  
4 Dakota St  
Palisades, NY 10964

Peter E Pochapsky  
Tax Map #: 71.05-2-4  
452 So Broadway  
Nyack, NY 10960

12

Thomas Engleff  
Tax Map #: 66.17-2-11  
445 S Broadway  
Nyack, NY 10960

Ethan Finkelstein  
Tax Map #: 71.05-2-27  
459 S Broadway  
Nyack, NY 10960

13

Dominick R Pilla  
Tax Map #: 71.05-2-15  
4 Hawthorne Pl  
Grandview, NY 10960

Ronald Haas  
Tax Map #: 71.05-2-5  
450 S Broadway  
Upper Grandview, NY 10960

14

Francis J Raso  
Tax Map #: 71.05-2-14.3  
2 Hawthorne Pl  
Upper Grandview, NY 10960

Nyack Motor Hotel Inc  
Tax Map #: 71.05-2-28  
20 N Broadway  
Nyack, NY 10960

15

Town Of Orangetown  
Tax Map #: 71.05-2-26  
26 Orangetown Rd  
Orangetown, NY 10962

Michelle R Srobnik  
Tax Map #: 66.17-2-7  
3 Ferris Ln  
Upper Grandview, NY 10960

Rita Callan  
Tax Map #: 66.17-2-12  
448 So Broadway  
Upper Grandview, NY 10960

Nyack Motor Hotel Inc  
Tax Map #: 71.05-2-1  
20 N Broadway  
Nyack, NY 10960

16

Megan Kennedy  
Tax Map #: 71.05-2-16  
5 Hawthorne Pl  
Upper Grandview, NY 10960

Dominick M Mayforelli  
Tax Map #: 71.05-2-17  
3 Hawthorne Pl  
Upper Grandview, NY 10960

Charles W De Groat  
Tax Map #: 66.17-2-13  
448 So Broadway  
Upper Grandview, NY 10960

~~Town Of Orangetown  
Tax Map #: 66.17-2-17  
26 Orangeburg Rd  
Orangeburg, NY 10962~~

~~Jacqueline Carballo  
Tax Map #: 66.17-2-6  
1 Ferris Ln  
Upper Grandview, NY 10960~~

~~Pro Blyeland LLC  
Tax Map #: 66.17-2-5  
27 Sunrise Dr  
Monsey, NY 10952~~

~~John Alvarado  
Tax Map #: 66.17-2-14  
400 So Broadway  
Upper Grandview, NY 10960~~

~~Jaclyn Fallon  
Tax Map #: 71.05-1-9  
1150 Rte 9W  
Upper Grandview, NY 10960~~ (17)

~~Yolanda Heinlein  
Tax Map #: 71.05-2-18  
66 Bauer St  
Tappan, NY 10983~~

~~Leonard Barr  
Tax Map #: 66.17-2-4  
323 S Broadway  
Upper Grandview, NY 10960~~

~~Andrei Melnikov  
Tax Map #: 66.17-2-18  
1159 Rte 9W  
Nyack, NY 10960~~

~~Daniel James  
Tax Map #: 71.05-1-10  
28 Shadyside Av  
Upper Grandview, NY 10960~~

~~Walter Smith  
Tax Map #: 66.17-2-13  
330 S Broadway  
Upper Grandview, NY 10960~~

~~Henry Rubano  
Tax Map #: 71.05-2-29  
71 Virginia St  
Tappan, NY 10983~~

~~Town Of Orangetown  
Tax Map #: 71.05-2-25  
26 Orangeburg Rd  
Orangeburg, NY 10962~~

~~Marilyn Burewall  
Tax Map #: 66.17-2-21  
27 Shadyside Av  
Upper Grandview, NY 10960~~

~~Pepito D Hipolito  
Tax Map #: 71.05-1-11  
30 Shadyside Ave  
Upper Grandview, NY 10960~~ (18)

~~Curtis Bell  
Tax Map #: 66.17-2-20  
1156 Rte 9W  
Upper Grandview, NY 10960~~

~~Enrico Rubano  
Tax Map #: 71.05-2-19  
196 Oak Tree Rd  
Tappan, NY 10983~~

~~Suzanne Silverstein  
Tax Map #: 66.17-2-22  
24 Shadyside Av  
Upper Grandview, NY 10960~~ (19)

~~Mousumi Dutta  
Tax Map #: 66.17-2-19  
1158 Rte 9W  
Upper Grandview, NY 10960~~

~~Mark S Greenspan  
Tax Map #: 66.17-2-16  
326 S Broadway  
Upper Grandview, NY 10960~~

~~Jordan C Jabobs  
Tax Map #: 71.05-1-13  
1156 Rte 9W  
Upper Grandview, NY 10960~~

~~Christopher Engert  
Tax Map #: 71.05-1-12  
32 Shadyside Av  
Upper Grandview, NY 10960~~

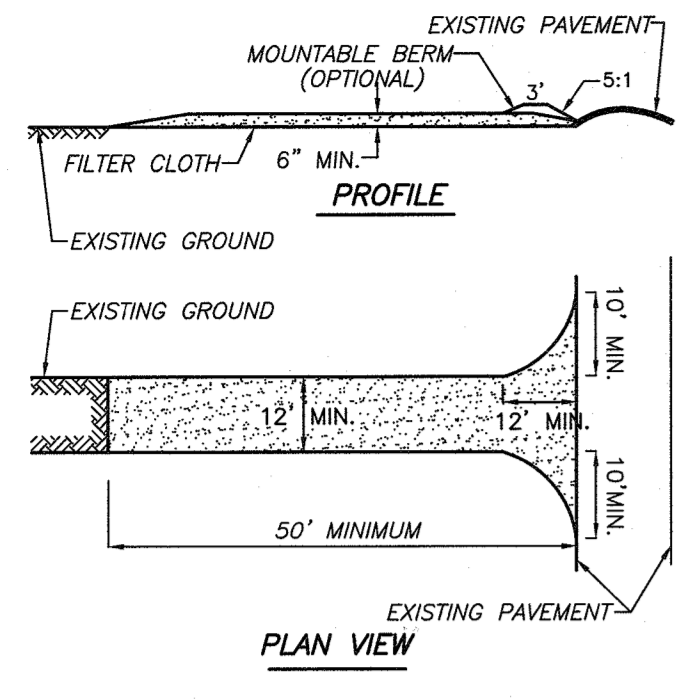
~~Edward Izraylovsky  
Tax Map #: 71.05-1-8  
63 Sickletown Rd  
West Nyack, NY 10994~~

~~Henry Rubano  
Tax Map #: 71.05-2-24  
71 Virginia St  
Tappan, NY 10983~~





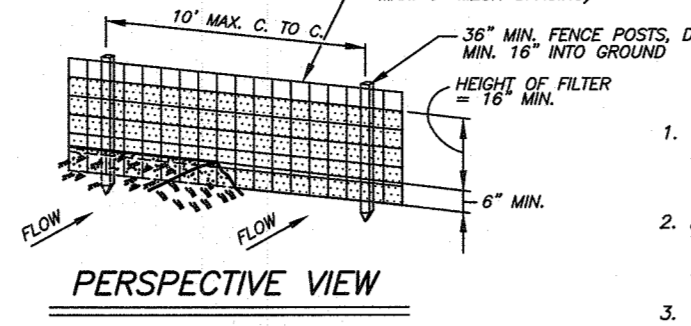




**CONSTRUCTION SPECIFICATIONS**

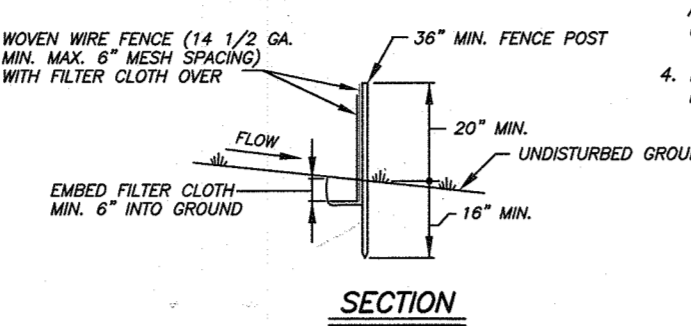
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN MARKING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE**  
NTS

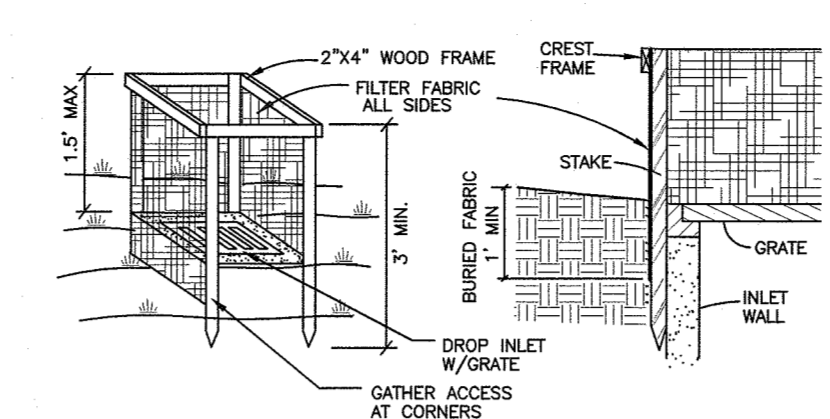


**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



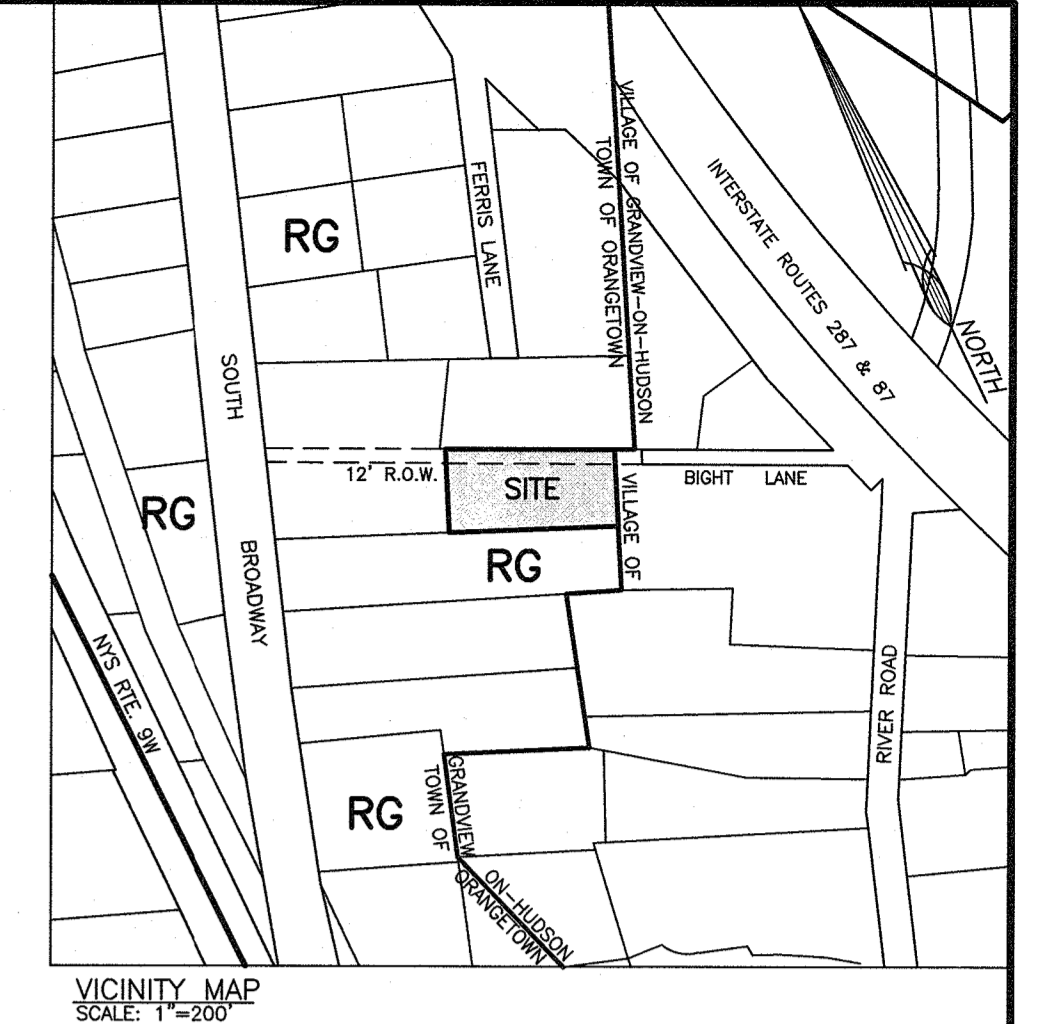
**WIRE REINFORCED SILT FENCE**  
NTS



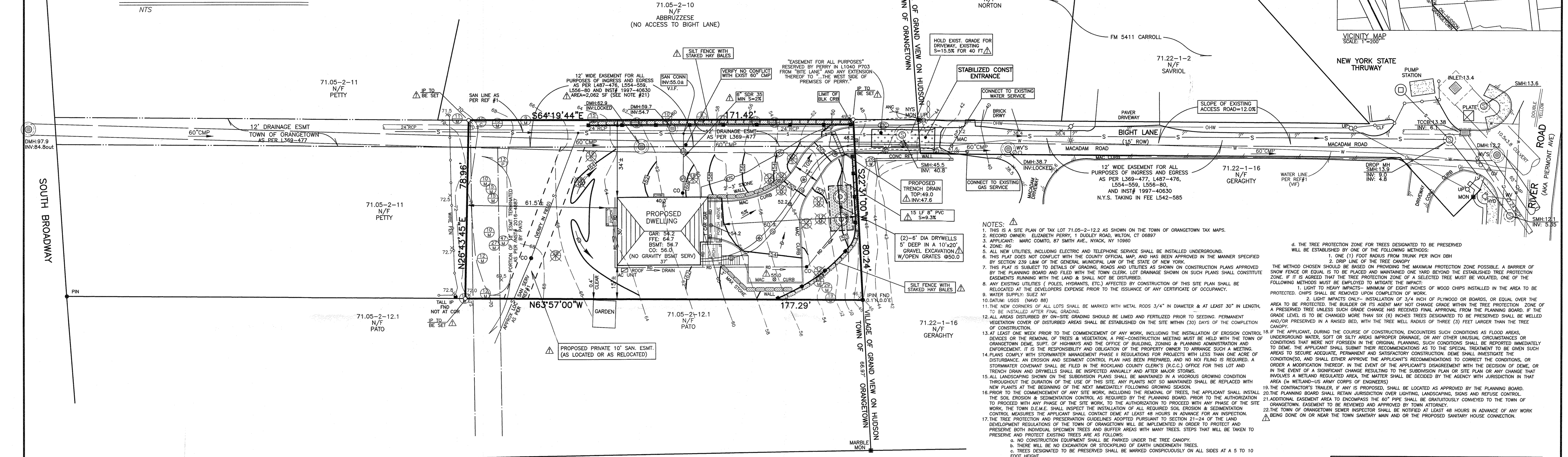
**DROP INLET PROTECTION**  
NTS

**CONSTRUCTION SPECIFICATIONS**

- FILTER FABRIC SHALL HAVE AN EGG OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
- CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW THE GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA: 1 ACRE

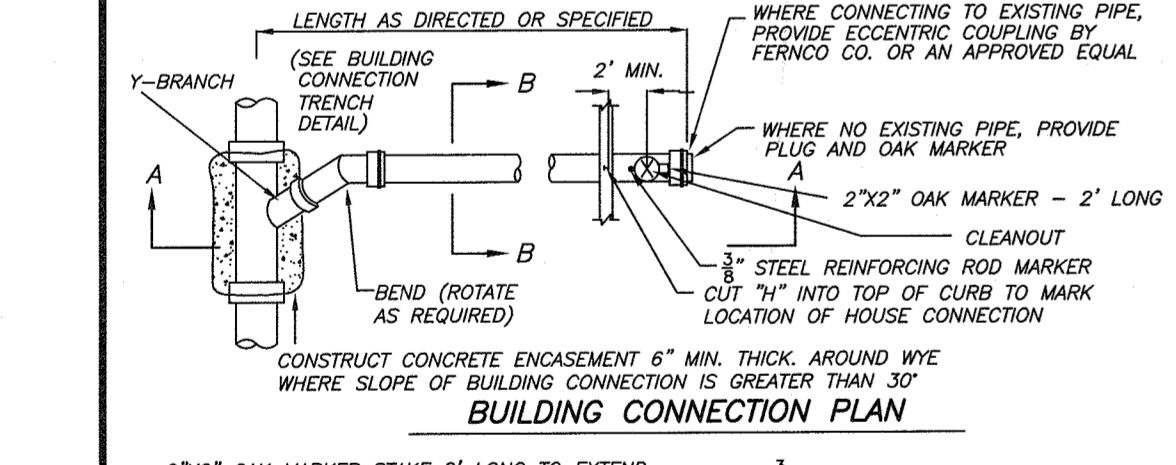


**VICINITY MAP**  
SCALE: 1"=200'

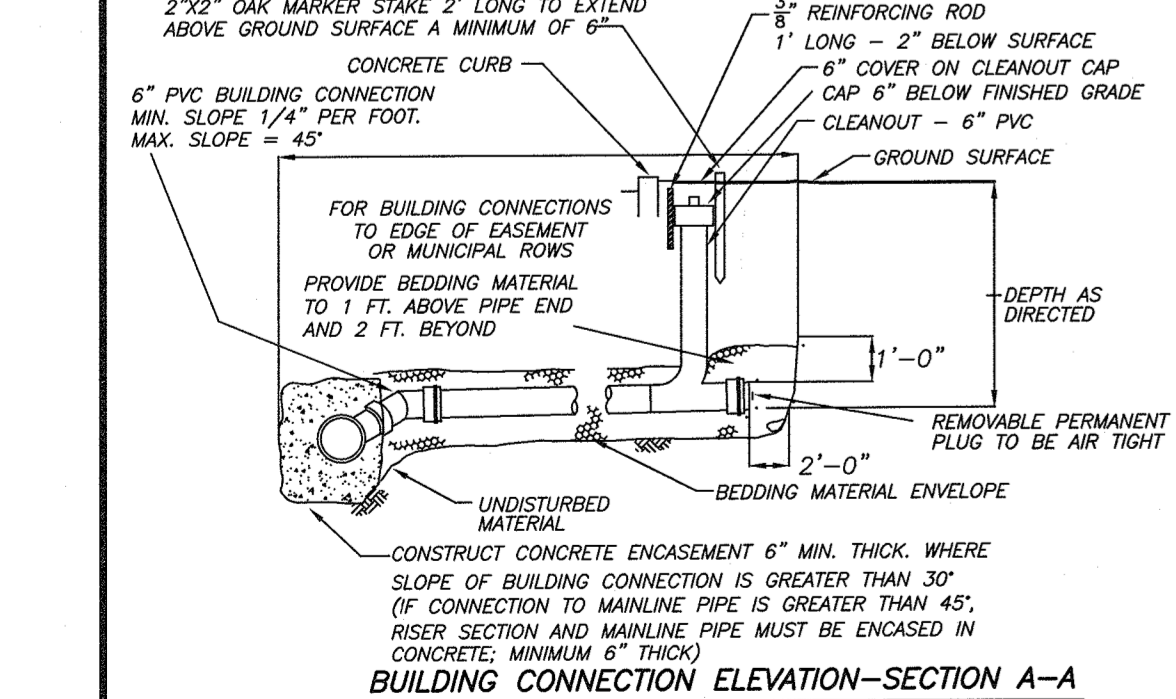


**NOTES:**

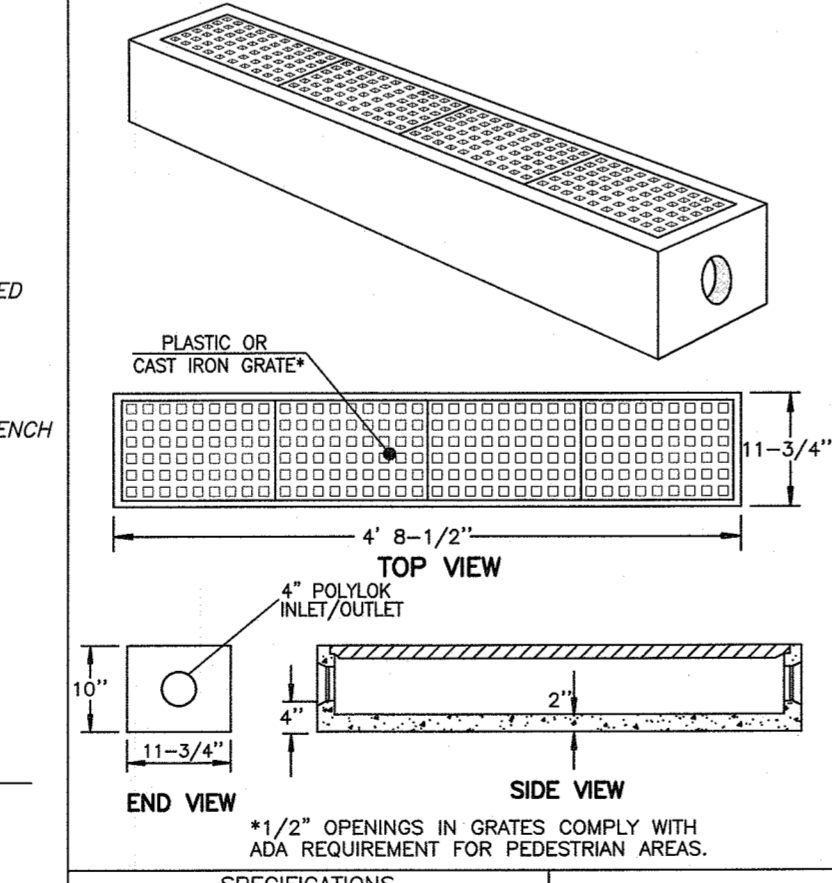
- THIS IS A SITE PLAN OF TAX LOT 71.05-2-12.2 AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.
- RECORD OWNER: ELIZABETH PERRY, 1 DUDLEY ROAD, WILTON, CT 06897
- APPLICANT: MARK COMITO, 87 SMITH AVE., NYACK, NY 10980
- ZONE: RG
- ALL NEW UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
- THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP, AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 LAM OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
- THIS PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION PLANS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK. LOT DRAINAGE SHOWN ON SUCH PLANS SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND & SHALL NOT BE DISTURBED.
- ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE PLAN SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY: SUEZ NY
- DATE: 10/28/2016
- THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER & AT LEAST 30" IN LENGTH. TO BE INSTALLED AFTER FINAL GRADING.
- ALL AREAS DISTURBED BY ON-SITE GRADING SHOULD BE LIMED AND FERTILIZED PRIOR TO SEEDING. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPT. SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING & PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- PLANS COMPLY WITH STORMWATER MANAGEMENT PHASE II REGULATIONS FOR PROJECTS WITH LESS THAN ONE ACRE OF DISTURBANCE. AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED. NO NO FLING IS REQUIRED. A STORMWATER COVENANT SHALL BE FILED IN THE ROCKLAND COUNTY CLERK'S (R.C.C.) OFFICE FOR THIS LOT AND TRENCH DRAIN AND DRYWELLS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
- ALL LANDSCAPING SHOWN ON THE SUBDIVISION PLANS SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE USE OF THIS SITE. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON.
- PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION & SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD. PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK, TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK.
- THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SIGNIFICANT TREES AND BUFFER AREAS WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES ARE AS FOLLOWS:
  - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
  - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
- IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR ANY OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT MAINTAINED IN THE ORIGINAL PLANNING, SUCH CONDITIONS SHALL BE REPORTED IMMEDIATELY TO DEME. THE APPLICANT SHALL SUBMIT THEIR RECOMMENDATIONS AS TO THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. DEME SHALL INVESTIGATE THE CONDITION(S), AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATIONS TO CORRECT THE CONDITIONS, OR ORDER A MODIFICATION THEREOF. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF DEME, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SUBDIVISION PLAN OR SITE PLAN OR ANY CHANGE THAT INVOLVES A WETLAND REGULATED AREA, THE MATTER SHALL BE DECIDED BY THE AGENCY WITH JURISDICTION IN THAT AREA (i.e. WETLAND-US ARMY CORPS OF ENGINEERS).
- IF THE CONTRACTOR'S TRAILER, IF ANY IS PROPOSED, SHALL BE LOCATED AS APPROVED BY THE PLANNING BOARD.
- THE PLANNING BOARD SHALL RETAIN JURISDICTION OVER LIGHTING, LANDSCAPING, SIGNS AND REFUSE CONTROL.
- ADDITIONAL EASEMENT AREA TO ENCOMPASS THE 60" PIPE SHALL BE GRANTUOUSLY CONVEYED TO THE TOWN OF ORANGETOWN. EASEMENT TO BE REVIEWED AND APPROVED BY TOWN ATTORNEY.
- THE TOWN OF ORANGETOWN SEWER INSPECTOR SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WORK BEING DONE ON OR NEAR THE TOWN SANITARY MAIN AND OR THE PROPOSED SANITARY HOUSE CONNECTION.



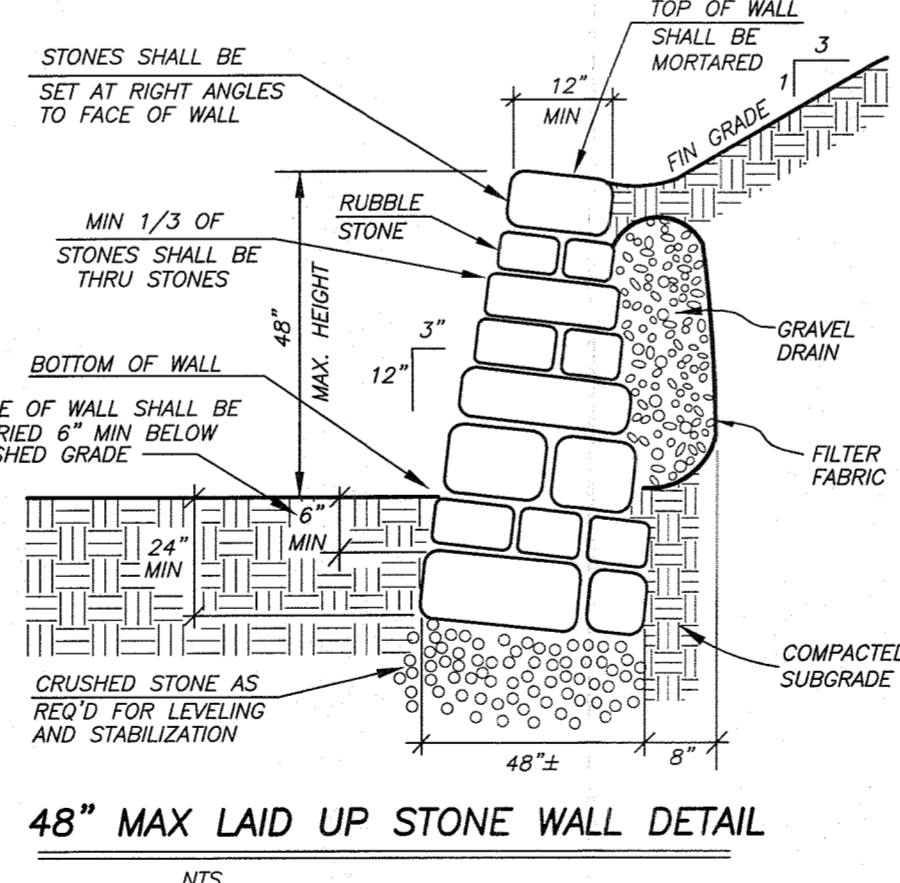
**BUILDING CONNECTION PLAN**  
NTS



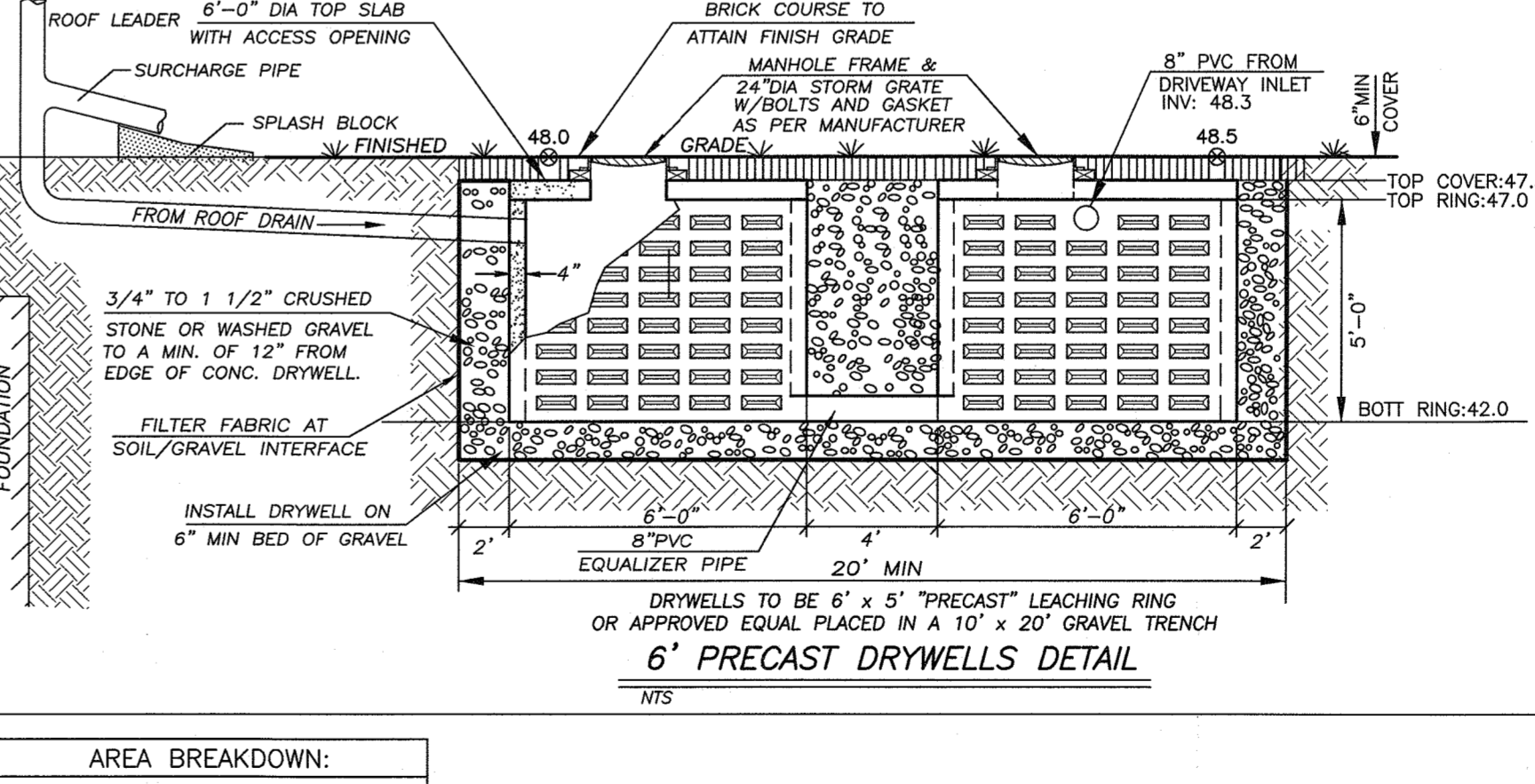
**TOWN OF ORANGETOWN BUILDING CONNECTION DETAIL**  
NTS



**PRECAST CATCH BASIN MODEL TD-1X5 / TRENCH DRAIN**  
NTS



**48" MAX LAID UP STONE WALL DETAIL**  
NTS



**6" PRECAST DRYWELLS DETAIL**  
NTS

**BULK TABLE • ZONE R-G • USE GROUP "Q"**

ITEM	REQUIRED	PROVIDED
MAX. FAR	0.30	0.21
STREET FRONTAGE	75 FT	12'±*
MIN AREA	10,000 SF	GROSS:13,866 SF NET:12,835 SF
MIN LOT WIDTH	75'	80'±
FRONT YARD	25 FT	60'±
SIDE YARD	10 FT	15'
TOTAL SIDE YARD	30 FT	49'±
MIN REAR YARD	25 FT	61.5'
BUILDING HT.	1'-4"/ FT	30'±

⊕ = EXISTING NON-CONFORMING  
\* = FRONTAGE ON PRIVATE ROAD - VARIANCE REQUIRED  
Δ = VARIANCE REQUIRED FOR DRIVEWAY SLOPE IN GRAND-VIEW

**REFERENCES:**

- MAP ENTITLED "SITE PLAN PERRY RESIDENCE", PREPARED BY DOMINICK R. PILA ASSOCIATES, P.C. LAST REVISED 11/26/2007.
- MAP ENTITLED "PROPOSED GARAGE FOR PERRY", PREPARED BY ANTHONY CELENTANO P.L.S. DATED MAY 2, 2006.
- TITLE REPORT NO. EL-100637, PREPARED BY STEWART TITLE INSURANCE COMPANY, DATED MAY 13, 2020.
- DEEDS ON FILE IN THE ROCKLAND COUNTY CLERK'S OFFICE AS FOLLOWS: L559-P576, INST# 1997-40630, INST# 2016-4887, INST# 2016-52132, L757 P2222, L1028 P1082, INST# 2009-24760, L542 P585, L369 P477, L487 P476, L554 P559, L556 P80, INST#1997-40630

**TREE LEGEND**

⊕ - SIZE IN INCHES (LARGEST DIA SHOWN IN TWIN/TRIPLE)  
L - LETTER INDICATES TREE TYPE (SEE BELOW)  
SECOND NUMBER (2), (3) INDICATES TWIN/TRIPLE

C = CHERRY P = PINE  
CT = CATALPA S = SYCAMORE  
M = MAPLE T = TULIP

**LEGEND**

--- DRAINAGE INLET W/PIPES  
--- SANITARY MANHOLE W/PIPES  
--- TOP CURB @ CATCH BASIN  
--- TOP GRADE FIELD INLET  
--- REINFORCED CONCRETE PIPE  
--- CORRUGATED PLASTIC PIPE  
--- UTILITY POLE  
--- UTILITY POLE WITH LIGHT  
--- WATER VALVE  
--- HYDRANT

TCCB  
TGFI  
RCP  
CCP  
UP  
Q  
W  
O  
HYD

**AREA BREAKDOWN:**

GROSS AREA = 13,866 SF  
-50% DRAINAGE ESMT = 1,031 SF  
NET AREA = 12,835 SF

IMPERVIOUS AREA TO BE MITIGATED = 3460 SF

**GDANSKI CONSULTANTS, INC.**  
25 RIVERSIDE DRIVE  
SUFFERN, NEW YORK, 10901

PAUL GDANSKI, PE  
NYS LIC. 075890

DATE: 4/27/21  
REVISIONS:

JAY A. GREENWELL, PLS  
NYS LIC. # 49676

**PLOT PLAN FOR 455 SOUTH BROADWAY**

**COMITO-BIGHT LANE**

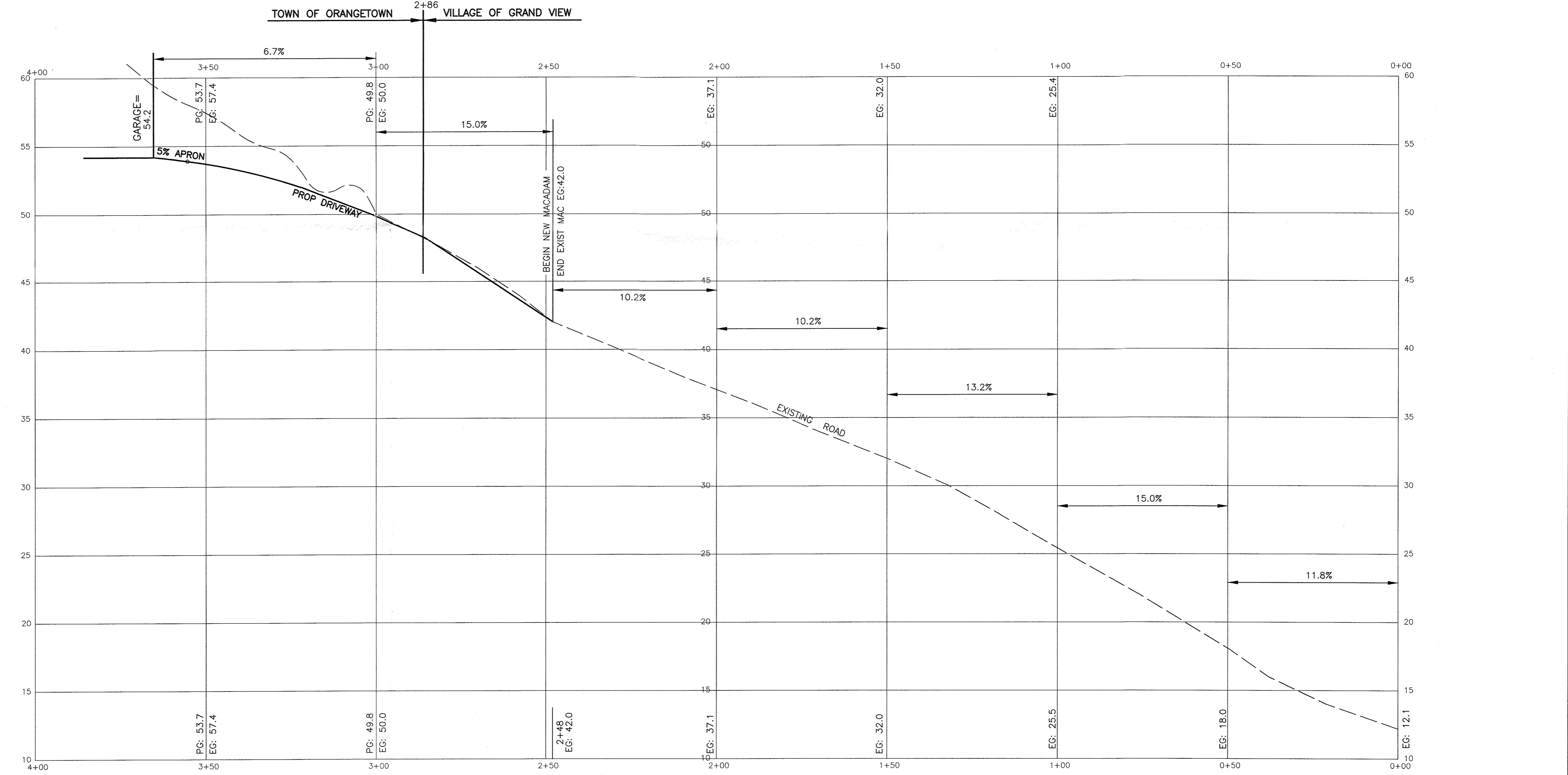
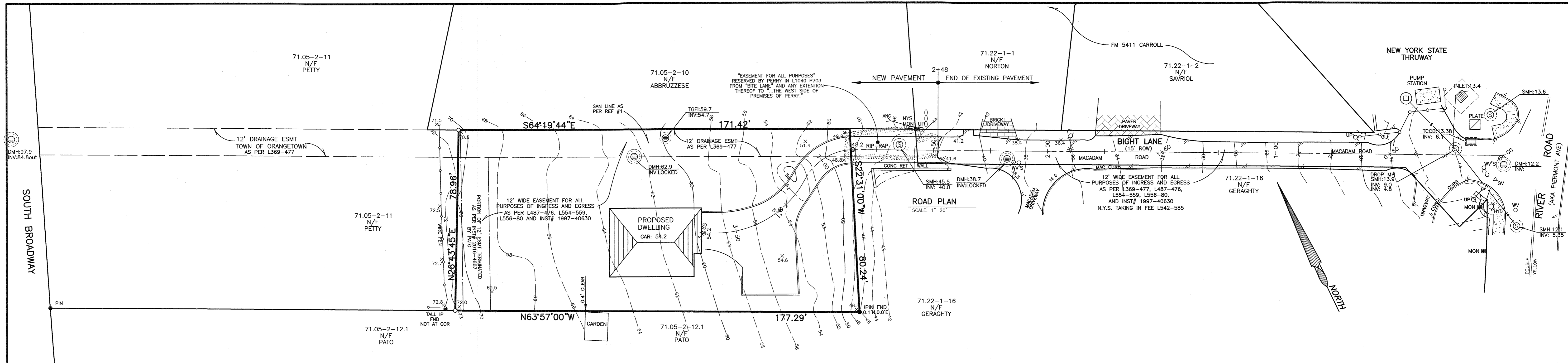
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, STATE OF NEW YORK

**JAY A. GREENWELL, PLS, LLC**

SURVEYING - LAND PLANNING  
85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901  
PHONE 845-357-0830 FAX 845-357-0756  
© 2021 JAY A. GREENWELL, PLS, LLC

TAX LOT # 71.05-2-12.2  
AREA 13,866 SF  
FILE 22023 PLOT  
SCALE 1"= 20'  
DATE 1/20/21  
JOB NO. 22023



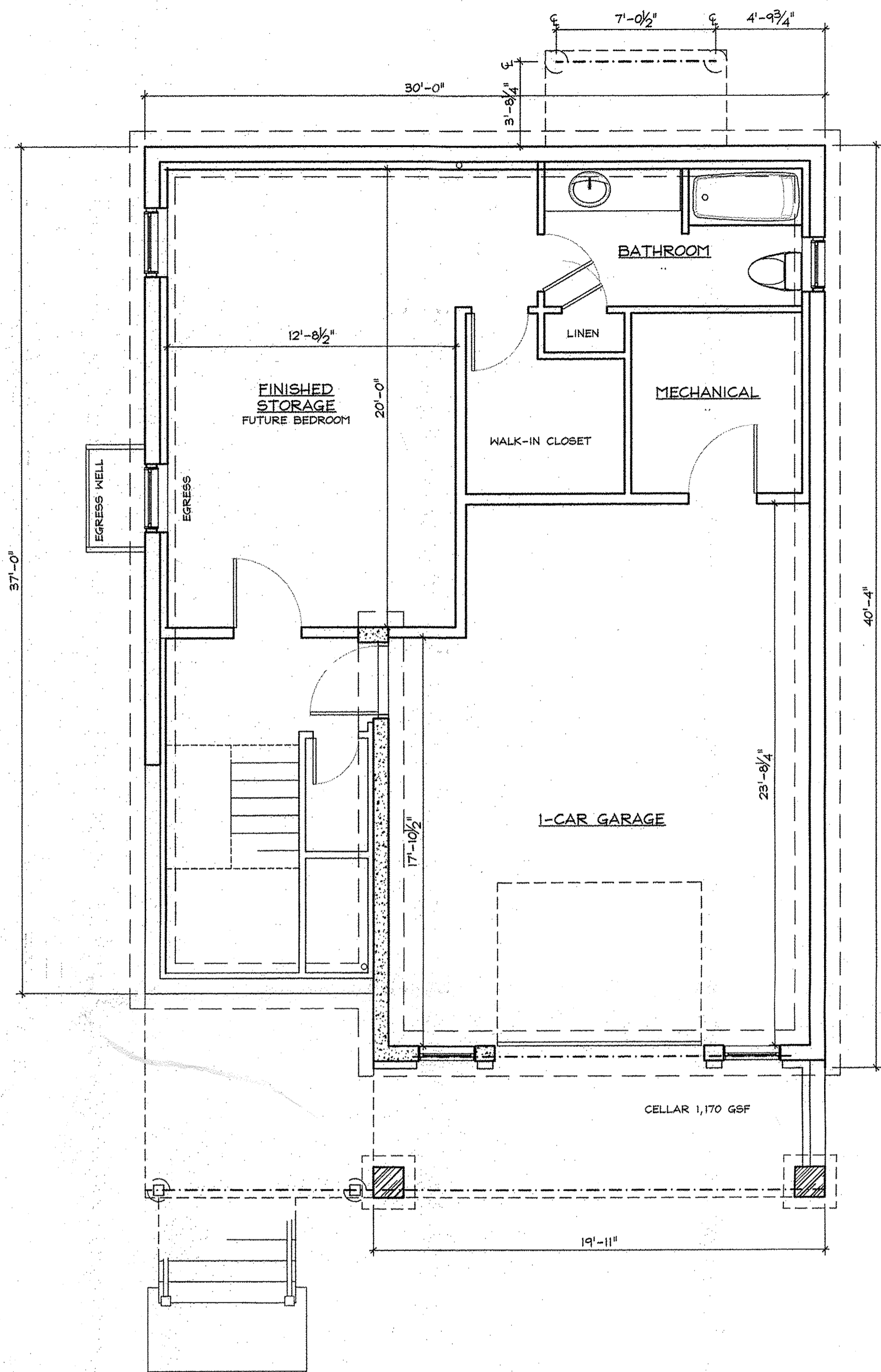


**LEGEND**

DRAINAGE INLET W/PIPES	
DRAIN MANHOLE/ WITH PIPES	
TOP CURB @ CATCH BASIN	
TOP GRATE FIELD INLET	
REINFORCED CONCRETE PIPE	
CORRUGATED PLASTIC PIPE	
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WATER VALVE	
HYDRANT	
GAS VALVE	
OVERHEAD WIRES	
GAS LINE	
GAS, ELEC, TEL	
WATER LINE	
CONTOUR LINE	
EXISTING SPOT ELEVATION	48.5 +
PROPOSED SPOT ELEVATION	48.2 @
EXISTING GRADE	EG: 42.0
PROPOSED GRADE	PG: 42.5

**ROAD PROFILE**  
SCALE: HORIZ: 1"=20'  
VERT: 1"=5'

	<b>ROAD PROFILE</b>		TAX LOT #
	<b>COMITO-BIGHT LANE</b>		71.05-2-12.2
	UPPER GRANDVIEW, TOWN OF ORANGETOWN ROCKLAND COUNTY, STATE OF NEW YORK		AREA
	<b>JAY A. GREENWELL, PLS, LLC</b>		13,866 SF
SURVEYING - LAND PLANNING 85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901 PHONE 845-357-0830 FAX 845-357-0756 © 2021 JAY A. GREENWELL, PLS, LLC		FILE	
		22023 PROFILE	
		SCALE	
		1"= 20'	
		DATE	
		5/25/21	
		JOB NO.	
		22023	



1 BASEMENT PLAN  
 A1 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

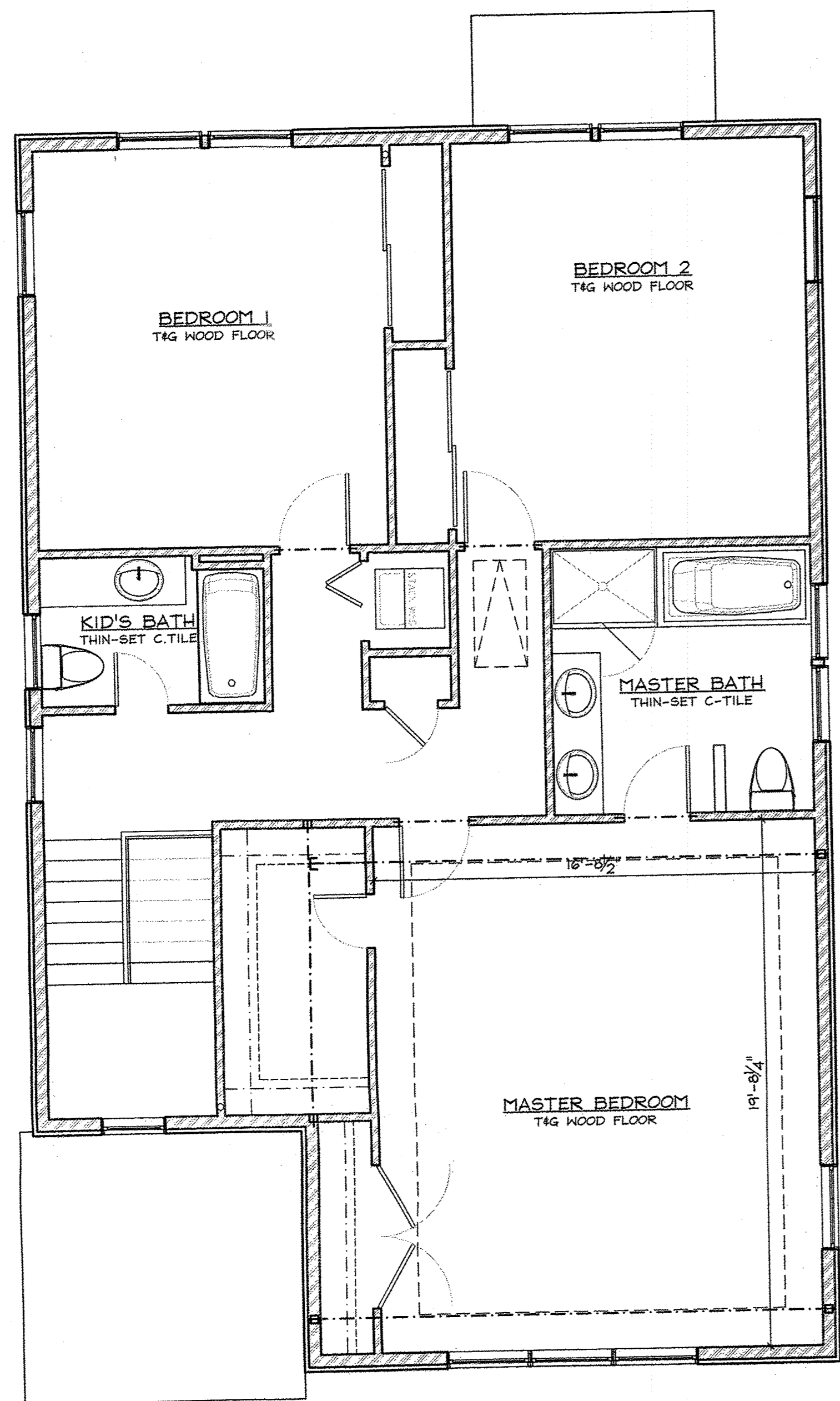
COMITO HOMES  
 BIGHT LANE  
 Bight Lane  
 Upper Grandview, NY 10960

NY LICENSE # 15938  
 KIER B. LEVESQUE, R.A.  
 ARCHITECT  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

FOUNDATION PLAN

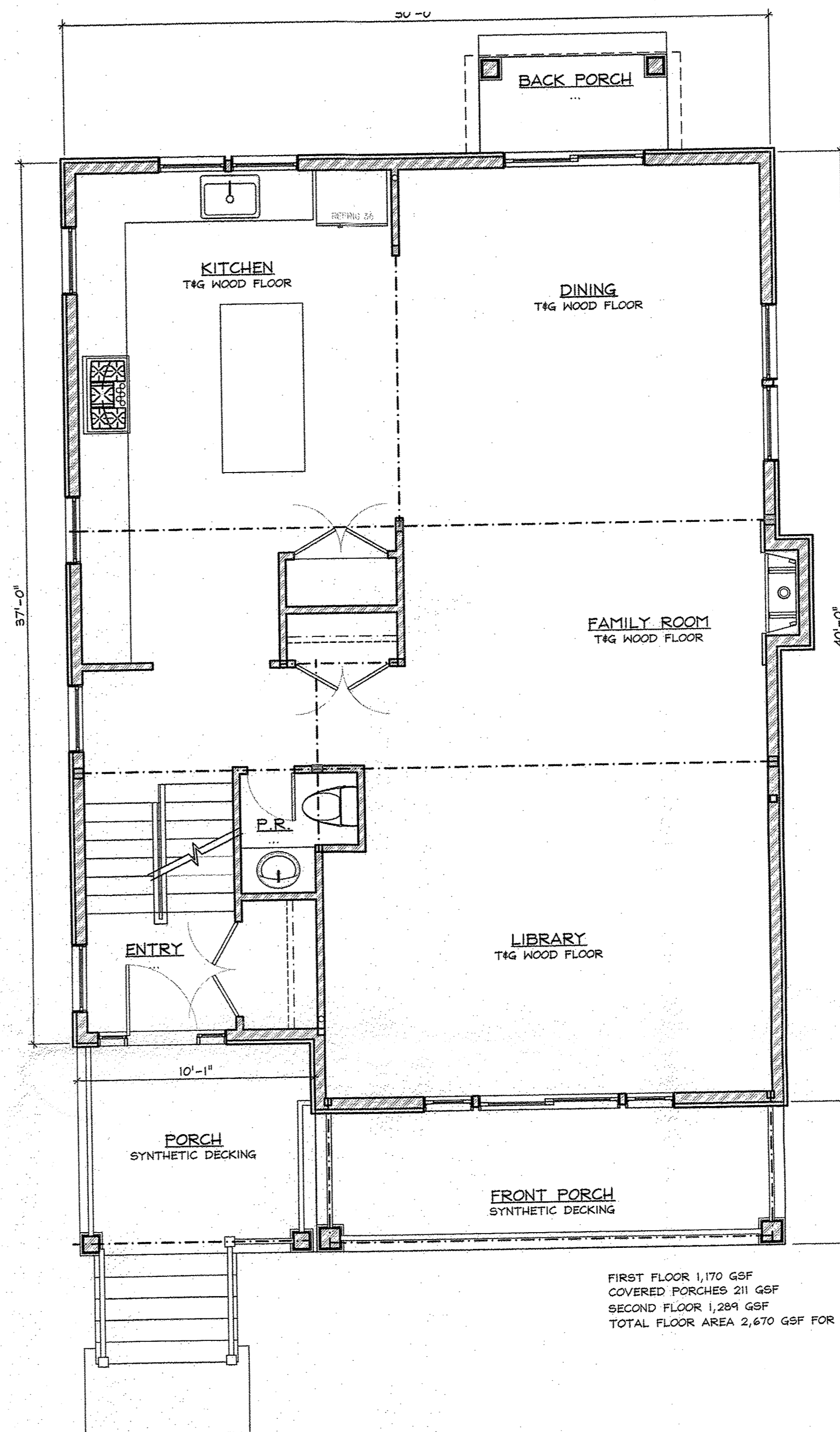
SCALE AS SHOWN  
 DATE JANUARY 29, 2021  
 JOB NO. 202073  
 REVISIONS: SHEET NO.

**A-1**



SECOND FLOOR 1,289 GSF

1 SECOND FLOOR PLAN  
A2 1/4" = 1 FOOT



FIRST FLOOR 1,170 GSF  
COVERED PORCHES 211 GSF  
SECOND FLOOR 1,289 GSF  
TOTAL FLOOR AREA 2,670 GSF FOR FAR

1 FIRST FLOOR PLAN  
A2 1/4" = 1 FOOT

CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

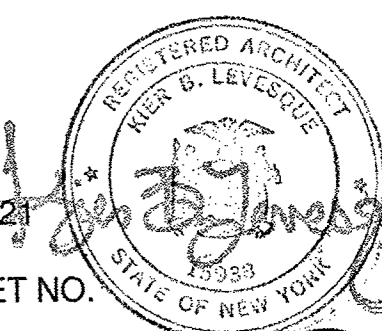
COMITO HOMES  
BIGHT LANE  
Bight Lane  
Upper Grandview, NY 10960

NY LICENSE # 15938  
KIER B. LEVESQUE, R.A.  
ARCHITECT  
49 THIRD AVENUE  
NYACK, NEW YORK 10960  
845-358-2359

FIRST & SECOND FLOOR  
PLAN

SCALE AS SHOWN  
DATE JANUARY 29, 2021  
JOB NO. 202073  
REVISIONS:

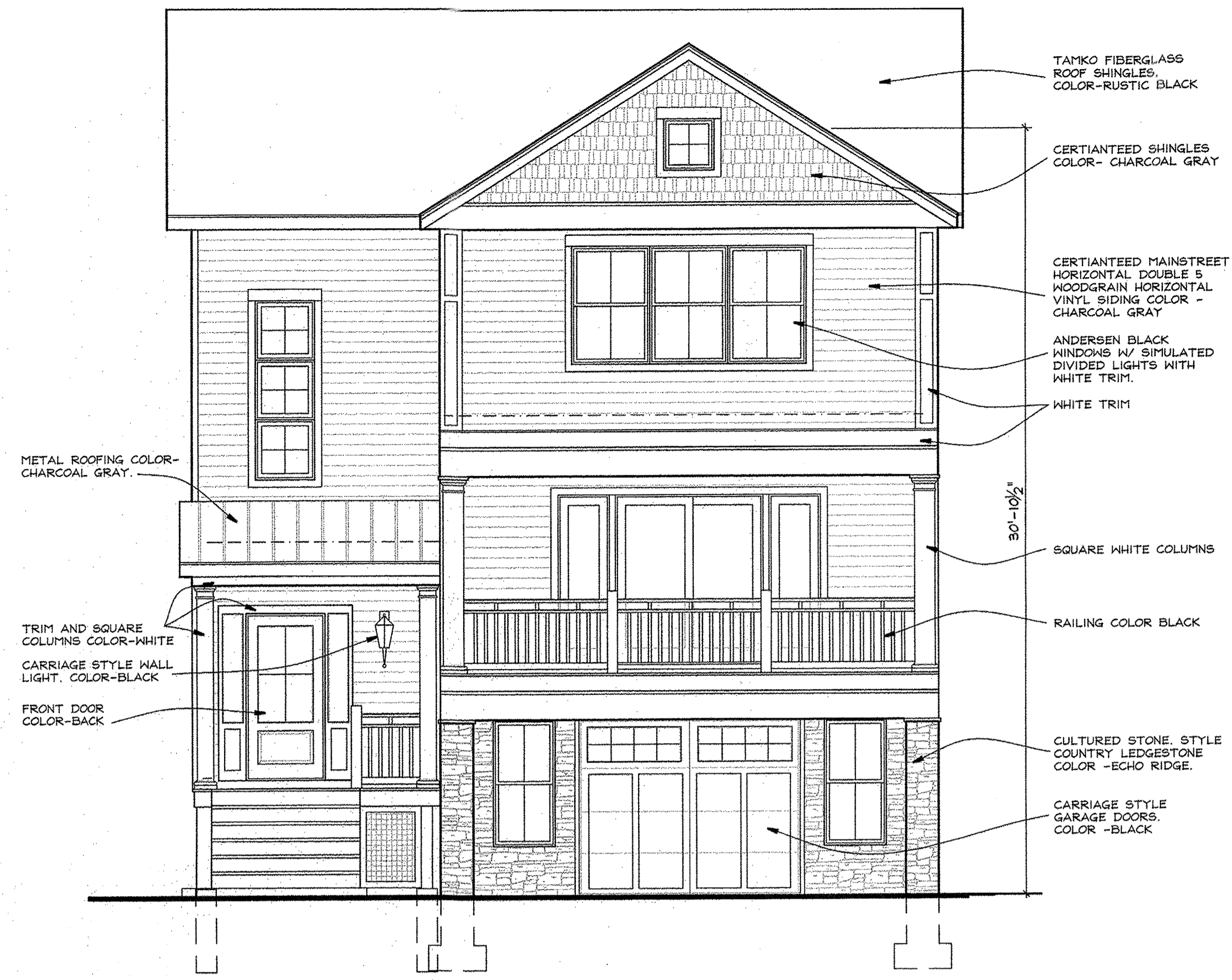
SHEET NO. **A-2**







**D** SOUTH ELEVATION  
**A3** 1/4" = 1 FOOT



**A** FRONT (EAST) ELEVATION  
**A3** 1/4" = 1 FOOT



**C** REAR (WEST) ELEVATION  
**A3** 1/4" = 1 FOOT



**B** NORTH ELEVATION  
**A3** 1/4" = 1 FOOT

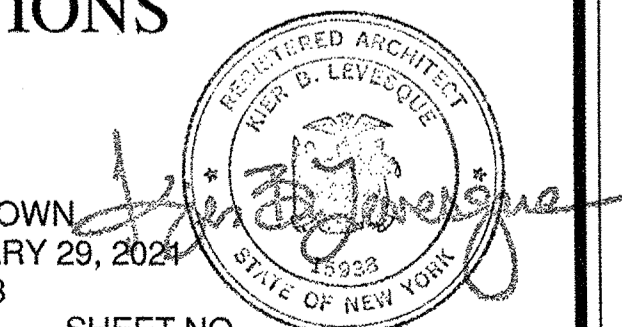
CONSTRUCTION LEGEND	
	NEW CONSTRUCTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING MASONRY WALL
	EXISTING STUD WALL TO REMAIN
	SHEET NOTES CALL: SEE NOTES THIS SHEET
	HARDWIRED CARBON MONOXIDE DET.
	HARDWIRED SMOKE DETECTOR

**COMITO HOMES**  
**BIGHT LANE**  
 Bight Lane  
 Upper Grandview, NY 10960

**KIER B. LEVESQUE, R.A.**  
 ARCHITECT  
 49 THIRD AVENUE  
 NYACK, NEW YORK 10960  
 845-358-2359

ELEVATIONS

SCALE AS SHOWN  
 DATE JANUARY 29, 2024  
 JOB NO. 202073  
 REVISIONS: SHEET NO.



**A-3**