

# SITE PLAN PREPARED FOR

# BIONDI TWEED BOULEVARD RESIDENCE

## TOWN OF ORANGETOWN

## ROCKLAND COUNTY, NEW YORK

**APPLICANT/OWNER:**

BRUNO BIONDI  
132 HIGHVIEW AVENUE  
NANUET, NEW YORK 10954

**SITE ENGINEER:**

BROOKER ENGINEERING P.L.L.C.  
76 LAFAYETTE AVENUE  
SUFFERN, NEW YORK 10901  
(845) 357-4411

**LAND SURVEYOR:**

WILLIAM D. YOUNGBLOOD  
18 NORTH MAIN STREET  
HARRIMAN, NEW YORK 10927  
(845) 782-8543

**REFERENCES:**

"MAP OF PROPERTY OF CHARLES D. COOK"  
BY JAMES S. HARING SURVEYOR, MAP #363  
"SUBDIVISION OF PROPERTY FOR VALDOV" FILED IN  
THE ROCKLAND COUNTY CLERK'S OFFICE ON MAY 28,  
1985 AS MAP #5751, BOOK 103, PAGE 58.

L. 851, P. 698  
L. 422, P. 30  
L. 1999, P. 47449  
L. 2002, P. 50588  
L. 458, P. 772  
L. 973, P. 629

TOPOGRAPHIC SURVEY AS PER "BOUNDARY/TPOGRAPHIC  
SURVEY FOR BIONDI", BY WILLIAM D. YOUNGBLOOD, L.S., DATED 2/22/05.  
384 ROUTE 59  
MONSEY, NEW YORK 10952  
(845) 357-8188

**FOR REFERENCE ONLY - NOT FOR CONSTRUCTION**

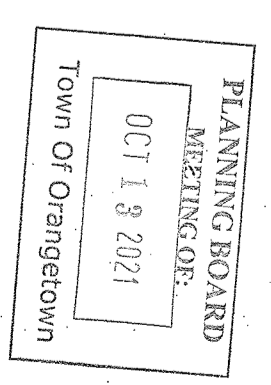


**LIST OF DRAWINGS:**

1. TITLE SHEET
2. PLOT PLAN
3. CROSS SECTIONS
4. DETAILS
5. DRAINAGE AND EDGE OF PAVEMENT PROFILE

**GENERAL NOTES:**

1. OWNER: BRUNO BIONDI, 132 HIGHVIEW AVENUE, NANUET, NY 10954
2. SCHOOL DISTRICT: SOUTH ORANGETOWN CENTRAL SCHOOL DISTRICT
3. ZONING DISTRICT: ORANGETOWN PD022-UP GRAND PD007
4. ZONING DISTRICT: UP GRANDVIEW WY005
5. ZONING DISTRICT: R-22



PRIOR TO THE COMMENCING ANY SITE WORK, INCLUDING THE REMOVAL OF TREES, THE APPLICANT SHALL INSTALL THE SOIL EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY THE PLANNING BOARD PRIOR TO THE AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THE APPLICANT SHALL MAINTAIN THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE APPLICANT SHALL CONTACT THE TOWN OF ORANGETOWN PLANNING BOARD AT LEAST 48 HOURS IN ADVANCE FOR AN INSPECTION. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.

**NOTES:**

1. THIS IS A PLOT PLAN OF SECTION 76.08 BLOCK 1 LOT 13 OF THE TOWN OF ORANGETOWN, NY, MAP 2/22/05
2. BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM AN ACTUAL FIELD SURVEY PREPARED BY WILLIAM D. YOUNGBLOOD, L.S., DATED 2/22/05
3. DATUM: NAD 83, BENCHMARK IS OUTLET OF 12" COP PIPE IN STONE RETAINING WALL ON WEST SIDE OF TWEED BOULEVARD.
4. THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN PLANNING BOARD AND THE TOWN OF ORANGETOWN ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT TO DISCUSS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING. CONSTITUTE EXPERTS RUNNING WITH THE LAND AND ARE NOT TO BE DISTURBED.
5. TREE PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE APPLICANT SHALL MAINTAIN THE PROTECTION OF ALL EXISTING DEVELOPMENT SPECIFIC TREES AND OTHER TREES WITHIN THE RESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS:
  - A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
  - B. TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY BY THE APPLICANT WITH RED PAINT AT A 5 TO 10 FEET HEIGHT.
  - C. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
    1. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
    2. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
    3. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
    4. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
  - D. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY BY THE APPLICANT WITH RED PAINT AT A 5 TO 10 FEET HEIGHT.
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  3. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
  4. ONE (1) FOOT RADIUS FROM TRUNK PER INCH DBH.
7. ALL LANDING AREAS ON THE SITE SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE APPLICANT SHALL MAINTAIN THE PROTECTION OF ALL EXISTING DEVELOPMENT SPECIFIC TREES AND OTHER TREES WITHIN THE RESERVE AND PROTECT EXISTING TREES TO REMAIN AS FOLLOWS:
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11. PERMANENT VEGETATION COVER OF DISTURBED AREAS SHALL BE ESTABLISHED ON THE SITE WITHIN THIRTY (30) DAYS OF THE COMPLETION OF CONSTRUCTION.
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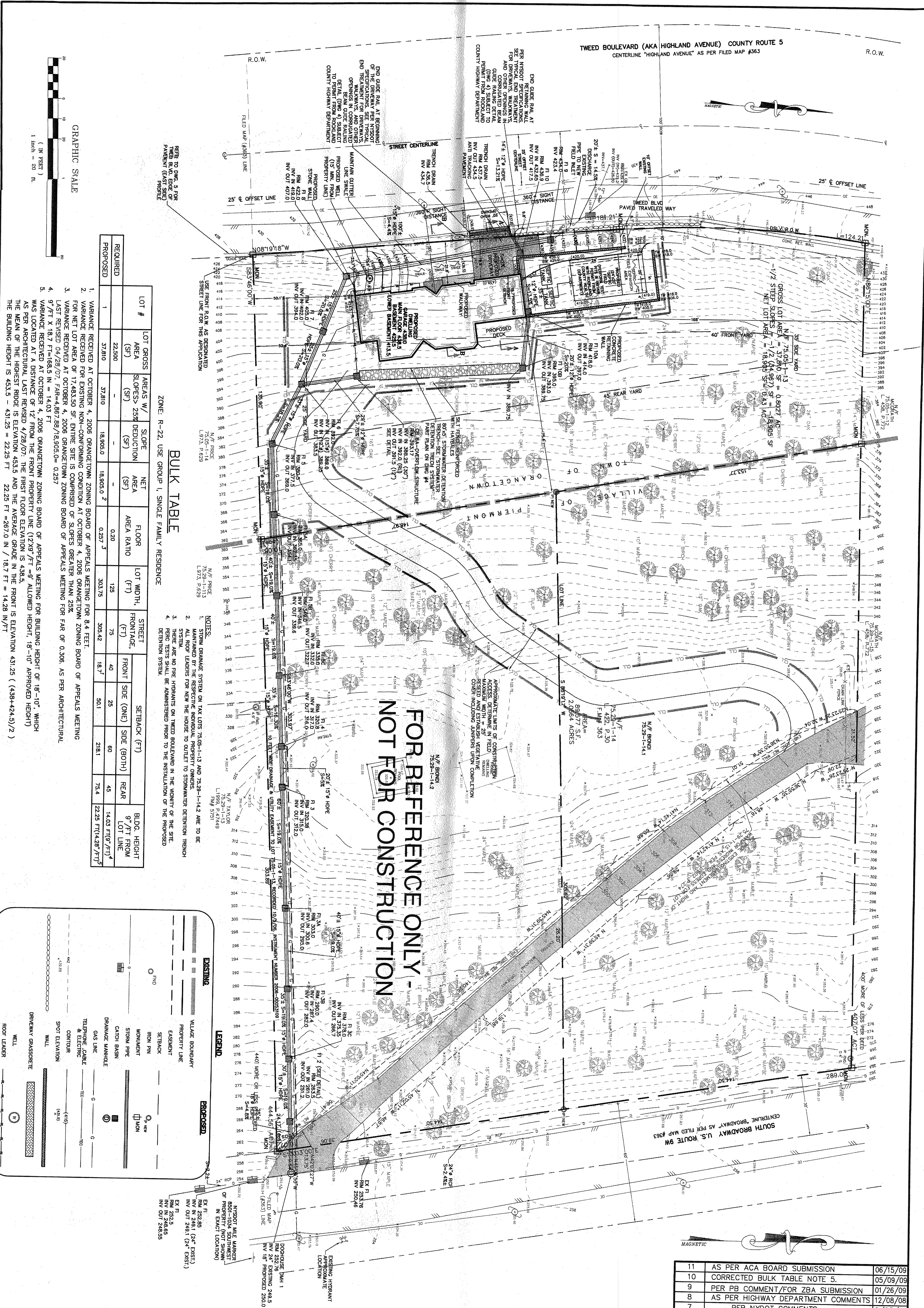
REV.	DESCRIPTION	DATE
11	AS PER ACA BOARD SUBMISSION	06/15/09
10	CORRECTED BULK TABLE NOTE 5.	05/19/09
9	PER PB COMMENT/FOR ZBA SUBMISSION	01/26/09
8	AS PER HIGHWAY DEPARTMENT COMMENTS	12/08/08
7	PER NYDOT COMMENTS	9/23/08
6	REDUCED BUILDING FOOTPRINT	4/14/08
5	REDUCED BUILDING FOOTPRINT	4/29/07
4	AS PER RCHD, NYSOT & HDR-LMS COMMENTS	03/06/07
3	FINAL PLANNING BOARD APPROVAL	11/16/06
2	FOR ZBA SUBMISSION	07/20/06
1	AS PER PLANNING BOARD SUBMISSION	03/03/06

**BROOKER ENGINEERING, PLLC**  
CONSULTING ENGINEERS  
LAND USE • DEVELOPMENT • STRUCTURAL • HYDROLOGICAL  
76 LAFAYETTE AVENUE, SUFFERN, NEW YORK 10901  
phone: (845) 357-4411 fax: (845) 357-1896

**BIONDI TWEED BOULEVARD RESIDENCE**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
**TITLE SHEET**

OWNER APPROVAL	DATE
WILLIAM D. YOUNGBLOOD, LS LICENSE No. 50486C	DATE
BRUNO BIONDI, OWNER	DATE

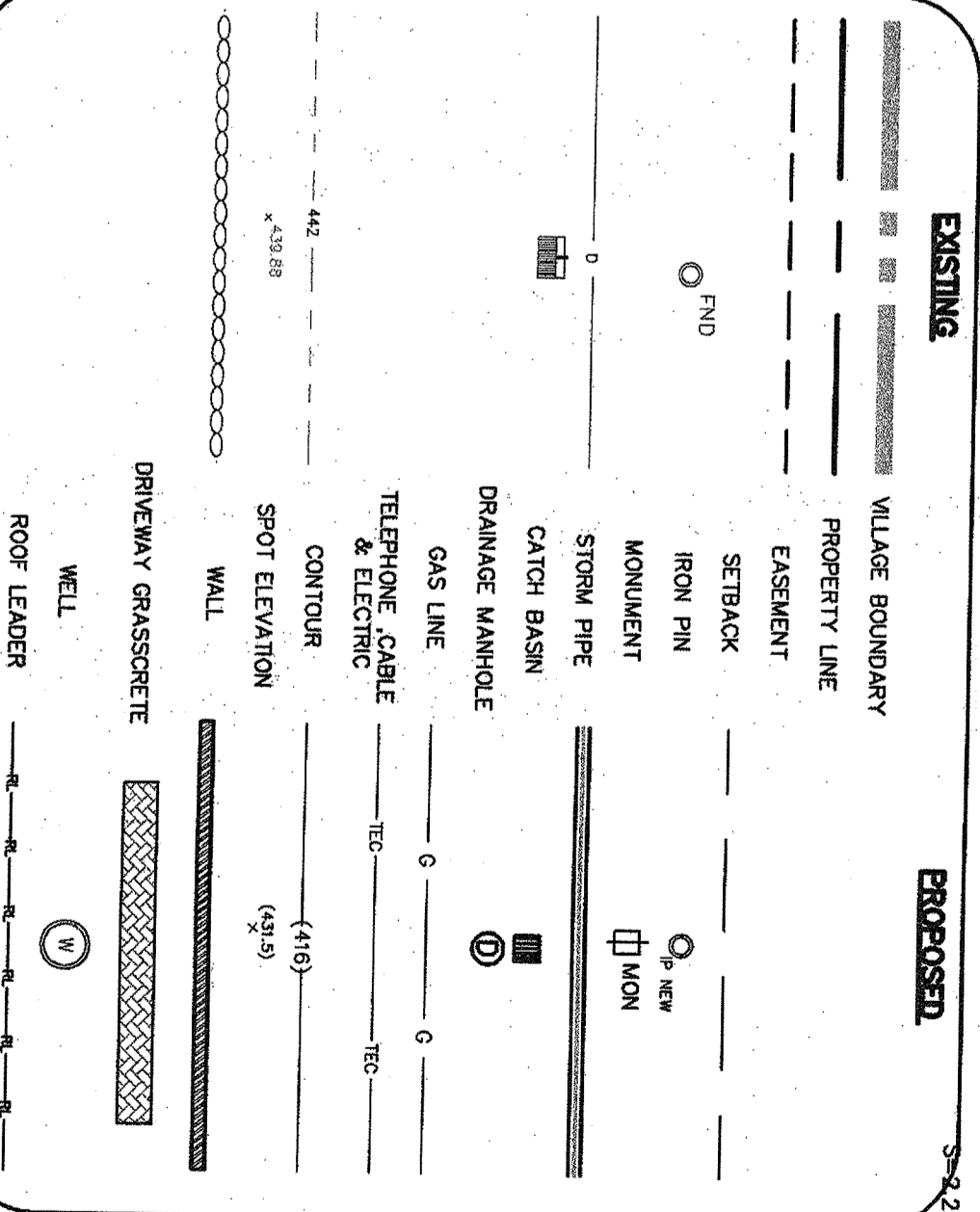
24. <i>Dot notes 1/3 that 10-26-09 Ullar</i>
Job Number: 550322.1
Drawn by: JOD
Checked by: KO
Original Date: 11/01/05
Last Revised Date: 6/15/09
Scale: N.T.S.
Drawing Number: 1



**BULK TABLE**  
ZONE: R-22, USE GROUP 1, SINGLE FAMILY RESIDENCE

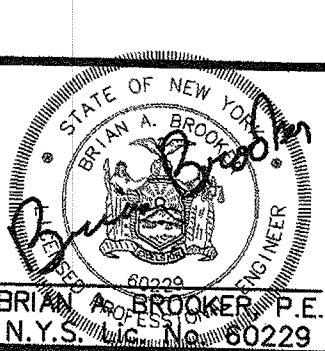
LOT #	LOT GROSS AREA (SF)	AREAS W/ SLOPES > 25% DEDUCTION (SF)	NET AREA (SF)	FLOOR AREA RATIO	LOT WIDTH (FT)	STREET FRONTAGE (FT)	SETBACK (FT)	BLDG. HEIGHT 9'/FT FROM LOT LINE
1	22,500	37,810	18,905.0	0.20	125	75	40	25
REQUIRED	37,810	37,810	18,905.0	0.20	125	75	40	25
PROPOSED	37,810	37,810	18,905.0	0.20	125	75	40	25

- NOTES:**
- STORM DRAINAGE SYSTEM ON TAX LOTS 78, 98, 1-12 AND 75, 29-1-14, 2 ARE TO BE MAINTAINED BY THE RESPECTIVE INDIVIDUAL PROPERTY OWNERS.
  - ALL ROOF LEADERS FOR NEW HOUSE TO OUTLET TO STORMWATER DETENTION TRENCH SYSTEM.
  - THERE ARE NO FIRE HYDRANTS ON TWEED BOULEVARD IN THE VICINITY OF THE SITE.
  - FLOOD TESTS SHALL BE ADMINISTERED PRIOR TO THE INSTALLATION OF THE PROPOSED DETENTION SYSTEM.



**BIONDI TWEED BOULEVARD RESIDENCE**  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK  
**PLOT PLAN**

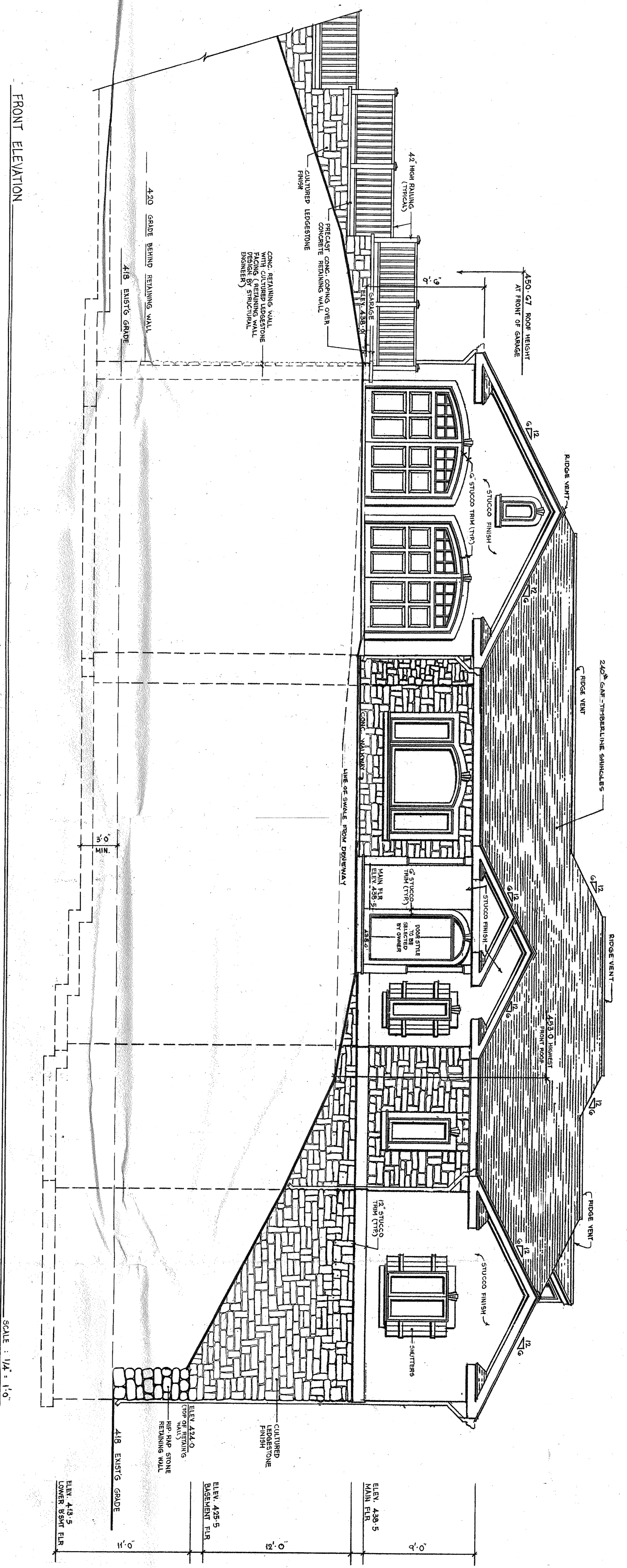
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REV.	DESCRIPTION	DATE
11	AS PER ACA BOARD SUBMISSION	06/15/09
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3	FINAL PLANING BOARD APPROVAL	11/16/06
2	FOR ZBA SUBMISSION	07/20/06
1	AS PER PLANNING BOARD SUBMISSION	03/03/06

Scale: 1" = 20'  
Date Revised: 06/15/09  
Original Date: 11/01/05  
Drawn by: JO  
Checked by: KD  
Job Number: 55032.1

- BUILDING COLORS:**
1. ROOF - GAF-TIMBERLINE HEATHER BLEND
  2. STUCCO - SMOOTH FINISH BUFF/KHAKI BLEND
  3. WINDOWS - SANDSTONE COLOR
  4. SHUTTERS - SANDSTONE COLOR
  5. CULTURED STONE - WALNUT SOUTHERN LEDGE STONE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

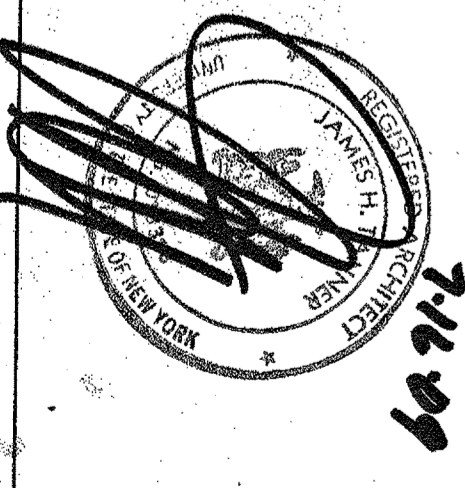
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

REVISED: 10/01/07 REV: 4/27/07 OR REV: 4/12/07 OR REV: 4/6/07 DS

HOUSE AREA INFORMATION




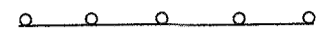
LIVING SPACE:	1777.94
MAIN FLOOR:	1682.61
TOTAL LIVING AREA:	3460.63 S.F.
LOWER BASEMENT:	416.41 S.F.
GARAGE:	527.50 S.F.
COLD STORAGE AREA (NON-HABITABLE):	463.34 S.F.
GROSS FLOOR AREA:	4867.67 S.F.

FRONT ELEVATION	SC1
NEW RESIDENCE FOR:	DT: 2/1/06
MR. & MRS. BIONDI	DH1 DS
ORGANIZATION:	REV: 10/24/06
JAMES H. TANNER ARCHITECT	TE: COI:
117 SPOOK ROAD, SUITE 10701	845-357-4644
SUFFERN, NY 10701	10701
	OF 6



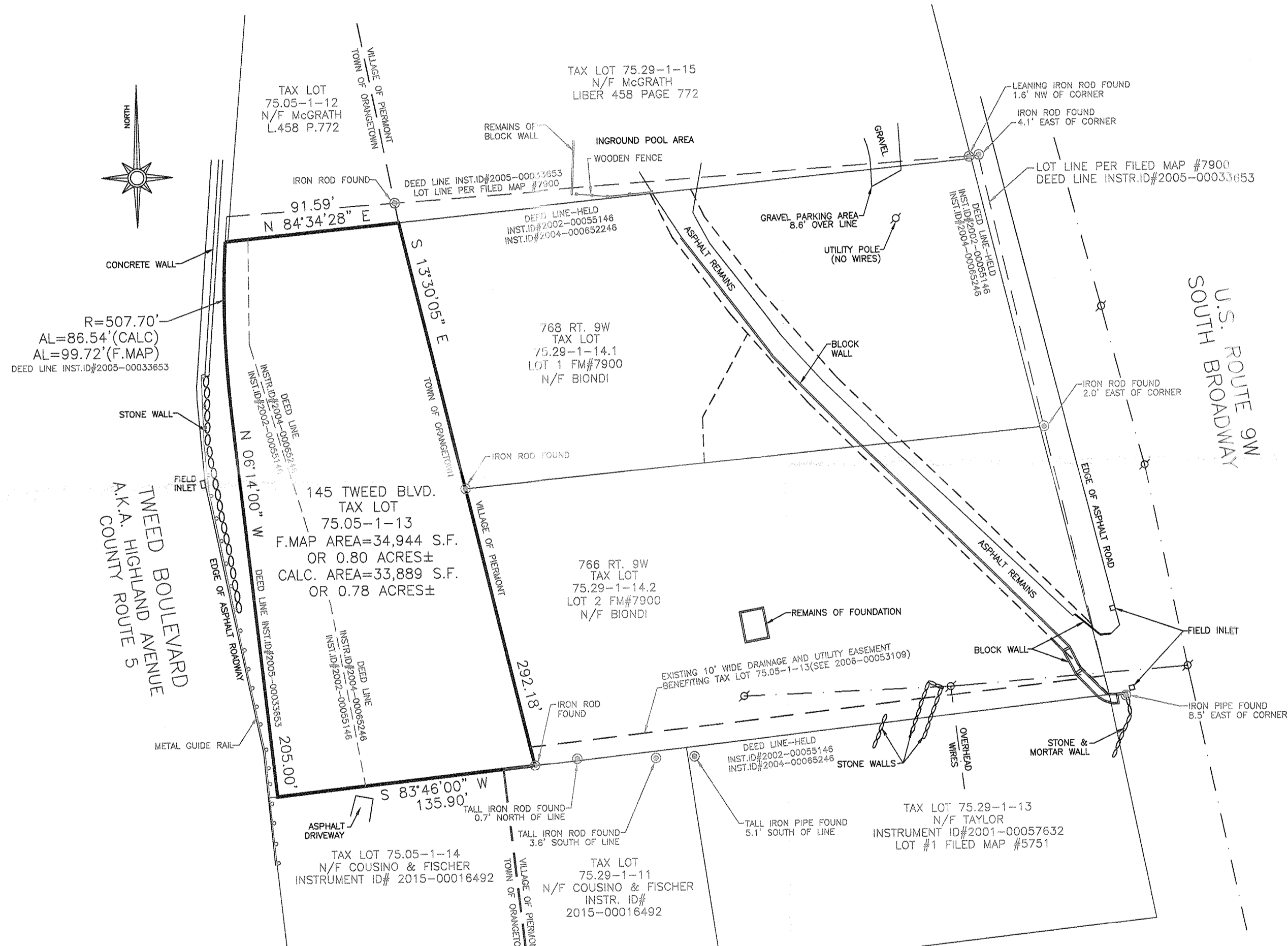
ARCHITECTURE AND COMMUNITY  
APR 24 2007  
MEDIAN DATE: [Signature]

LEGEND

-  DENOTES EXISTING UTILITY POLE
-  DENOTES EXISTING STONE WALL
-  DENOTES EXISTING OVERHEAD WIRES
-  DENOTES EXISTING METAL GUIDE RAIL

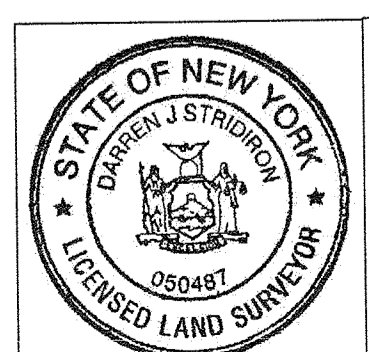
REFERENCES:

1. VILLAGE OF PIERMONT TAX MAP SECTION 75.29
2. TOWN OF ORANGETOWN TAX MAP SECTION 75.05
3. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
  - LIBER 458 PAGE 772
  - INST.ID#2002-00055146
  - INST.ID#2004-00065246
  - INST.ID#2001-00057632
  - INST.ID#2015-00016492
  - INST.ID#2005-00033653
  - LIBER 602 PAGE 274
  - INST.ID#1999-49724
  - INST.ID#2006-00053107
  - INST.ID#2006-00053108
  - INST.ID#2006-00053109
  - LIBER 775 PAGE 1063
4. MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
  - FILED MAP #7900
  - FILED MAP #5751
5. DECISION AFTER TRIAL INDEX No. 7344/05 SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF ROCKLAND, BRUNO BIONDI AND ADA BIONDI AGAINST JOHN McGRATH AND ELIZABETH McGRATH.
6. TITLE REPORT PREPARED BY JADE ABSTRACT COMPANY, INC. FOR WESTCOR LAND TITLE INSURANCE COMPANY, No. 32402 JAD.
7. TITLE REPORT PREPARED BY THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE, No. HAS-20882.
8. TITLE REPORT PREPARED BY BLUE FIN ABSTRACT CORP. FOR CHICAGO TITLE INSURANCE COMPANY, No. BFA20-2056.
9. TITLE REPORT PREPARED BY McCALL ABSTRACT CORP. FOR WESTCOR LAND TITLE INSURANCE COMPANY, No. 2020C 107030.



PLANNING BOARD  
MEETING OF:  
OCT 13 2021  
Town Of Orangetown

CERTIFIED ONLY TO:  
TWEED DEVELOPMENT INC.  
ADA BIONDI  
WESTCOR LAND TITLE INSURANCE COMPANY  
McCALL ABSTRACT CORP.



I HEREBY CERTIFY THAT:  
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.  
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.  
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.  
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF TITLE REPORT 2020C 107030 PREPARED BY McCALL ABSTRACT FOR WESTCOR LAND TITLE INSURANCE COMPANY.

*Darren Stridiron*  
DARREN J. STRIDIRON, P.L.S.  
NEW YORK STATE LICENSE No. 050487

BOUNDARY SURVEY  
LOCATED AT  
**145 TWEED BOULEVARD**  
TOWN OF ORANGETOWN  
ORANGE COUNTY NEW YORK  
HERITAGE LAND SURVEYING, P.C.  
155 PRESSLER ROAD, WALKKILL, NEW YORK 12589

TAX LOT:  
75.05-1-13  
AREA: AS SHOWN  
DATE: 1/13/21  
SCALE: 1" = 50'  
JOB NO. 2015-064