



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

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MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)  
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Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: DARRIGO SOLAR FARM**  
**PROJECT NO.: 19-24**  
**PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 96**  
**REVIEW DATE: 14 NOVEMBER 2019**  
**MEETING DATE: 21 NOVEMBER 2019**  
**PROJECT REPRESENTATIVE: ARDEN CONSULTING- MICHAEL MORGANTE, P.E.**

1. Status of the Zoning Board of Appeals use variance should be addressed. Copies of the use variance should be submitted to the Planning Board for review.
2. The Building Department should provide the Planning Board with information pertaining to the existing permitted uses on the site.
3. Full Environmental Assessment Form has been submitted identifying "land clearing permit as first phase of submission for review and approval of 5MW AC solar array located on 40 acre of a 60 acre parcel". The project description should be revised to include all aspects of the solar project. Segmenting the review as identified as in the narrative is not permitted under SEQRA regulations.
4. The project is Type I action as it proposes to disturb greater than 2.5 acres in an agricultural district.
5. The owners should be advised that the placement of solar arrays on agricultural property may significantly impact agricultural exemptions if they exist on the agricultural parcel.
6. The site contains NYSDEC Environmental Site Remediation Project 336002. Coordination with NYSDEC regarding potential impacts to the site will be required. Tree clearing within the DEC easement area is proposed.
7. The site contains NYSDEC Wetland NB-21. This wetland should be identified along with its associated buffer.

8. The EAF identifies threatened or endangered species existing on the site including the Upland Sandpiper and Indiana Bat. The Applicants are requested to provide information pertaining to potential impacts to these two identified species.
9. The EAF identifies the project site located in/or adjacent to an area designated as sensitive for archeological sites. Coordination with NYS Office of Parks Recreation and Historic Preservation will be required. That agency will receive a SEQRA Lead Agency Coordination Request.
10. Clearing of greater than 10 acres of trees may trigger the need for incidental take permit for NYSDEC regarding the Indiana Bat and Northern Long Eared Bat potential habitat.
11. A Stormwater Pollution Prevention Plan must be developed for all disturbed portions of the site. Areas proposed for tree cutting and stumping are considered disturbed areas under the NYSDEC and Town of Newburgh Stormwater Regulations.
12. The Highway Superintendent comments on the three (3) access point should be received.
13. Future submission should contain site development details including access roads, fencing, soil erosion sediment control, stormwater management, and seeding specifications.
14. The Applicants should submit a glare study to be reviewed by the Planning Board and FAA based on its proximity to Stewart international Airport.
15. Details of the interconnect should be provided for the Planning Boards review. Location details of all poles and equipment at Meadow Hill Road should be provided.
16. The Planning Board may wish to request visual simulation from select adjoining residential parcels and publicly viewed areas.

Respectfully submitted,

***McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.***

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Patrick J. Hines  
Principal

PJH/JLC

The Darrigo Solar Farm  
84 Lakeside Road  
Newburgh, New York  
S-B-L: 86-1-96  
Residential - 1 Zone

NOV 13 2019

Variance granted August 2018 and presently before the ZBA for a second approval. Sewer is available on Meadow Hill; water is available on Lakeside, Patton and Meadow Hill Roads.

The Grading and Clearing Permit for your review is a precursor to review for a 5MW AC Solar Farm on the property known as the Darrigo Farm. The intent of this review forward of the actual project is due to time limitations placed on site clearing due to potential Indiana Bat habitat. All clearing must be completed by 31 March 2020. For this reason we are showing the limits of the Solar Array and its requisite clearing demands.

The existing Darrigo Farm of 60 acres is bounded by Lakeside, Patton and Meadow Hill Roads, and Interstate 84. The site will continue to operate as a farm and supply-yard on 20 acres near Lakeside Road with the proposed Array on the remaining 40 acres, upland from Lakeside Road and bounded by the other three roads. There will be no subdivision between the Solar Farm and the Darrigo Farm operations. The Farm operation will remain unchanged. The Darrigo family will continue to own the Farm and the land under the Solar Array.

This use and its resulting clearing will be a gentle use of the property. There will be no buildings, no paved roads and a minimal amount of grading to accommodate two service roads. Three existing fields of approximately 15 acres will be used while 22 acres will be cleared to accommodate the project. In fact all of the area requested to be cleared was once clear and farmed by the Darrigo family. The plans show an existing tree buffer of 50 feet along all exterior property lines.

Additionally, there is an existing D.E.C. Former Hazardous Waste Site on part of the property which is continually monitored and which the Array will actually cover. The condition of remediation forbade residential use on and near the former contamination site and the D.E.C. has been a part of the review of this project from the beginning. This was one of the foundations approving the Use Variance.

This project is part of New York's Green Initiative, which has targeted the State to be supplied with 50% renewable energy by 2030. As such, review by NYSERDA and Central Hudson have also been an integral part of the review. Onsite equipment will comprise of rows of silicon panels racked on metal stands whose height will not exceed 12 feet, in rows 15 feet apart. A perimeter fence at the property edge will then surround this. All water will flow into existing undisturbed ground. There will be no buildings, no noise and indeed no regular persons on the project site except for weekly equipment checks and in-season grassy field maintenance.

Jeffrey Lease  
13 November 2019

334600 115-2-26  
James M Kirby III  
Jennifer A Kirby  
133 Heather Cir  
Newburgh NY 12550

334600 115-2-5  
Tai Ngo  
Thuy Ngo  
204 Lilac Ct  
Newburgh NY 12550

334600 86-1-42.1  
Eleanor Incampo  
51 Lakeside Rd  
Newburgh NY 12550

334600 86-1-87.1  
Manheim Remarketing, Inc  
Dba Newburgh Auto Auction  
6205 Peachtree Dunwoody Rd  
Atlanta GA 30328

334600 102-9-9  
Dorothy Wilson  
206 Meadow Hill Rd  
Newburgh NY 12550

334600 115-3-15  
Keith M Hills  
Diane Hills  
403 Plum Ct  
Newburgh NY 12550

334600 86-1-97  
Manheim Remarketing, Inc  
6205 Peachtree Dunwoody Rd  
Atlanta GA 30328

334600 115-3-14  
Andre' K Baynes  
Malissa M Baynes  
401 Plum Ct  
Newburgh NY 12550

334600 115-3-19  
Hector Maldonado Jr.  
Zoila Maldonado  
400 Plum Ct  
Newburgh NY 12550

334600 102-12-1  
Nigel S.A. Craig  
Jacqueline Craig  
163 Meadow Hill Rd  
Newburgh NY 12550

334600 102-10-1  
Kathryn E Maloney  
Clarence Scriven  
215 Meadow Hill Rd  
Newburgh NY 12550

334600 102-1-22  
Oneisha L Staples  
Jessica A Pelletier  
8 Majestic Ct  
Newburgh NY 12550

334600 86-1-59  
Daniel Darrigo  
86 Lakeside Rd  
Newburgh NY 12550

334600 115-3-27  
Christopher Cruz  
Madeline Mendez  
304 Teal Ct  
Newburgh NY 12550

334600 102-1-8  
Carl Wildermann  
98 Monarch Dr  
Newburgh NY 12550

334600 86-1-56  
Luis Nobondo  
Cindy Nobondo  
96 Lakeside Rd  
Newburgh NY 12550

334600 86-1-39.1  
Mid-Hudson Civic Center, Inc.  
14 Civic Center Plaza  
Poughkeepsie NY 12601

334600 102-9-3  
Gregory B Dombroski Living Trust  
Linda A Dombroski Living Trust  
6 Queens Way  
Newburgh NY 12550

334600 86-1-43.2  
Kyle Sundblom  
Caroline Sundblom  
87 Lakeside Rd  
Newburgh NY 12550

334600 86-1-43.1  
Ernesto Tirado  
Vanessa Tirado  
89 Lakeside Rd  
Newburgh NY 12550

334600 115-3-28  
Bersh Stern  
55 Seven Spring Rd  
Monroe NY 10950

334600 115-3-26  
Shellye Schoonmaker  
305 Teal Ct  
Newburgh NY 12550

334600 102-1-7  
Ignacio A Cuellar  
96 Monarch Dr  
Newburgh NY 12550

334600 86-1-52  
Joseph P Candela  
Susan B Candela  
97 Patton Rd  
Newburgh NY 12550

334600 102-1-18  
Jarred Kissinger  
Cheri Kissinger  
73 Patton Rd  
Newburgh NY 12550

334600 86-1-58.13  
Melissa Darrigo  
88 Lakeside Rd  
Newburgh NY 12550

334600 102-1-20  
Jonathan Ramos  
4 Majestic Ct  
Newburgh NY 12550

334600 102-12-4  
Marc Miller  
157 Meadow Hill Rd  
Newburgh NY 12550

334600 86-1-58.22  
William Davidowsky Jr  
Carole Davidowsky  
100 Lakeside Rd  
Newburgh NY 12550

334600 86-1-41  
Calogero Callari  
47 Lakeside Rd  
Newburgh NY 12550

*Done  
10/1/19  
(K)*

**Town of Newburgh**  
**Office of the Assessor**  
1496 Route 300  
Newburgh, NY 12550

**SEC 86 BLK 1 LOT 96**

334600 115-3-21  
Town of Newburgh  
1496 Route 300  
Newburgh NY 12550

334600 115-2-6  
Jacqueline House-Okose  
206 Lilac Ct  
Newburgh NY 12550

334600 86-1-63  
Robert A Masloski  
Kathy Masloski  
131 Meadow Hill Rd  
Newburgh NY 12550

334600 86-1-58.22  
William Davidowsky Jr  
Carole Davidowsky  
100 Lakeside Rd  
Newburgh NY 12550

334600 115-3-30  
Denine Paris  
132 Heather Cir  
Newburgh NY 12550

334600 102-11-2  
Drew Brown  
Josephine A Pace-Brown  
165 Meadow Hill Rd  
Newburgh NY 12550

334600 102-9-10  
Kenneth Pastore  
Lizette Pastore  
7 Tundra Ter  
Cornwall NY 12518

334600 102-4-2  
Patrick Morris  
Marie Morris  
3 Queens Way  
Newburgh NY 12550

334600 115-3-11  
Aristedes Ramos  
Eileen Ramos  
154 Heather Cir  
Newburgh NY 12550

334600 115-3-24  
Kenneth T Casey  
Thi Tran  
301 Teal Ct  
Newburgh NY 12550

334600 115-3-25  
Joan M Hagan  
303 Teal Ct  
Newburgh NY 12550

334600 115-2-21  
Glenn E Looney  
Alice J Looney  
145 Heather Cir  
Newburgh NY 12550

334600 115-3-13  
Angelo J Yonnone  
Nina T Yonnone  
150 Heather Cir  
Newburgh NY 12550

334600 86-1-62  
Patricia A Moulton  
The Patricia A Moulton Revocable Trust  
155 Meadow Hill Rd  
Newburgh NY 12550

334600 86-1-39.21  
Great Palace Realty LLC  
OCM Escrow Admin  
5 Lakeside Rd  
Newburgh NY 12550

334600 115-2-27  
Bernard L Clark  
129 Heather Cir  
Newburgh NY 12550

334600 115-2-24  
Linda Williams  
139 Heather Cir  
Newburgh NY 12550

334600 115-3-16  
Dorothy Flournoy  
405 Plum Ct  
Newburgh NY 12550

334600 102-9-8  
Charles K Thompson  
Lynn Thompson  
204 Meadow Hill Rd  
Newburgh NY 12550

Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550

334600 115-2-19  
Wilfredo Guerrero  
Kimberly Guerrero  
149 Heather Cir  
Newburgh NY 12550

334600 102-1-11  
Sarah D Spedling  
104 Monarch Dr  
Newburgh NY 12550

334600 102-1-12  
Patricia A Root  
Bevear L Root  
212 Meadowhill Rd  
Newburgh NY 12550

334600 115-2-20  
Edward Pollack  
Marylou Pollack  
147 Heather Cir  
Newburgh NY 12550

334600 115-3-23  
Clarence V Cooper  
Greer V Cooper  
138 Heather Cir  
Newburgh NY 12550

334600 115-2-25  
Charles Small  
Danielle Small  
135 Heather Cir  
Newburgh NY 12550

334600 102-9-13  
Carole J Kyles L.E.  
Kevin Kyles  
103 Monarch Dr  
Newburgh NY 12550

334600 102-1-13  
Brian P Vegliando  
Jennifer L Vegliando  
214 Meadow Hill Rd  
Newburgh NY 12550

334600 102-2-29  
Brian Darcy  
84 Patton Rd  
Newburgh NY 12550

334600 102-9-4  
James Lewis  
Erma Lewis  
8 Queens Way  
Newburgh NY 12550

334600 86-1-39.3  
Costubbs Llc  
60 East 42nd St Ste 1942  
New York NY 10165

Done  
10/1/19  
(CS)

SEC 86 BLK 1 LOT 96

334600 115-3-12  
William Cruz  
Iris Cruz  
152 Heather Cir  
Newburgh NY 12550

334600 102-9-12  
Martha L Derry  
105 Monarch Dr  
Newburgh NY 12550

334600 115-3-18  
Richard Marino  
Michelle Rodemers  
402 Plum Ct  
Newburgh NY 12550

334600 86-1-42.21  
Thomas J & Susan M Knieser Family IRT  
Catherine S Pollard  
53 Lakeside Rd  
Newburgh NY 12550

334600 102-1-17  
Jeffery Scott Noto  
222 Meadow Hill Rd  
Newburgh NY 12550

334600 102-1-14  
Ronald Sperry  
216 Meadow Hill Rd  
Newburgh NY 12550

334600 102-4-3  
Zelma C Bennett L.E.  
Shannon K Landolfa  
99 Monarch Dr  
Newburgh NY 12550

334600 102-1-16  
Richard A Post Jr  
Carol A Post  
220 Meadow Hill Rd  
Newburgh NY 12550

334600 86-1-53  
Antoinette Wida  
Paul Wida  
95 Patton Rd  
Newburgh NY 12550

334600 102-1-15  
Alejandro Martinez  
Ruth Martinez  
218 Meadow Hill Rd  
Newburgh NY 12550

334600 115-3-22  
Susan E Colley  
140 Heather Cir  
Newburgh NY 12550

334600 115-2-22  
Atoinette Mackey  
143 Heather Cir  
Newburgh NY 12550

334600 86-1-42.22  
Thomas J & Susan M Knieser Family IRT  
Catherine S Pollard  
53 Lakeside Rd  
Newburgh NY 12550

334600 102-9-11  
Joy A Fierro-Ogden  
210 Meadow Hill Rd  
Newburgh NY 12550

334600 86-1-51  
Gary H Ferguson  
Janet L Ferguson  
99 Patton Rd  
Newburgh NY 12550

334600 86-1-50.2  
Ralph W Depew III  
103 Patton Rd  
Newburgh NY 12550

334600 86-1-58.12  
Kristian Michael Waite  
Ashlie Renee Waite  
90 Lakeside Rd  
Newburgh NY 12550

334600 102-1-23  
Northern Enterprise NY, LLC  
P.O. Box 322  
Cornwall NY 12518

334600 102-1-10  
Ronald A Smallwood  
Cheryl D Smallwood  
102 Monarch Dr  
Newburgh NY 12550

334600 86-1-50.1  
Sylvester McClearn  
Billie McClearn  
101 Patton Rd  
Newburgh NY 12550

334600 115-3-31  
Juan Aponte Jr  
Neida Lopez-Aponte  
130 Heather Cir  
Newburgh NY 12550

334600 115-3-20  
Lourdes Estepa  
144 Heather Cir  
Newburgh NY 12550

334600 115-3-29  
Thomas G Cunane  
Kathleen K Cunane  
300 Teal Ct  
Newburgh NY 12550

334600 102-1-21  
Chandradatt Persaud  
Parvatie Persaud  
6 Majestic Ct  
Newburgh NY 12550

334600 102-9-1  
David Caltagirone  
Jillian Caltagirone  
101 Monarch Dr  
Newburgh NY 12550

334600 86-1-54  
Robert H Peel Living Trust Jr.  
Mary E Peel Living Trust  
93 Patton Rd  
Newburgh NY 12550

334600 86-1-58.11  
Michael L Mitchetti  
Alexis M Mitchetti  
92 Lakeside Rd  
Newburgh NY 12550

334600 102-2-28  
Elizabeth I Sutton  
James R Parker  
82 Patton Rd  
Newburgh NY 12550

334600 102-1-24  
Hamid R Qureshi  
19-17 144 th St  
whitestone NY 11357

334600 86-1-55  
Carole Davidowsky  
100 Lakeside Rd  
Newburgh NY 12550

*Done  
10/1/19  
[Signature]*

Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550

SEC 86 BLK 1 LOT 96

334600 102-12-3  
Ignacio Tirado  
159 Meadow Hill Rd  
Newburgh NY 12550

334600 102-1-25  
Geno Daniello  
5 Majestic Ct  
Newburgh NY 12550

334600 102-1-19  
Wayne Keller  
Christine Keller  
71 Patton Rd  
Newburgh NY 12550

334600 86-1-57  
Daniel Clark  
Jaclyn Bernstein  
94 Lakeside Rd  
Newburgh NY 12550

334600 102-12-2  
Diplomat Property Manager LLC  
440 LaSalle Fl 20  
Chicago IL 60605

334600 102-9-7  
Michael Starace  
Valerie Starace  
38 Crown Blvd  
Newburgh NY 12550

*Done  
10/1/19  
12/1*

334600 115-3-17  
Andre Alexander  
Sophia Alexander  
404 Plum Ct  
Newburgh NY 12550

334600 102-9-2  
Ann Sloane  
4 Queens Way  
Newburgh NY 12550

334600 115-2-23  
Laura Odonnell  
Michael J Odonnell  
141 Heather Cir  
Newburgh NY 12550

334600 102-1-9  
Cheryl Field  
William Field  
100 Monarch Dr  
Newburgh NY 12550

334600 102-2-27  
David Miller  
Lauren Miller  
80 Patton Rd  
Newburgh NY 12550

334600 47-1-30.22  
Patlake Holding Co  
2 Landfall Ln  
Princeton NJ 08540

334600 86-1-96  
Frank Darrigo  
The Frank Darrigo Under  
84 Lakeside Rd  
Newburgh NY 12550

334600 86-1-61.1  
Michael Darrigo  
Annette Darrigo  
209 Meadow Hill Rd  
Newburgh NY 12550

334600 102-11-1  
Louis A Medina  
Kristen A Medina  
167 Meadow Hill Rd  
Newburgh NY 12550

Town of Newburgh  
Office of the Assessor  
120 Route 300  
Newburgh, NY 12550

SEC 86 BLK 1 LOT 96

NOV 13 2019

**TOWN OF NEWBURGH PLANNING BOARD**

**APPLICATION PACKAGE**

for

**SUBDIVISIONS,**

**SITE PLANS,**

**LOT LINE CHANGES**

And

**SPECIAL EXCEPTION USE PERMITS**

**Procedures and Requirements**

**July 2013**

**TOWN OF NEWBURGH PLANNING BOARD  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845) 564-7804  
fax: (845) 564-7802  
[planningboard@hvc.rr.com](mailto:planningboard@hvc.rr.com)**



JULY 2013

**TO WHOM IT MAY CONCERN:**

This package of information and forms is provided to assist the applicant in the preparation of a submission of a site plan, subdivision, lot line change or special exception use permit to the Town of Newburgh Planning Board. In most cases the application will be prepared initially by a licensed professional engineer, architect, surveyor or land planner. Since in almost every case such professional will be required for the process, they should be retained as early as possible.

Procedurally, the applicant should contact the Planning Board to discuss the potential project and obtain the necessary forms and regulations.

The Zoning and Subdivision Regulations of the Town of Newburgh require that the applicant must present plans to the Secretary of the Planning Board. When your application is complete, it will be placed on the next **AVAILABLE** agenda. Submittals must be handed in to the Planning Board Secretary at least 10 days prior to the next meeting, but the date of the appearance at a meeting will be determined by the next available time slot, not necessarily the next meeting. You will be notified of the date, time and place of your meeting.

A minimum of **FOURTEEN (14)** sets of **FOLDED PLANS** for a major or minor subdivision or a site plan must be submitted with a **COMPLETED** application, and **FIFTEEN (15)** sets of plans must be submitted if plans need to be submitted to the Town of Newburgh Traffic Consultant. This completed application must include a **LONG FORM OR FULL EAP** for every project except lot line changes, 2 lot subdivisions under 3 acres or site plans impacting less than one acre, along with a **NARRATIVE** of the proposed project. The narrative should include the action being taken, the size of the parcel, what zone the parcel is in, the water and sewer information, any Zoning Board of Appeals relief needed, and whether the parcel is on a private or town road. Complex or unusual projects should be discussed in greater detail.

Following the first meeting before the Planning Board the applicant is required to send an Adjoiner Notice to property owners within 500 feet of the parcels in question (please see final page of the package for full instructions).

Upon initial review of a Short Form, the Planning Board may require specific additional environmental information or the preparation of a Long Form. Long Form part 1 should be completed by the applicant. The Board will review and may modify Part 2 prior to making a decision on the SEQRA aspect of the project.

All fees for consulting and professional services that the Planning Board incurs during the review of the applications will be the responsibility of the applicant. An advance deposit for these fees will be required and will be placed in an escrow account with the Town. If the escrow account falls below the 40% of the initial deposit, the applicant will be required to immediately make an additional deposit to the escrow account prior to any further review of the project application by the Planning Board.

Very truly yours,

**JOHN P. EWASUTYN, Chairman**  
**Town of Newburgh Planning Board**

**TOWN OF NEWBURGH  
APPLICATION FOR  
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, New York 12550**

**DATE RECEIVED:** \_\_\_\_\_ **TOWN FILE NO:** 2019-24  
(Application fee returnable with this application)

**1. Title of Subdivision/Site Plan (Project name):**

Darrigo Solar Farm

**2. Owner of Lands to be reviewed:**

**Name** Frank Darrigo Revocable Trust

**Address** Danial Darrigo Managing Trustee  
86 Lakeside Road, Newburgh NY, 12550

**Phone** 8455641733

**3. Applicant Information (If different than owner):**

**Name** Jeffrey Lease

**Address** 597 Grand Avenue  
Newburgh NY, 12550

**Representative** Coordinator of Project

**Phone** 845 542 0345 (Mobile)

**Fax** 845 565 4133 (Office)

**Email** jefflease@johnjleaserealtors.com

**4. Subdivision/Site Plan prepared by:**

**Name** Arden Consulting Engineers,

**Address** PO Box 340  
Monroe, NY 10950

**Phone/Fax** 845 782 8114

**5. Location of lands to be reviewed:**

86 Lakeside Road, Newburgh, NY 12550

**6. Zone** R-1

**Acreege** 60

**Fire District** Orange Lake Fire District

**School District** Valley Central School District

**7. Tax Map: Section** 85 **Block** 1 **Lot** 96

**8. Project Description and Purpose of Review:**

Number of existing lots 1 Number of proposed lots 1  
Lot line change None  
Site plan review Site plan review for a proposed solar farm  
Clearing and grading Clearing of Approximately 22 acres  
Other \_\_\_\_\_

**PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT**

**9. Easements or other restrictions on property:**

(Describe generally) DEC use + testing easment

**10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:**

Signature

*Jeffrey Lease*

Title Applicant

Date: 13 November 2019

**NOTE:** If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

**TOWN OF NEWBURGH PLANNING BOARD**

Darrigo Solar Farm

**PROJECT NAME**

**CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN**

**I. The following items shall be submitted with a COMPLETED Planning Board Application Form.**

1.  Environmental Assessment Form As Required
2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist (Automatic rejection of application without checklist)

**II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.**

1.  Name and address of applicant
2.  Name and address of owner (if different from applicant)
3.  Subdivision or Site Plan and Location
4.  Tax Map Data (Section-Block-Lot)
5.  Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6.  Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7.  Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8.  Date of plan preparation and/or plan revisions
9.  Scale the plan is drawn to (Max 1" = 100')
10.  North Arrow pointing generally up

11.  Surveyor,s Certification
12.  Surveyor's seal and signature
13.  Name of adjoining owners
14.  N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15.  Flood plain boundaries
16.  N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17.  Metes and bounds of all lots
18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19.  Show existing or proposed easements (note restrictions)
20.  Right-of-way width and Rights of Access and Utility Placement
21.  N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22.  Lot area (in sq. ft. for each lot less than 2 acres)
23.  N/A Number of lots including residual lot
24.  Show any existing waterways
25.  A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26.  Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27.  Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28.  Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29.  Show topographical data with 2 or 5 ft. contours on initial submission

30.  Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number

31.  N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed

32.  Number of acres to be cleared or timber harvested

33.  Estimated or known cubic yards of material to be excavated and removed from the site

34.  Estimated or known cubic yards of fill required

35.  The amount of grading expected or known to be required to bring the site to readiness

36.  N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

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37.  N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

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38.  List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: Michael A. Morgante, P.E.  
Licensed Professional

Date: 11-12-19

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

## STATEMENT TO APPLICANTS

### RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law. Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.



**TOWN OF NEWBURGH**  
**APPLICATION FOR CLEARING AND GRADING**

Name of applicant: Jeffrey Lease

Name of owner on premises: Trustee: Daniel Darrigo

Address of owner: 86 Lakeside road, Newburgh, NY

Telephone number of owner: 845.569.1733 (work)(home) 516.0252

Telephone number of applicant: 845 542 0345 (mobile)

State whether applicant is owner, lessee, agent, architect, engineer or contractor:  
AGENT

Location of land on which proposed work will be done: 84 Lakeside Road, Newburgh, NY 12550

Section: 86 Block: 1 Lot: 96 Sub. Div.: —

Zoning District of Property: R-1 Size of Lot: 60 acres

Area of lot to be cleared or graded: 22 Acres Cleared

Proposed completion of date: 31 March 2020

Name of contractor/agent, if different than owner: Jeffrey Lease

Address: 5027 Grand Avenue, Newburgh NY, 12550

Telephone number: 845 542 0345

Date of Planning Board Approval: \_\_\_\_\_ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: [Signature] Date: 13 NOV. 2019

Signature of applicant (if different than owner): [Signature]

**TOWN ACTION:**

Examined: \_\_\_\_\_ 20 \_\_\_\_\_

Approved: \_\_\_\_\_ 20 \_\_\_\_\_

Disapproved: \_\_\_\_\_ 20 \_\_\_\_\_

## **FEE LAW SUMMARY**

### **PENDING APPLICATIONS**

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

### **SEVERABILITY**

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

### **EFFECTIVE DATE:**


This local law shall take effect immediately upon filing in the Office of the Secretary of State.

**FEE ACKNOWLEDGEMENT**

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Jeffrey Lease

**APPLICANT'S NAME (printed)**



**APPLICANT'S SIGNATURE**

9 November 2019

**DATE**

Note: if the property abuts and has access to a County or State Highway or road, the following information must be placed on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

**PLANNING BOARD DISCLAIMER STATEMENT**  
**TO APPLICANTS**

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

9 November 2019

**DATED**

Jeffrey Lease

**APPLICANT'S NAME (printed)**



**APPLICANT'S SIGNATURE**



### **AGRICULTURAL NOTE**

**(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)**

Property adjacent to lots ( 1 ) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

( 1 ) Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

Application for planning board review is itself an active agricultural operation with no other adjacent properties of this type.

**AGRICULTURAL DATA STATEMENT**

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)

**Name and address of the applicant:** Jeffrey Lease 597 Grand Avenue, Newburgh NY 12550

**Description of the proposed project:** Solar array on 40 acres

**Location of the proposed project:** 84 Lakeside Road, Newburgh NY 12550

**Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property:** F+T Dorrigo brothers supply company, 84 Lakeside Road, Newburgh, NY 12550

**A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.**

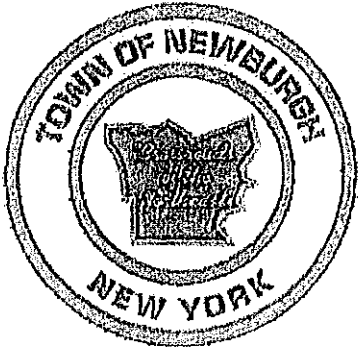
Jeffrey Lease  
**APPLICANT'S SIGNATURE**

9 November 2019  
**DATE**

### **LIST OF ADJACENT PROPERTY OWNERS**

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.** The applicant shall thereafter submit a duly executed, notarized affidavit of mailing to the Planning Board. Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.





# TOWN OF NEWBURGH

*Crossroads of the Northeast*

~~ZONING BOARD OF APPEALS~~

PLANNING BOARD

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

## PROXY

DANIEL DARRIGO AS TRUSTEE  
OF THE FRANK DARRIGO  
REVOCABLE TRUST (OWNER), DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 86 LAKESIDE ROAD

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF 84 LAKESIDE  
ROAD, NEWBURGH, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED JEFFREY LEASE

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 5/10/18

[Signature]

OWNER'S SIGNATURE

DANIEL  
DARRIGO

[Signature]

WITNESS' SIGNATURE KAREN GILDICE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10<sup>th</sup> DAY OF MAY 2018

[Signature]

NOTARY PUBLIC

IOANA G TUTA  
Notary Public - State of New York  
No. 01TU633934  
Qualified in Ulster  
My Commission Exp. 12/07/2019

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Frank Darrigo Revocable Trust, Daniel Darrigo Managing Trustee, Darrigo Solar Farm, 86 Lakeside Road, Newburgh, NY 12550		
Project Location (describe, and attach a general location map): 5 MW AC Solar Farm Site Plan for Darrigo, 86 Lakeside Road, Newburgh, New York 12550		
Brief Description of Proposed Action (include purpose or need): Land & Clearing Permit as first phase of submission for review and approval of a 5MW AC Solar Array located on 40 acres of a 60 acre parcel.		
Name of Applicant/Sponsor: Jeffrey Lease	Telephone: 845-542-0345	E-Mail: jefflease@johnjleaserealtors.com
Address: 597 Grand Avenue		
City/PO: Newburgh	State: NY	Zip Code: 12550
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Frank Darrigo Revocable Trust	Telephone: 845.564.1733	E-Mail: darrigobros@yahoo.com
Address: c/o Daniel Darrigo, Trustee		
City/PO: 86 Lakeside Road Newburgh, NY 12550	State: NY	Zip Code: 12550

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board Site Plan Approval	November 12, 2019
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Board of Appeals Using Variance	October 2019
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

Remediation Sites:336002

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
R-1 With a variance request for a solar farm

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Valley Central

b. What police or other public protection forces serve the project site?  
Town of Newburgh

c. Which fire protection and emergency medical services serve the project site?  
Orange Lake Fire District

d. What parks serve the project site?  
N/A

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
Industrial/ Farm

b. a. Total acreage of the site of the proposed action? 60 acres  
 b. Total acreage to be physically disturbed? 40 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the ~~applicant or project sponsor~~ trustee? 65 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: 6 months  
 ii. If Yes:  
 • Total number of phases anticipated 1  
 • Anticipated commencement date of phase 1 (including demolition) 01 month 2020 year  
 • Anticipated completion date of final phase 06 month 2020 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Clearing before 31 March 2020 Central Hudson testing and grid connection upon substantial completion.

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 3' 0" x 5' 0" height; \_\_\_\_\_ width; and 1000' length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: N/A

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
N/A

iii. If other than water, identify the type of impounded/contained liquids and their source.  
N/A

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? N/A

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): N/A
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
N/A

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

N/A

iii. Will the proposed action cause or result in disturbance to bottom sediments?

Yes  No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: N/A
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 0 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

Yes  No

If Yes:

- Name of district or service area: N/A
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?

Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: N/A
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

Yes  No

If Yes:

- Applicant/sponsor for new district: N/A
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 0 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): N/A

iii. Will the proposed action use any existing public wastewater treatment facilities?

Yes  No

If Yes:

- Name of wastewater treatment plant to be used: N/A
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: N/A

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: N/A
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: N/A

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

1000 Square feet or 0.02 acres (impervious surface)

         Square feet or          acres (parcel size)

- ii. Describe types of new point sources. N/A

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facility

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment during construction and delivery of construction materials.

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation).

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): N/A

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): N/A

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): N/A

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: N/A

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: N/A

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): The project will generate renewable electric/day

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7 am to 7 pm</u></li> <li>• Saturday: <u>7 am to 7 pm</u></li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hrs per day</u></li> <li>• Saturday: <u>24 hrs per day</u></li> <li>• Sunday: <u>24 hrs per day</u></li> <li>• Holidays: <u>24 hrs per day</u></li> </ul>
--	---



m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Construction vehicles and labor during construction only.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: A 50' wide strip of existing vegetation around the perimeter of the property will remain.

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: A 50' wide of existing vegetation around the perimeter of the property will remain.

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: N/A

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored N/A

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Wood from land clearing will be capped and spread across the site
- Operation: Farming operation may continue below the solar array as a method of maintaining grass height.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: N/A
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): N/A

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
N/A

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
N/A

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
N/a

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: N/A

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
N/A

### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:  
 \_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.35	0.35	0
• Forested	35	13	-22
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	25	47	+22
• Agricultural (includes active orchards, field, greenhouse etc.)	12	12	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	1	1	0
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ N/A feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
N/A

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: DEC Project  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
On top of \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: Solar array in area on top of former hazardous waste site to be ballasted.

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 1940-1972  
Farm debris, septic waste, and reclassified hazardous waste all mitigated by 1992

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 336002  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures:  
Remediation at the site is complete. Contaminants of concern were chromium, copper, lead, nickel, and zinc in soil. Remedial actions here successfully achieved soil cleanup for commercial use. Remaining contamination at the site is being managed under a Site Management Plan.  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 336057, 336002  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: 336002
- Describe the type of institutional control (e.g., deed restriction or easement): easement + deed restric eriction
- Describe any use limitations: non-residential use in remediation area
- Describe any engineering controls: monitoring wells
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: coordination with DEC will be required for solar array placement and ballasting as well as ongoing monitoring wells

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? 25 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Swartswood	26.4 %
Mardin	43 %
Erie	16 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: 75 % of site  
 Poorly Drained: 25 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 25 % of site  
 10-15%: 65 % of site  
 15% or greater: 10 % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-136 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) NB-21

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:

i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Deer Indiana Bat  
 Squirrel \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): NYSDEC EAF Mapper  
Red Maple-Hardwood Swamp  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ 0.0 acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
Upland Sandpiper, Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: ORAN001

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? 5 acres  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: N/A

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: N/A  
 iii. Brief description of attributes on which listing is based:  
 N/A

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:  
 i. Identify resource: \_\_\_\_\_  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_  
 iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:  
 i. Identify the name of the river and its designation: N/A  
 ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?  Yes  No

**F. Additional Information**


Attach any additional information which may be needed to clarify your project.

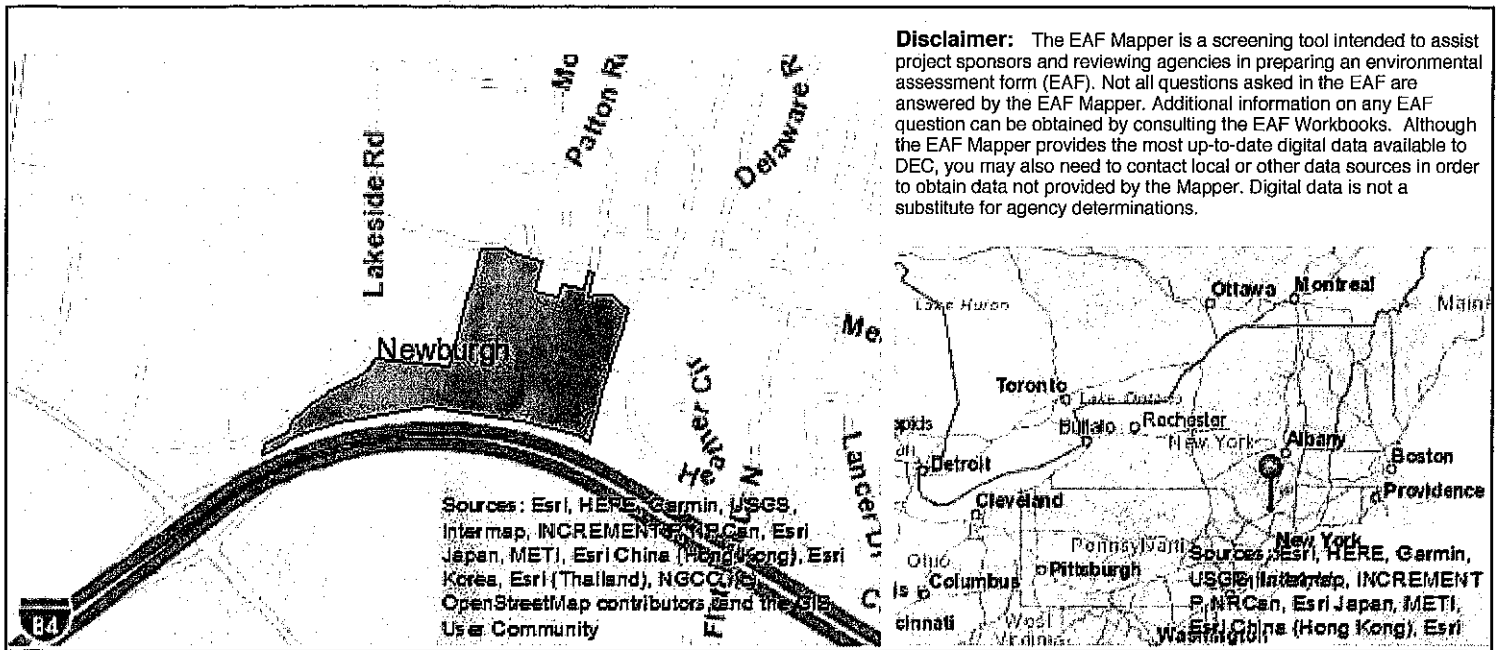
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jeffrey Lease Date 13 NOVEMBER 2019

Signature  Title APPLICANT



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:336002
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	336002
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336057, 336002
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-136
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland

E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):294.0
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	NB-21
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	0.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Upland Sandpiper, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORAN001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



**LEGEND:**

---	590	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
---		EXISTING ADJACENT PROPERTY LINE
---		EXISTING BUILDING LINE
○		EXISTING IRON ROD FOUND
○		EXISTING LIGHT POLE
---		EXISTING STONE WALL
---		EXISTING TREELINE
---		EXISTING GRAVEL DRIVEWAY
---		EXISTING GUARDRAIL
○		EXISTING TREES
○		EXISTING SEWER MANHOLE
---		EXISTING WETLAND

**GENERAL NOTES:**  
**OWNER:**  
 FRANK DARRIGO REVOCABLE TRUST  
 84 LAKESIDE RD  
 NEWBURGH NY 12550  
**APPLICANT:**  
 JEFFREY LEASE  
 597 GRAND AVENUE  
 NEWBURGH, NY 12550

**REFERENCES:**

- TOWN OF NEWBURGH TAX MAP SBL 86-1-96.
- BOUNDARY AND PLANIMETRIC INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY ENTITLED "SURVEY PREPARED FOR F&T DARRIGO" DATED MAY 13, 2012 AS PREPARED BY DJ SCALZO ASSOCIATES ENGINEERING AND PLANNING, 57 FIFTH AVENUE, NEWBURGH, NEW YORK 12550.
- SOLAR ARRAY DESIGN INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PLAN ENTITLED "MOUNTAIN GARDENS, LLC" DATED JUNE 5, 2018 AS PREPARED BY ENTER SOLAR, 805 THIRD AVENUE, 20th FLOOR, NEW YORK, NY 10022.
- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM AN AERIAL SURVEY PREPARED BY GEODETIC ASSOCIATES IN 2005.
- TOPOGRAPHIC INFORMATION IN THE REMEDIATION AREA HAS BEEN TAKEN FROM A SURVEY PREPARED BY CHRISTOPHER M. COPPENS OF COPPENS LAND SURVEYING.

**INDEX OF DRAWINGS**

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE/LAST REVISED DATE
01	EXISTING CONDITIONS PLAN	
02	SITE PLAN	
03	GRADING AND UTILITY PLAN	
04	ACCESS ROAD PROFILES 01	
05	ACCESS ROAD PROFILES 02	
06	TURNING DIAGRAMS	

**TOTAL LOT AREA**  
 2,605,607.3 SQ. FT.  
 OR  
 59.82 ACRES

PEOPLE OF THE STATE OF NEW YORK  
 MAP 703 PARCEL 1087  
 HIGHWAY TAKING LIMITS (FEET)

PEOPLE OF THE STATE OF NEW YORK  
 MAP 103 PARCEL 1089  
 PERMANENT DRAINAGE EASEMENT

**EXISTING CONDITIONS PLAN**  
 SCALE: 1"=120'

**RESTRICTED AREA DESCRIPTION**

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING, AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BEING THE RESTRICTED AREA AS INDICATED ON A MAP TITLED "SURVEY PREPARED FOR F&T DARRIGO" AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE TERMINOUS OF A 20 FOOT WIDE ACCESS EASEMENT LEADING FROM LAKESIDE ROAD TO THE RESTRICTED AREA AS DEPICTED ON THIS MAP; SAID ACCESS EASEMENT'S LAST COURSE AND DISTANCE OF SOUTH 27 DEGREES 36 MINUTES 09 SECONDS EAST 43.05 FEET AND PASSING THROUGH THE CHAIN LINK FENCE GATE TO A POINT IN THE RESTRICTED AREA; THENCE THROUGH LANDS REPUTEDLY OF DARRIGO THE FOLLOWING COURSES AND DISTANCES:

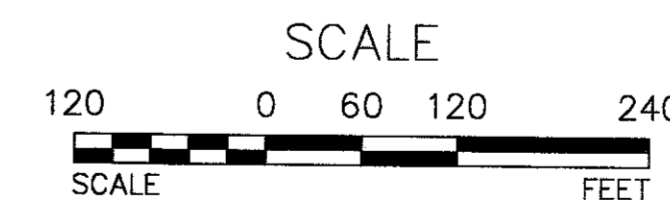
- NORTH 71 DEGREES 53 MINUTES 50 SECONDS EAST 44.58 FEET TO A POINT;
- NORTH 79 DEGREES 46 MINUTES 35 SECONDS EAST 203.27 FEET TO A POINT;
- NORTH 85 DEGREES 54 MINUTES 56 SECONDS EAST 168.68 FEET TO A POINT;
- SOUTH 44 DEGREES 25 MINUTES 34 SECONDS EAST 30.68 FEET TO A POINT;
- SOUTH 00 DEGREES 47 MINUTES 18 SECONDS EAST 54.94 FEET TO A POINT;
- SOUTH 12 DEGREES 01 MINUTES 33 SECONDS WEST 118.07 FEET TO A POINT;
- SOUTH 26 DEGREES 49 MINUTES 20 SECONDS WEST 88.93 FEET TO A POINT;
- SOUTH 76 DEGREES 00 MINUTES 57 SECONDS WEST 57.20 FEET TO A POINT;
- SOUTH 88 DEGREES 45 MINUTES 31 SECONDS WEST 169.12 FEET TO A POINT;
- SOUTH 76 DEGREES 03 MINUTES 24 SECONDS WEST 135.91 FEET TO A POINT;
- SOUTH 88 DEGREES 47 MINUTES 43 SECONDS WEST 50.50 FEET TO A POINT;
- NORTH 82 DEGREES 10 MINUTES 53 SECONDS WEST 37.71 FEET TO A POINT;
- NORTH 29 DEGREES 10 MINUTES 18 SECONDS WEST 22.43 FEET TO A POINT;
- NORTH 01 DEGREES 45 MINUTES 57 SECONDS WEST 90.55 FEET TO A POINT;
- NORTH 14 DEGREES 06 MINUTES 52 SECONDS EAST 76.52 FEET TO A POINT;
- NORTH 41 DEGREES 46 MINUTES 04 SECONDS EAST 84.85 FEET TO A POINT;
- NORTH 58 DEGREES 21 MINUTES 38 SECONDS EAST 44.67 FEET TO THE POINT OR PLACE OF BEGINNING AND CONTAINING 3.03 ACRES.

**ACCESS EASEMENT DESCRIPTION**

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING, AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, AS INTENDED FOR RIGHT OF ACCESS FOR INGRESS AND EGRESS TO THE RESTRICTED SITE ON LANDS REPUTEDLY OF F&T DARRIGO, SAID PARCEL BEING A 20 FEET WIDE ACCESS AND THE CENTERLINE THEREOF BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LAKESIDE ROAD, SAID POINT BEING SOUTH 18 DEGREES 17 MINUTES 58 SECONDS WEST 212.28 FEET FROM AN IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF LANDS REPUTEDLY OF DARRIGO AS DESCRIBED ON PAGE 67 OF LIBER OF DEEDS 11828; THENCE FROM SAID POINT, AND ALONG THE CENTER OF A DIRT/GRAVEL DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

- 1. SOUTH 60 DEGREES 42 MINUTES 37 SECONDS EAST 40.88 FEET TO A POINT;
- 2. SOUTH 79 DEGREES 45 MINUTES 30 SECONDS EAST 41.68 FEET TO A POINT;
- 3. SOUTH 85 DEGREES 31 MINUTES 15 SECONDS EAST 140.51 FEET TO A POINT;
- 4. SOUTH 83 DEGREES 19 MINUTES 38 SECONDS EAST 237.20 FEET TO A POINT;
- 5. SOUTH 82 DEGREES 19 MINUTES 52 SECONDS EAST 338.09 FEET TO A POINT;
- 6. SOUTH 66 DEGREES 28 MINUTES 09 SECONDS EAST 98.17 FEET TO A POINT;
- 7. NORTH 89 DEGREES 12 MINUTES 21 SECONDS EAST 114.18 FEET TO A POINT;
- 8. NORTH 81 DEGREES 58 MINUTES 49 SECONDS EAST 129.97 FEET TO A POINT;
- 9. NORTH 76 DEGREES 50 MINUTES 57 SECONDS EAST 61.07 FEET TO A POINT;
- 10. NORTH 82 DEGREES 27 MINUTES 03 SECONDS EAST 218.82 FEET TO A POINT;
- 11. SOUTH 86 DEGREES 46 MINUTES 11 SECONDS EAST 58.51 FEET TO A POINT;
- 12. NORTH 85 DEGREES 34 MINUTES 14 SECONDS EAST 99.38 FEET TO A POINT;
- 13. NORTH 78 DEGREES 23 MINUTES 27 SECONDS EAST 112.80 FEET TO A POINT;
- 14. NORTH 81 DEGREES 04 MINUTES 17 SECONDS EAST 82.60 FEET TO A POINT;
- 15. SOUTH 27 DEGREES 36 MINUTES 09 SECONDS EAST 43.05 FEET AND PASSING THROUGH THE CHAIN LINK FENCE GATE TO A POINT IN THE RESTRICTED AREA.



REV.	BY	DATE	DESCRIPTION

THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

**ARDEN CONSULTING ENGINEERS, PLLC**  
 P.O. BOX 340 MONROE, N.Y.  
 TEL: (845) 782-8114  
 WWW.ARDENCONSULTING.NET



5 MW AC SOLAR FARM SITE PLAN FOR  
**DARRIGO**  
 84 LAKESIDE AVENUE  
 TOWN OF NEWBURGH - ORANGE COUNTY, N.Y.

**EXISTING CONDITIONS PLAN**

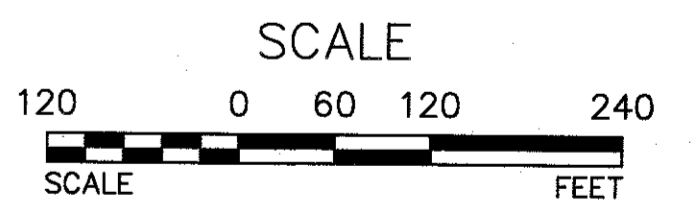
JOB#: 18-014  
 SCALE:  
 AS NOTED  
 DATE: 11.12.19  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 01 of 06

**ZONING NOTES:**  
 1. A 100' ZONING SETBACK WAS ESTABLISHED BY THE ZONING BOARD OF APPEALS.  
 2. THE EXISTING 50' OF TREE LINE AT THE PROPERTY LINE SHALL REMAIN.  
 3. PARCEL IS LOCATED WITHIN THE R1 ZONING DISTRICT.

TOTAL LOT AREA  
 2,605,607.3 SQ. FT.  
 OR  
 59.82 ACRES



**SITE PLAN**  
 SCALE: 1"=120'



**LEGEND:**

---	590	EXISTING MAJOR CONTOUR
---		EXISTING MINOR CONTOUR
---		EXISTING EDGE OF PAVEMENT
---		EXISTING PROPERTY LINE
---		EXISTING ADJACENT PROPERTY LINE
---		EXISTING BUILDING LINE
o		EXISTING IRON ROD FOUND
o		EXISTING LIGHT POLE
---		EXISTING STONE WALL
---		EXISTING TREELINE
---		EXISTING GRAVEL DRIVEWAY
---		EXISTING GUARDRAIL
o		EXISTING TREES
o		EXISTING SEWER MANHOLE
hatched		EXISTING WETLAND
hatched		PROPOSED SOLAR
hatched		PROPOSED GRAVEL ACCESS ROAD
---		PROPOSED ZONING SETBACKS
o		PROPOSED FENCE

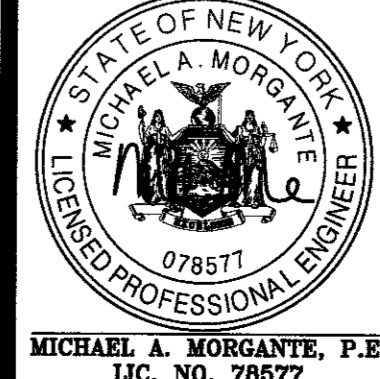
**OWNER'S CONSENT NOTE:**  
 THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

SIGNATURE -- OWNER(S) TAX LOT 86-1-96

REV.	BY	DATE	DESCRIPTION

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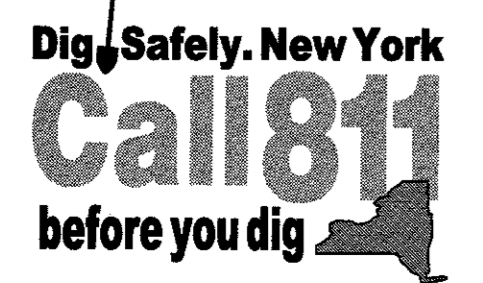


**5 MW AC SOLAR FARM SITE PLAN FOR DARRIGO**  
 84 LAKESIDE AVENUE  
 TOWN OF NEWBURGH - ORANGE COUNTY, N.Y.

**SITE PLAN**

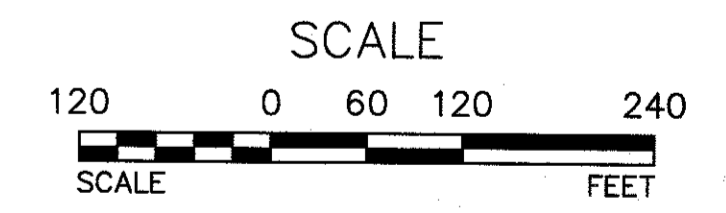
POB#: 19-014  
 SCALE: AS NOTED  
 DATE: 11-12-19  
 DRAWN: MM  
 CHECKED: MM  
 SHEET NO. 02 of 06

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TOTAL LOT AREA  
2,605,607.3 SQ. FT.  
OR  
59.82 ACRES



### GRADING AND UTILITY PLAN

SCALE: 1"=120'

- NOTES:**
- APPROXIMATELY 22 ACRES OF TREE CLEARING IS PROPOSED.
  - A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE COUNTY CLERK'S OFFICE WHERE APPLICABLE.
  - NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 - OCTOBER 31 TO MITIGATE POTENTIAL IMPACTS ON INDIANA BAT.

- EXISTING VEGETATION TO REMAIN
- PROPOSED TREE CLEARING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SOLAR
- PROPOSED GRAVEL ACCESS ROAD
- PROPOSED ZONING SETBACKS
- PROPOSED FENCE

- LEGEND:**
- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING BUILDING LINE
  - EXISTING IRON ROD FOUND
  - EXISTING LIGHT POLE
  - EXISTING STONE WALL
  - EXISTING TREELINE
  - EXISTING GRAVEL DRIVEWAY
  - EXISTING GUARDRAIL
  - EXISTING TREES
  - EXISTING SEWER MANHOLE
  - EXISTING WETLAND

REV.	BY	DATE	DESCRIPTION

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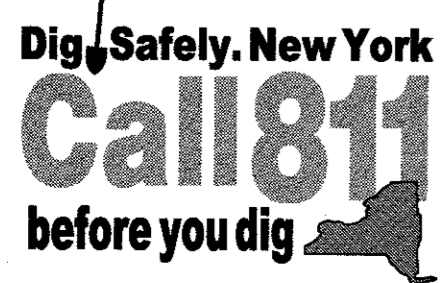
5 MW AC SOLAR FARM SITE PLAN FOR  
**DARRIGO**  
84 LAKESIDE AVENUE  
TOWN OF NEWBURGH - ORANGE COUNTY, N.Y.

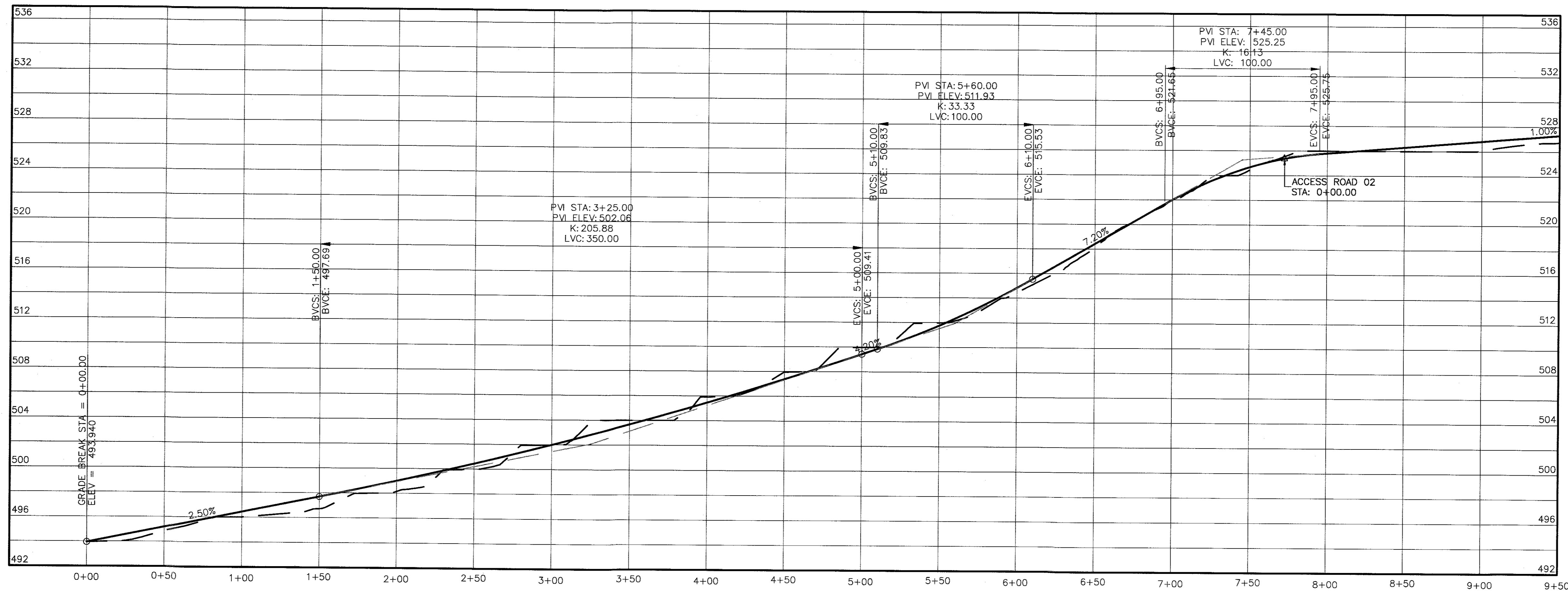
### GRADING AND UTILITY PLAN

JOB#: 18-014  
SCALE: AS NOTED  
DATE: 11-12-19  
DRAWN: MM  
CHECKED: MM  
SHEET NO. 03 OF 06

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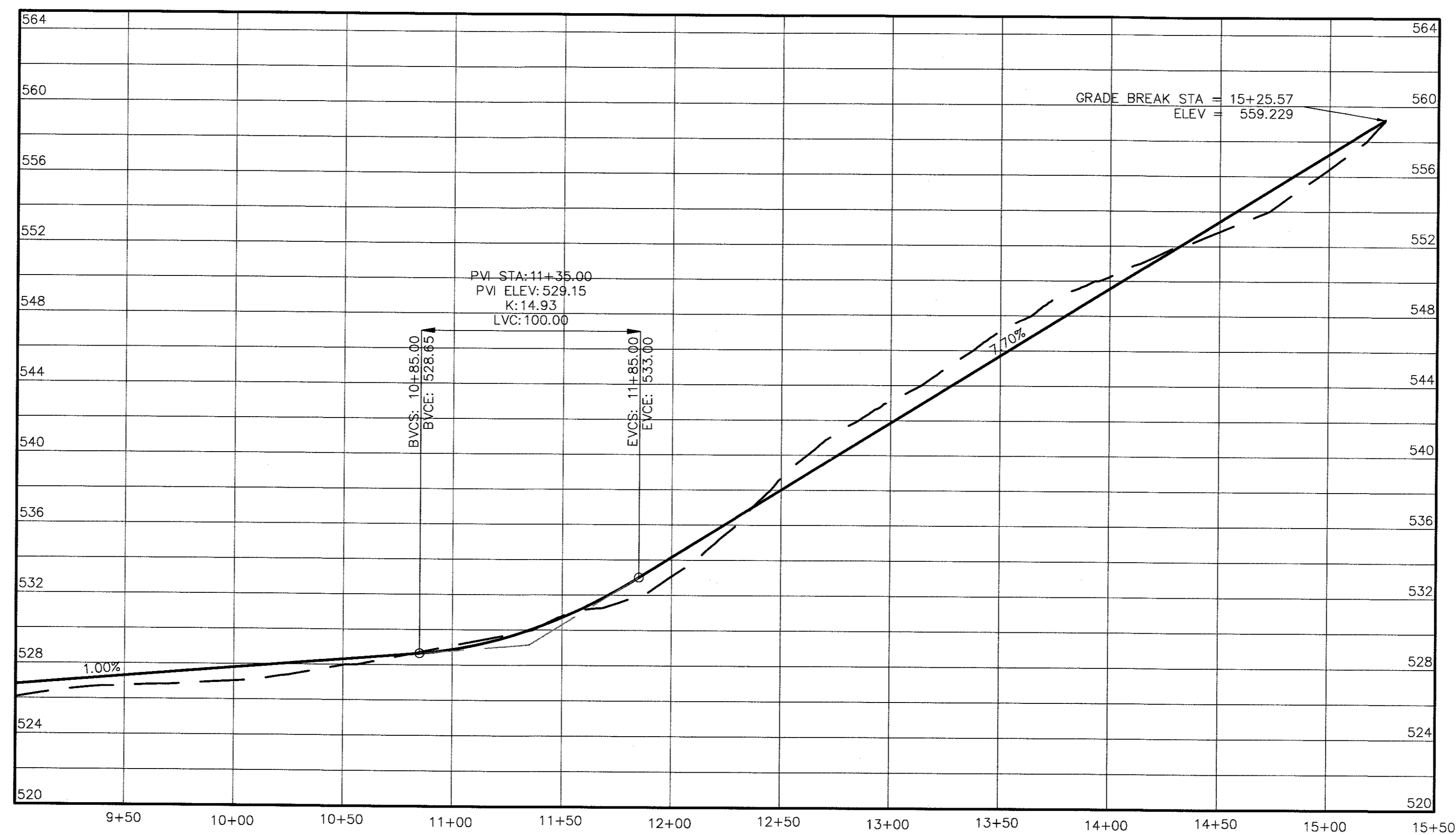
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**ACCESS ROAD 01 PROFILE**  
**STA: 0+00 TO 9+00**

HORIZONTAL: 1"=40'  
 VERTICAL: 1"=5'



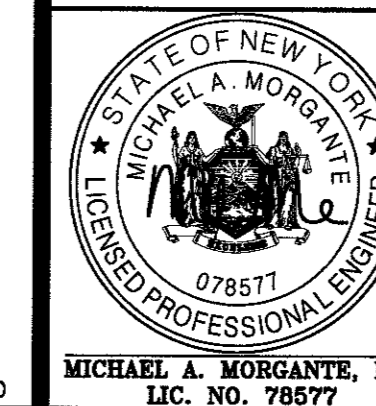
**ACCESS ROAD 01 PROFILE**  
**STA: 9+00 TO 15+25.57**

HORIZONTAL: 1"=40'  
 VERTICAL: 1"=5'

REV.	BY	DATE	DESCRIPTION

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5 MW AC SOLAR FARM SITE PLAN FOR  
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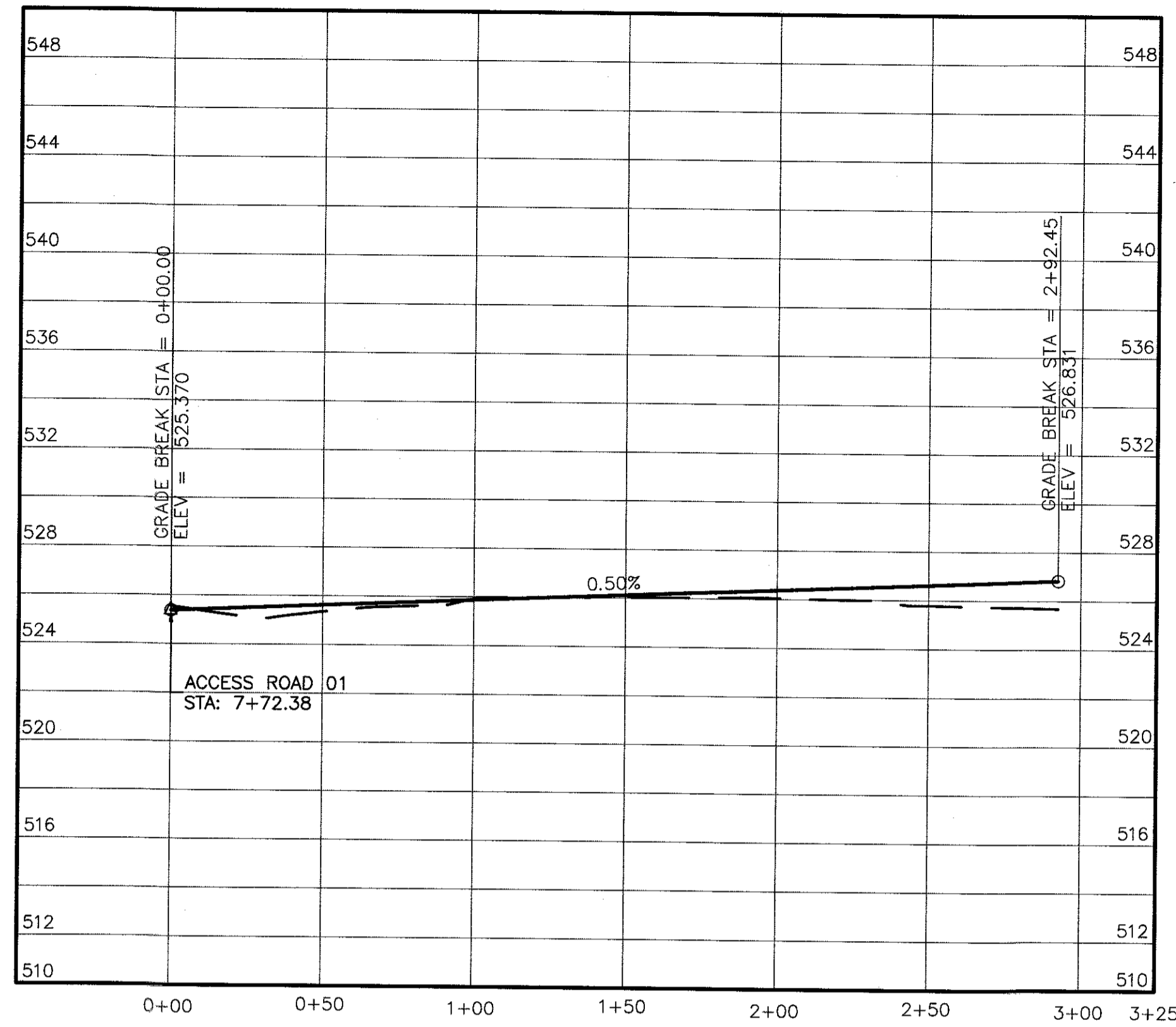
ACCESS ROAD PROFILES 01

JOB#: 18-014  
 SCALE: AS NOTED  
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 CHECKED: MM  
 SHEET NO. 04 of 06

MICHAEL A. MORGANTE, P.E.  
 LIC. NO. 78577

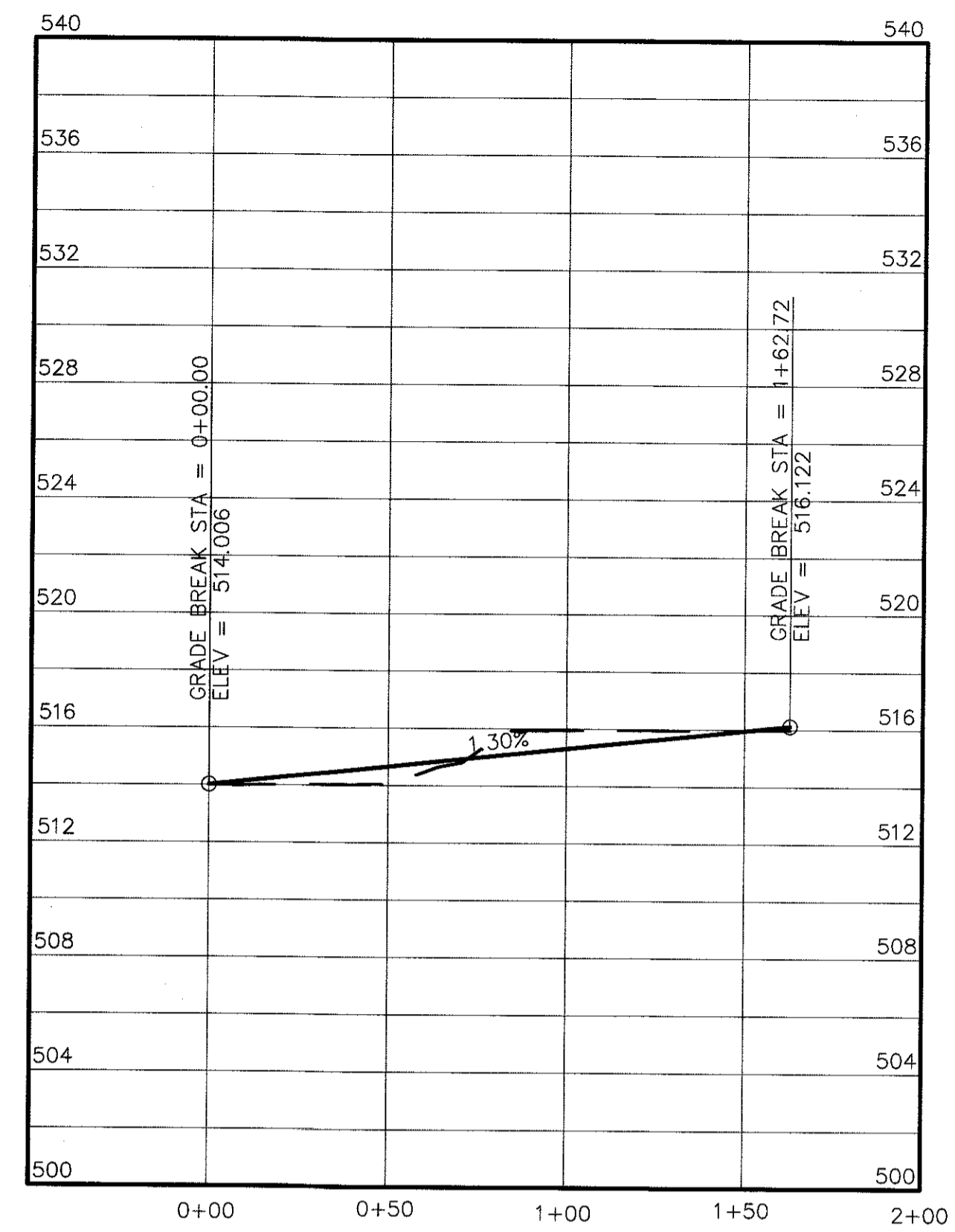
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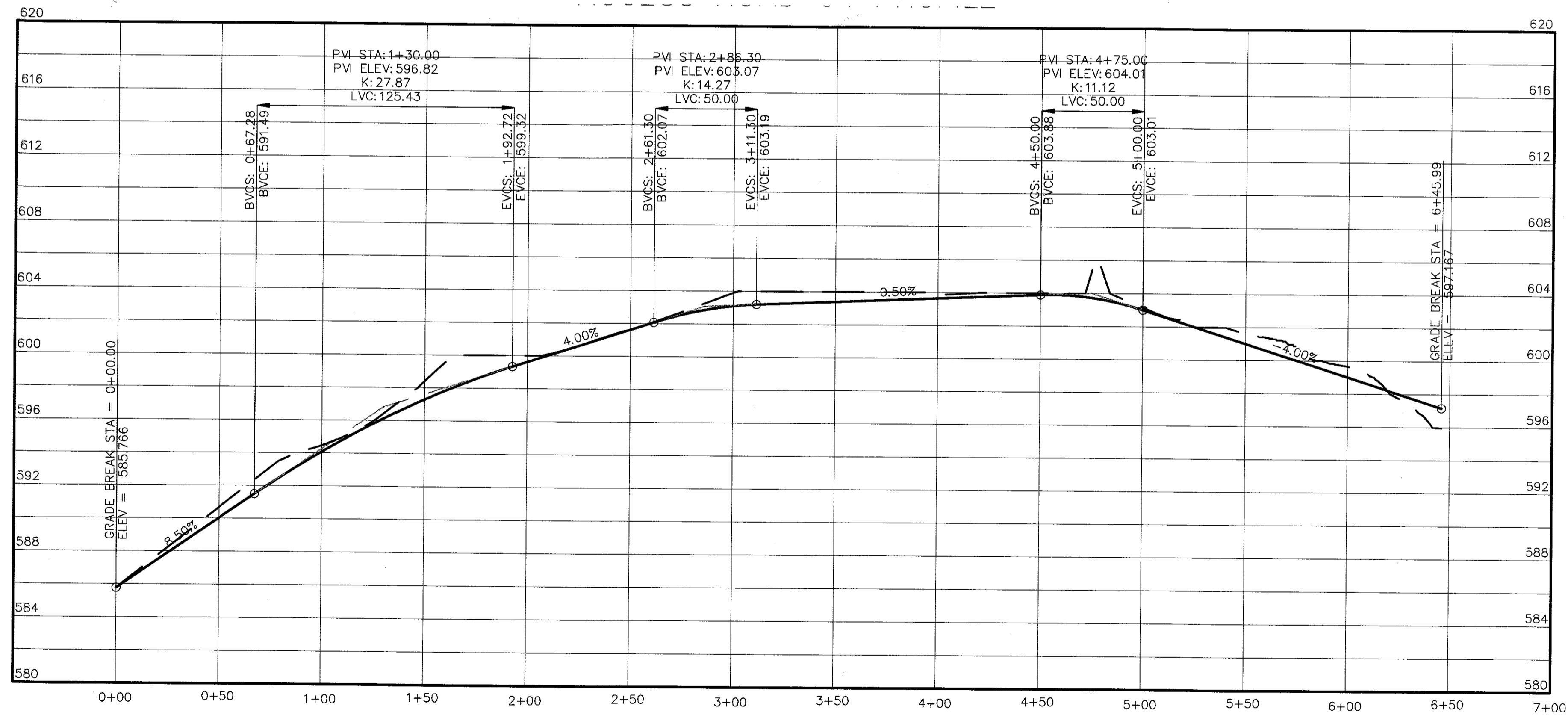
**ACCESS ROAD 02 PROFILE**

HORIZONTAL: 1"=40'  
VERTICAL: 1"=5'



**ACCESS ROAD 03 PROFILE**

HORIZONTAL: 1"=40'  
VERTICAL: 1"=5'



**ACCESS ROAD 04 PROFILE**

HORIZONTAL: 1"=40'  
VERTICAL: 1"=5'

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5 MW AC SOLAR FARM SITE PLAN FOR  
**DARRIGO**  
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TOWN OF NEWBURGH - ORANGE COUNTY, N.Y.

ACCESS ROAD PROFILES 02

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CHECKED: MM  
SHEET NO. 05 of 06

MICHAEL A. MORGANTE, P.E.  
LIC. NO. 78577

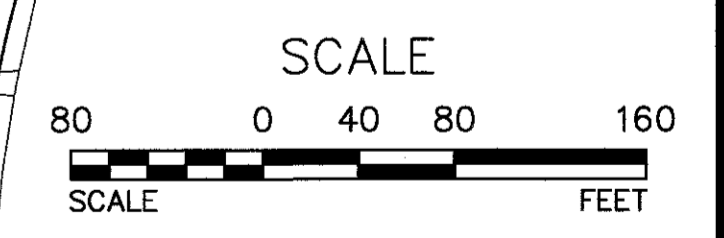
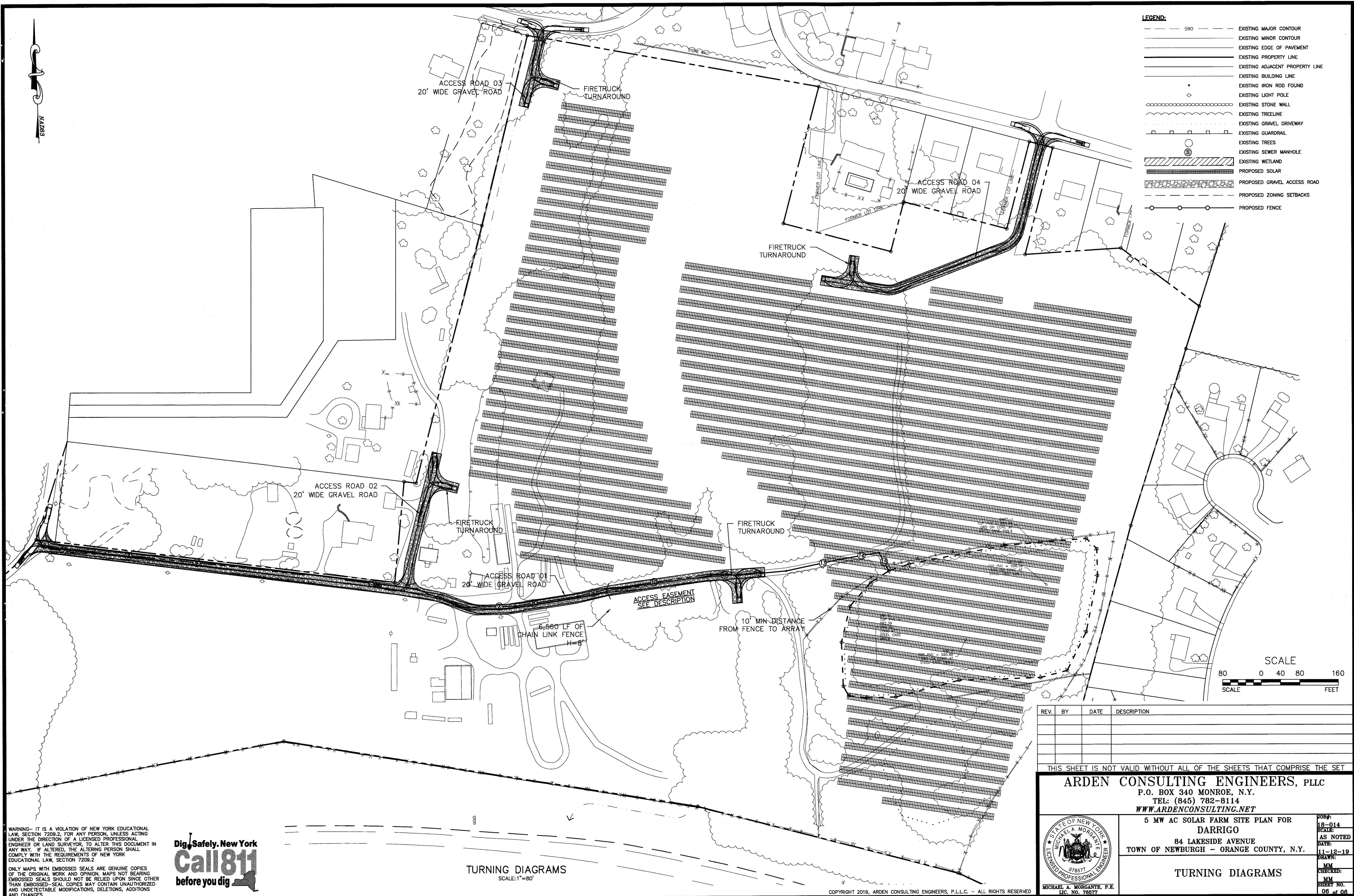
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- LEGEND:**
- 590 --- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING BUILDING LINE
  - EXISTING IRON ROD FOUND
  - EXISTING LIGHT POLE
  - EXISTING STONE WALL
  - EXISTING TREELINE
  - EXISTING GRAVEL DRIVEWAY
  - EXISTING GUARDRAIL
  - EXISTING TREES
  - EXISTING SEWER MANHOLE
  - EXISTING WETLAND
  - PROPOSED SOLAR
  - PROPOSED GRAVEL ACCESS ROAD
  - PROPOSED ZONING SETBACKS
  - PROPOSED FENCE



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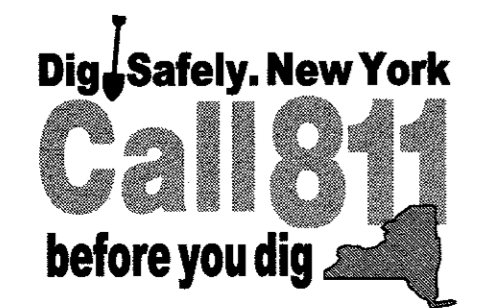
**TURNING DIAGRAMS**

JOB#: 18-014  
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TURNING DIAGRAMS  
SCALE: 1"=80'