

**1 Historical Layout**  
 Scale: 1" = 50'-0"



**LEGEND**

- EXISTING CONCRETE WALK OR PAD
- SINGLE FAMILY RESIDENCE WITH HOME OFFICE
- ENTRANCE/EXIT FROM BUILDING
- UTILITY POLE
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- OVERHEAD WIRING

**382 Rock Cut Road historic documents timeline from 1982 to present**

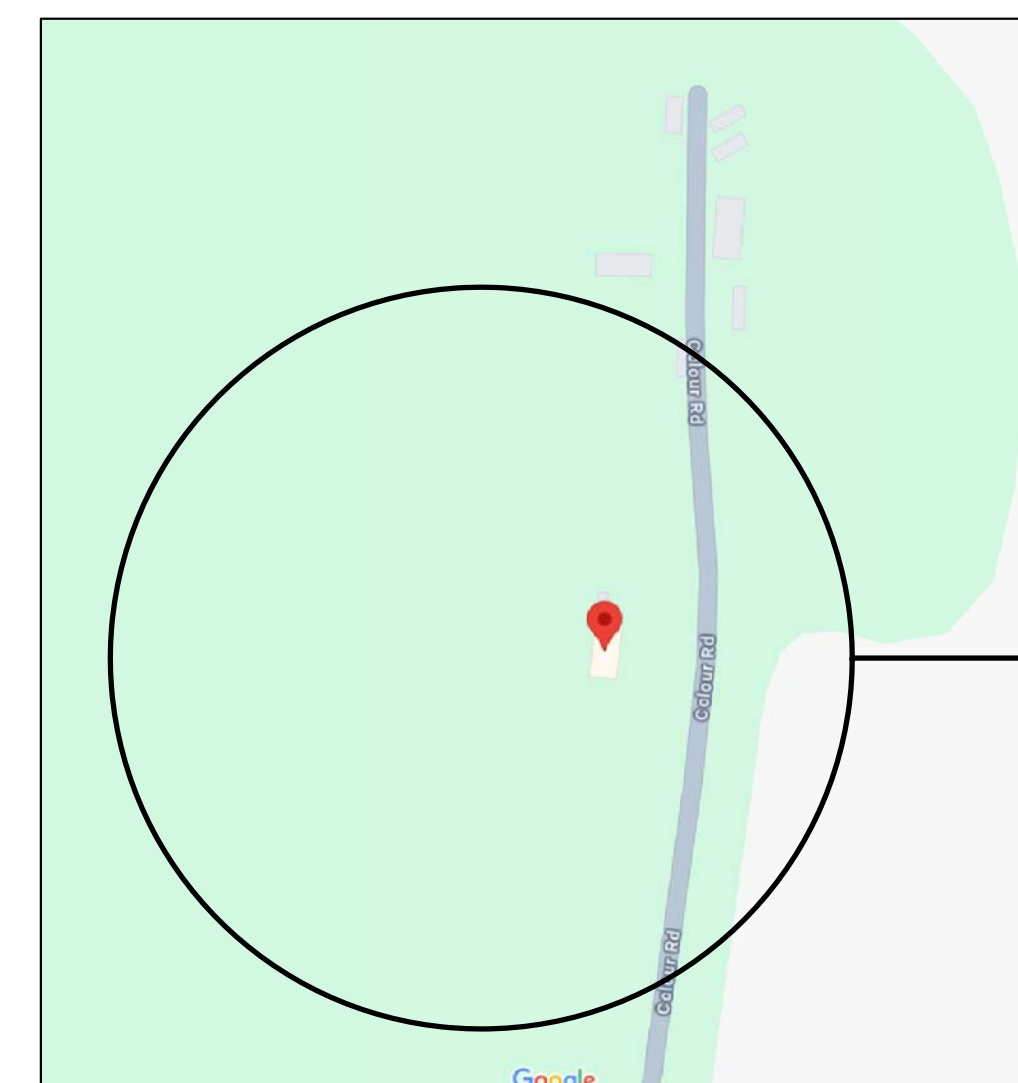
- 1982 Ralph Holt Chairman, Use variance granted for Class C fireworks storage on a prior military munitions site with 6 conditions
- 2002 Grace Cardone Chairwoman, Use Variance granted for construction trailer, double wide mobile home and 5 concrete pads granted on September 25, 2003
- 2003 Stephen Reineke, Esq. introduces engineer James Raab (from Vincent J. Doce Associates) who states they uncovered laterals and septic tank that is the correct size for what they will be using it for. Note the USE variance was a mobile home office. This is a 2 bedroom mobile home with a home office with a 1,000 gal tank and 2 infiltrator laterals 36 feet long each
- 2004 Grace Cardone Chairwoman, Area Variance granted ZBA decision approves the "area variance to construct an accessory building exceeding the floor area and height limitations."
- 2005 Gerald Canfield issues permit for "USE OF STRUCTURE: MODULAR/ OFFICE" further "Remarks: RECEIPT 31867, 31868 & 31869 MODULAR HOME TO BE USED AS A NEW OFFICE BUILDING" Unfortunately, a manufactured home cannot be used for any other purpose than a home.
- 5/6/2021 Benjamin Keller State of New York Chief of the fire and safety branch passes inspection for permit 21-000770
- 12/9/2022 Melissa Velazques, Town of Newburgh Fire Inspectors office "No Violations Found"
- 4/21/2023 Application O5-19886 CEO Commentary

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY VINCENT DOCE (VINCENT J. DOCE ASSOCIATES NY) NYS LIC. # 044604 FOR MR. VINCENT ESPOSITO ENTITLED: PROPERTY SKETCH & PROPOSED LEASE SITE LANDS OF LISJUL COMPANY DATED: 09-08-82

ENTITLED: SUBDIVISION PLAN LANDS OF ESTMAR CORPORATION LAST REVISED DATE: 11-28-86

ENTITLED: SITE SKETCH LANDS OF CASTLE U.S.A. CORP. FOR JULY 4-EVER CO. LTD (SHEET 1 OF 2 & SHEET 2 OF 2) DATED: 09-12-02

ENTITLED: PROPOSED ACCESSORY USE BUILDING FOR CASTLE U.S.A. -PRELIMINARY LOCATION PLAN DATED: 11-24-03



**2 Site Location Map**  
 Scale: N.T.S.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OR AN ARCHITECT OR ENGINEER'S ALTERED THE ALTERED ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE.

July 4 Ever Fireworks, Inc

Mr. Vincent Esposito  
 S.B.L. 111402  
 382 Rock Cut rd  
 Newburgh, New York 12550

For ZBA Information

Date: 12.19.23  
 Revisions:

Drawn By: JA

**S-1**



1 Historical Layout with Google Image  
 S-2 Scale: 1" = 50'-0"

**LEGEND**

	EXISTING CONCRETE WALK OR PAD		UTILITY POLE		O.H.W. OVERHEAD WIRING
	SINGLE FAMILY RESIDENCE WITH HOME OFFICE		PROPERTY LINE		EXISTING CHAIN LINK FENCE
	ENTRANCE/ EXIT FROM BUILDING				

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ENTITLED: SUBDIVISION PLAN LANDS OF ESTMAR CORPORATION LAST REVISED DATE: 11-28-06

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INFORMATION TAKEN FROM GOOGLE IMAGE DATED: 12-06-23

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