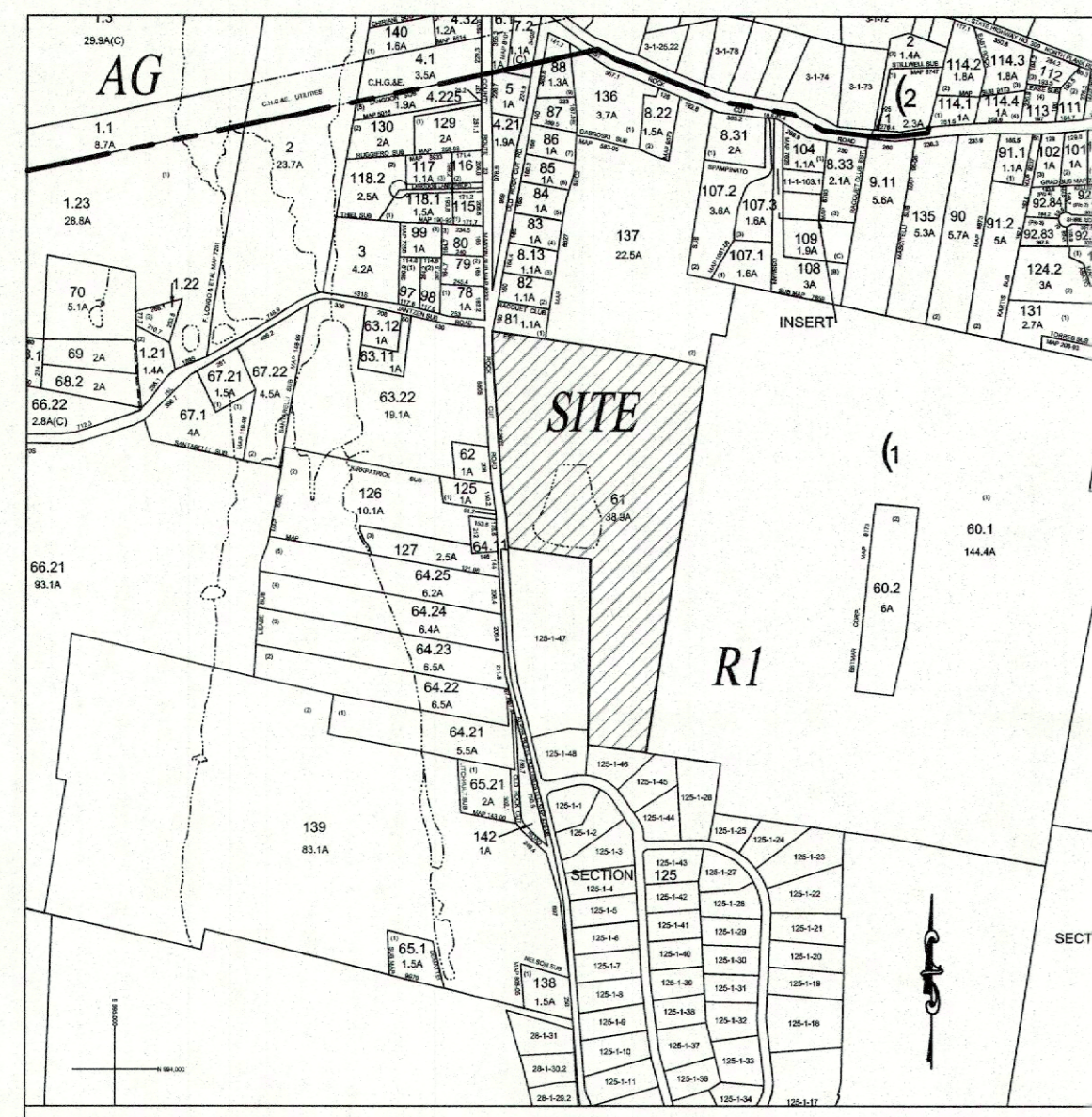


E&C Property Holdings Variance Plan

576 Rock Cut Road
Town of Newburgh
Orange County, New York

Owner & Applicant
E&C Property Holdings North, Inc.
158-11 Jewel Avenue
Flushing, New York 11365

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LOCATION MAP SCALE: N.T.S.

Zone Classification R1 (Residential, Education Facility Overlay District)
Use Existing Non-Conforming Summer Camp, Training Facility for Oceanic Wind Turbine Rescue.
Tax Map Parcel Nos. 11-1-61
Topographic Datum NAVD 88
Total Acreage: 37.64 +/- Ac.
Water Supply: Individual
Sewage Disposal: Individual

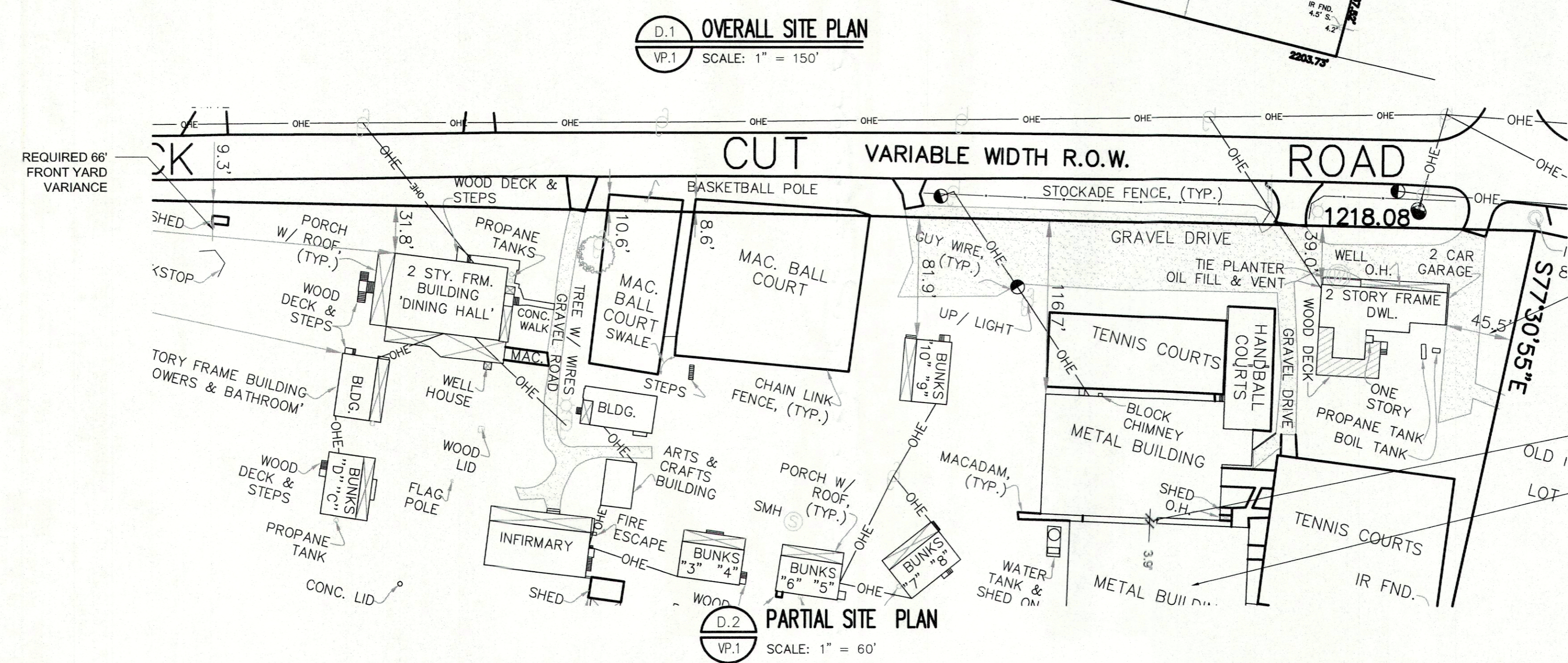
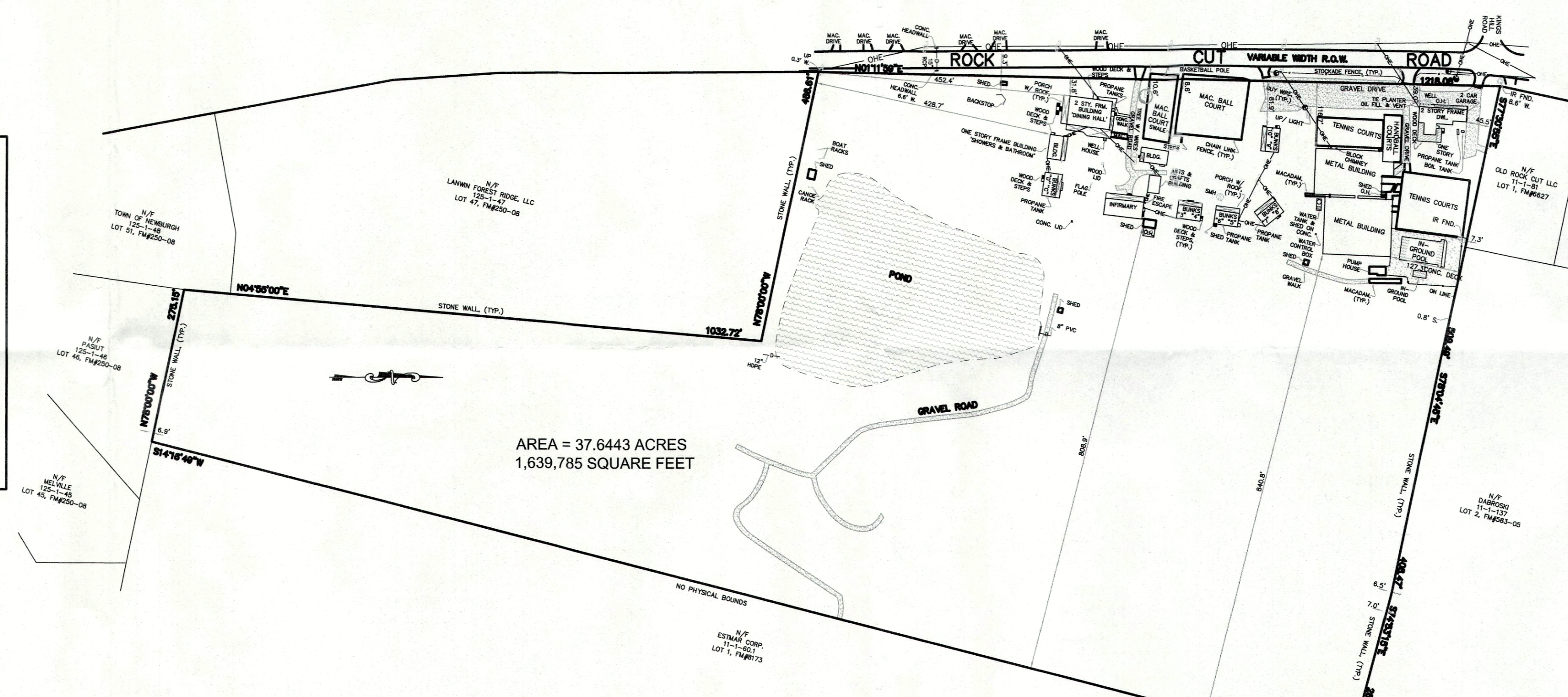
Bulk Regulations: 185-24 B. (8) (a)	Required	Proposed
Minimum Lot Size		
Min. Gross Area (sf)	40,000 sf	1,639,785 sf
Min. Lot Width (feet)	300'	1217'
Min. Required Lot Depth (feet)	300'	1152'
Minimum Yard		
Front	75'	9.3' (Existing)*
Side One/Both	50'/100'	9.3'/474.2' (Existing)*
Rear	50'	808.9'
Maximum Building Height		
Feet	35'	36' (Existing)*
Minimum Distance between a principal building and any other proposed principal building	50'	3.9' (Existing)*
Maximum Lot Building Coverage (% of lot area)	15	2.4%
Maximum Lot Surface Coverage	50%	5.8%

Off-street Parking Calculations
Section 185-13 Schedule of Off-street parking Requirements

Use	Minimum Off-street Parking	Required	Proposed
School	1 space per employee plus 1 per each 8 students in the 12th grade or above or the parking requirement for auditorium or gymnasium component of the use, whichever is the greater.		
		12 students/3 emp.	
		TOTAL PARKING SP.	5 22

OWNER/APPLICANT

E & C HOLDING, INC.
158-11 JEWEL AVENUE
FLUSHING, NEW YORK 11365



Adjoining Owners

334800 11-1-137 E & C Property Holdings North, Inc. 158-11 Harry Van Arsdale Jr. Ave Flushing NY, 11365	334800 11-1-125 Pucino, Kim D 555 Rock Cut Rd Walden NY, 12586	334800 11-1-64.22 Romano, Charles A Jr 513 Rock Cut Rd Walden NY, 12586	334800 125-1-45 Melville, Richard 5 Copper Rock Rd Walden NY, 12586
334800 11-1-107.2 Austin, Nicholas 4 Chief's Ln Walden NY, 12586	334800 11-1-89 Lake, Bruce D Jr 12 Kings Hill Rd Walden NY, 12586	334800 11-1-83 McKenna, Ronald J Jr 12 Old Rock Cut Rd Walden NY, 12586	334800 125-1-47 All Mine of Orange Inc. P.O. Box 286 Salisbury Mills NY, 12577
334800 11-1-60.1 Estmar Corp 2 Landfall Ln Princeton NJ, 08540	334800 11-1-127 Kirkpatrick IRT, Linda J 549 Rock Cut Rd Walden NY, 12586	334800 11-1-98 Mann, Justin 8 Kings Hill Rd Walden NY, 12586	334800 125-1-46 Kogan, Sevelly 3 Copper Rock Rd Walden NY, 12586
334800 11-1-64.21 Moses, Stuart 511 Rock Cut Rd Walden NY, 12586	334800 11-1-82 Cullen, Patrick J 549 Rock Cut Rd Walden NY, 12586	334800 11-1-83.22 Menendez, Edward 4 Kings Hill Rd Walden NY, 12586	334800 125-1-48 Town of Newburgh 1496 Route 300 Newburgh NY, 12550
334800 11-1-64.23 Messina, Helen M 519 Rock Cut Rd Walden NY, 12586	334800 11-1-128 Kirkpatrick, Trust Ir, Robert III J 549 Rock Cut Rd Walden NY, 12586	334800 11-1-64.24 Hyde, Maureen 525 Rock Cut Rd Walden NY, 12586	334800 11-1-97 Janzan, Mary C 186 Preslar Rd Watkill NY, 12589
334800 11-1-62 Mehl, Leon Jr 557 Rock Cut Rd Walden NY, 12586	334800 11-1-107.1 Kay, Jennifer 3 Chief's Ln Walden NY, 12586	334800 125-1-2 Granda, Christian 4 Copper Rock Rd Walden NY, 12586	334800 11-1-78 Azulay, Valerie 4 Kings Hill Rd Walden NY, 12586
334800 11-1-64.11 Kirkpatrick IRT, Linda J 549 Rock Cut Rd Walden NY, 12586	334800 11-1-65.21 Jordan, Daniel P 507 Rock Cut Rd Walden NY, 12586	334800 125-1-1 All Mine of Orange Inc. P.O. Box 286 Salisbury Mills NY, 12577	334800 11-1-61 E & C Property Holdings, North, Inc. 158-11 Harry Van Arsdale Jr Ave Flushing NY, 11365
334800 11-1-8.13 Schlavone, Ralph F Jr 8 Old Rock Cut Rd Walden NY, 12586	334800 11-1-64.25 Pilius, Keith 533 Rock Cut Rd Walden NY, 12586	334800 125-1-3 Robles, Wilco 6 Copper Rock Rd Walden NY, 12586	334800 11-1-79 Wohrab, Thomas V 599 Rock Cut Rd Walden NY, 12586
334800 11-1-81 Old Rock Cut LLC 1 Shire Ridge Ct Walden NY, 12586	334800 11-1-63.11 Equity Homes NY II, Inc. P.O. Box 665 Montgomery NY, 12549	334800 125-1-26 Reeves, William H Jr 54 Copper Rock Rd Walden NY, 12586	334800 11-1-80 Nielsen, Theodore C 603 Rock Cut Rd Walden NY, 12586
334800 11-1-4.21 Grago, John 21 Old Rock Cut Rd Walden NY, 12586	334800 11-1-142 Moses, Lynde 511 Rock Cut Rd Walden NY, 12586	334800 125-1-44 Lehmann, Michael 7 Copper Rock Rd Walden NY, 12586	

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
No. 069646

Variance Plan 11-21-23
Project No. 2021-288 License No. 069646

DAY STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT: E&C Property Holdings
576 Rock Cut Road
Town of Newburgh Orange County, New York

Variance Plan
Town Project No. 2023-22

SCALE	DATE	DESIGNED BY	CHECKED BY
As Noted	MAD		
10-02-23	MAD		

VP.1

THE SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY CONDUCTED BY GARY R. RICH, FOR E & C PROPERTY HOLDINGS NORTH INC AND JOINT INDUSTRY BOARD OF THE ELECTRICAL INDUSTRY, ON SEPTEMBER 28, 2023.