

Darrigo Solar Farm

Solar Installations Similar to Proposed



The ground-mounted panels will be 3' on the low side rising to 7' at 20 degree slope.



This array is shows Community Based Solar in Halfmoon, New York.



A 2.7 megawatt solar field similar in size to the lower Field Installation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C
625 Broadway, 11th Floor, Albany, NY 12233-7014
P: (518) 402-9662 | F: (518) 402-9679
www.dec.ny.gov

January 9, 2018

Mr. Jeffrey Lease
John J. Lease Realtors
5020 Rte. 9W
Newburgh, NY 12550

RE: Solar Farm Proposal
84 Lakeside Road
F&T Darrigo; Site No. 336002
Newburgh (T), Orange County

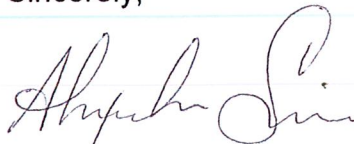
Dear Mr. Lease,

The former F&T Darrigo site, comprising an 8.860-acre portion of the property located at 84 Lakeside Road in the Town of Newburgh, Orange County, is currently listed as a Class 4 site on New York State's Registry of Inactive Hazardous Waste Disposal Sites. Remediation at this site is complete, and use of the 8.860 acres is restricted to commercial use. The New York State Department of Environmental Conservation (Department) has approved a Site Management Plan to monitor the effectiveness of the remedy in place, and control the use of the subject property.

Future use of property adjacent to the site is subject to local zoning laws and restrictions. Any intended use of adjacent property must not interfere with the effectiveness of the remedy in place, and must preserve the legal and physical access to the site that has been provided by the owner to the Department. Any activities to be performed on the 8.860-acre site require prior notification to the Department, and must adhere to the provisions described in the Department-approved Site Management Plan. From the Department's understanding of the proposed project on the adjacent property, it would not interfere with the effectiveness of the remedy on the Class 4 site.

Should you have any questions, please contact me at 518-402-9809, or alexandra.servis@dec.ny.gov.

Sincerely,



Lexy Servis
Division of Environmental Remediation



Department of
Environmental
Conservation

Thomas J. & Susan M. Knieser

53 Lakeside Road
Newburgh NY 12550

tomknieser@hvc.rr.com

845 564-4184

December 28, 2017

Re.: 86 Lakeside Road
Newburgh NY 12550

To Whom It May Concern

We would like to lend out support to the proposed Solar Farm on the Darrigo Brother Lakeside Road property in the Town of Newburgh.

We attended a meeting where this project was explained to us and we had no objection to any of the proposals. We are a supporter of solar energy and feel that this would be to the advantage to the area.

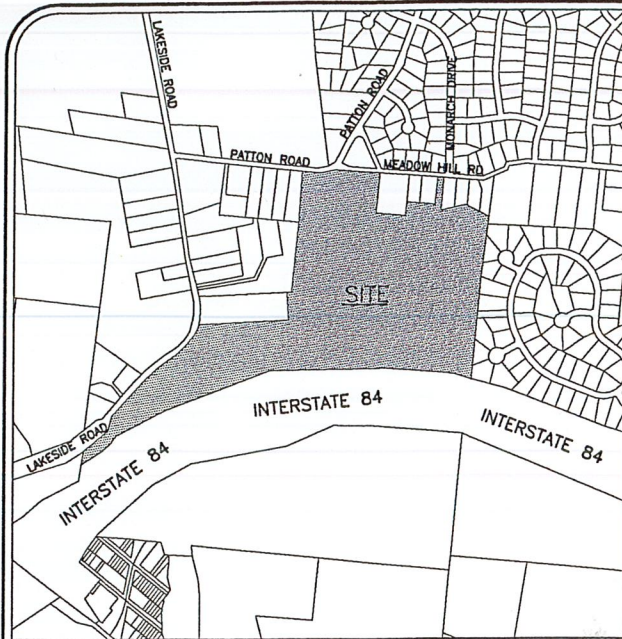
Sincerely,



Thomas Knieser



Susan Knieser



VICINITY MAP

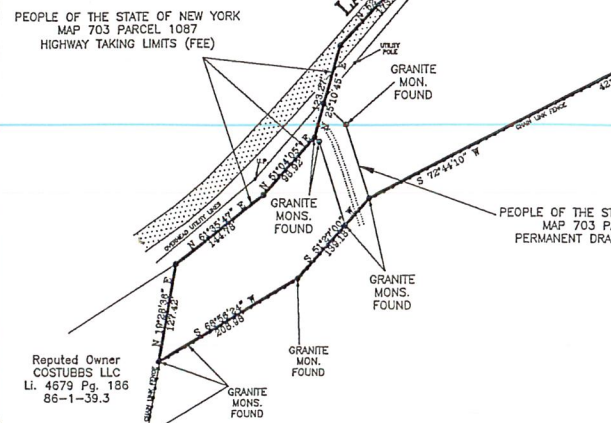
PARCEL DESCRIPTION

All that certain parcel of land situate, lying, and being in the Town of Newburgh, County of Orange, State of New York and 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 southwestern corner of lands reputedly of Darrigo as described on page 67 of liber of deeds 11828; Thence from said point, and along lands reputedly of Darrigo as described on page 71 of liber of deeds 4855, South 82 degrees 31 minutes 18 seconds East 748.79 feet to a point; Thence continuing along lands of Darrigo North 05 degrees 58 minutes 42 seconds East 203.77 feet to a point; Thence along aforementioned lands of Darrigo as described on page 67 of liber of deeds 11828 South 82 degrees 31 minutes 18 seconds East 25.08 feet; Thence continuing along lands of Darrigo and partly along a stone wall North 15 degrees 04 minutes 36 seconds East 548.52 feet to the southeast corner of lands reputedly of Peal as described on page 137 of liber of deeds 6203, said point being 10.8 feet northeast of an iron pipe found in the stone wall; Thence continuing along the stone wall North 14 degrees 12 minutes 20 seconds East 404.00 feet to a point in the southerly line of Patton Road, said point being 0.48 feet from an iron pipe found in the stone wall; Thence along Patton Road and Meadow Hill Road South 78 degrees 19 minutes 42 seconds East 613.34 feet to a point at the northwesterly corner of lands reputedly of Darrigo as described on page 126 of liber of deeds 12152; Thence along Darrigo South 15 degrees 18 minutes 49 seconds West 292.03 feet; South 74 degrees 43 minutes 11 seconds East 620.00 feet; and North 15 degrees 18 minutes 49 seconds East 105.03 feet; Thence along lands reputedly of Brown as described on page 253 of liber of deeds 5122 and Maxwell as described on page 105 of liber of deeds 5140 South 74 degrees 43 minutes 11 seconds East 221.30 feet to an iron rod found; Thence North 15 degrees 18 minutes 49 seconds East 186.00 feet to an iron rod found on the southerly line of Meadow Hill Road; Thence along Meadow Hill Road South 74 degrees 43 minutes 11 seconds East 50.00 feet to an iron rod found; Thence along lands reputedly of Craig as described on page 574 of liber of deeds 11134 South 15 degrees 16 minutes 49 seconds East 227.50 feet to an iron rod found; Thence continuing along lands of Craig, passing 86 degrees 50 minutes 49 seconds East 198.00 feet; Thence along same and passing over two iron rods found at lands reputedly of Tiroso as described on page 30 of liber of deeds 5037 and lands reputedly of Vero as described on page 883 of liber of deeds 12954 South 52 degrees 59 minutes 41 seconds East 202.40 feet to a point in a stone wall; Thence along the stone wall and lands reputedly of Moulton as described on page 183 of liber of deeds 2309 South 18 degrees 10 minutes 39 seconds West 92.11 feet; Thence continuing along the stone wall and along lands reputedly of Cruz (L. 12753 Pg. 427), Schoonenker (L. 12351 Pg. 46), and Hogan (L. 3919 Pg. 313), said monument being 3.95 feet from a granite monument found; Thence along lands reputedly of the People of the State of New York (Interstate 84) the following: North 04 degrees 11 minutes 08 seconds West 158.34 feet to a granite monument; North 75 degrees 03 minutes 15 seconds West 538.21 feet; North 80 degrees 27 minutes 27 seconds West and passing over a granite monument found 889.32 feet; South 80 degrees 10 minutes 48 seconds East 27 minutes 27 seconds West and passing over a granite monument found 581.57 feet; South 72 degrees 44 minutes 10 seconds West 421.17 feet to a granite monument found; South 51 degrees 27 minutes 00 seconds East and passing over a granite monument found 139.19 feet to a granite monument found; South 68 degrees 36 minutes 24 seconds West and passing over a granite monument found 208.39 feet to a granite monument found; Thence along lands reputedly of Cotubas LLC as described on page 188 of liber of deeds 4679 North 19 degrees 28 minutes 36 seconds East 127.42 feet to the southerly line of Lakeside Road; Thence along the southerly line of Lakeside Road North 51 degrees 35 minutes 47 seconds East 144.78 feet; North 51 degrees 04 minutes 03 seconds East 68.32 feet to a granite monument found; North 25 degrees 10 minutes 45 seconds East 123.27 feet to a point in the center of Lakeside Road; Thence generally along the center of Lakeside Road the North 52 degrees 48 minutes 37 seconds East 175.63 feet; North 58 degrees 03 minutes 52 seconds East 304.98 feet; North 84 degrees 05 minutes 27 seconds East 153.81 feet; North 82 degrees 43 minutes 45 seconds East 118.38 feet; and along a curve to the left having a radius of 334.70 feet and an arc length of 182.82 feet to the point or place of beginning.

Subject to any easements or agreements of record including but not limited to those which appear on this map.

TOTAL LOT AREA
2,605,607.3 SQ. FT.
 OR
59.82 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 area on lands reputedly of F & T Darrigo, said parcel being a 20 foot wide access and the centerline thereof being more particularly bounded and described as follows:

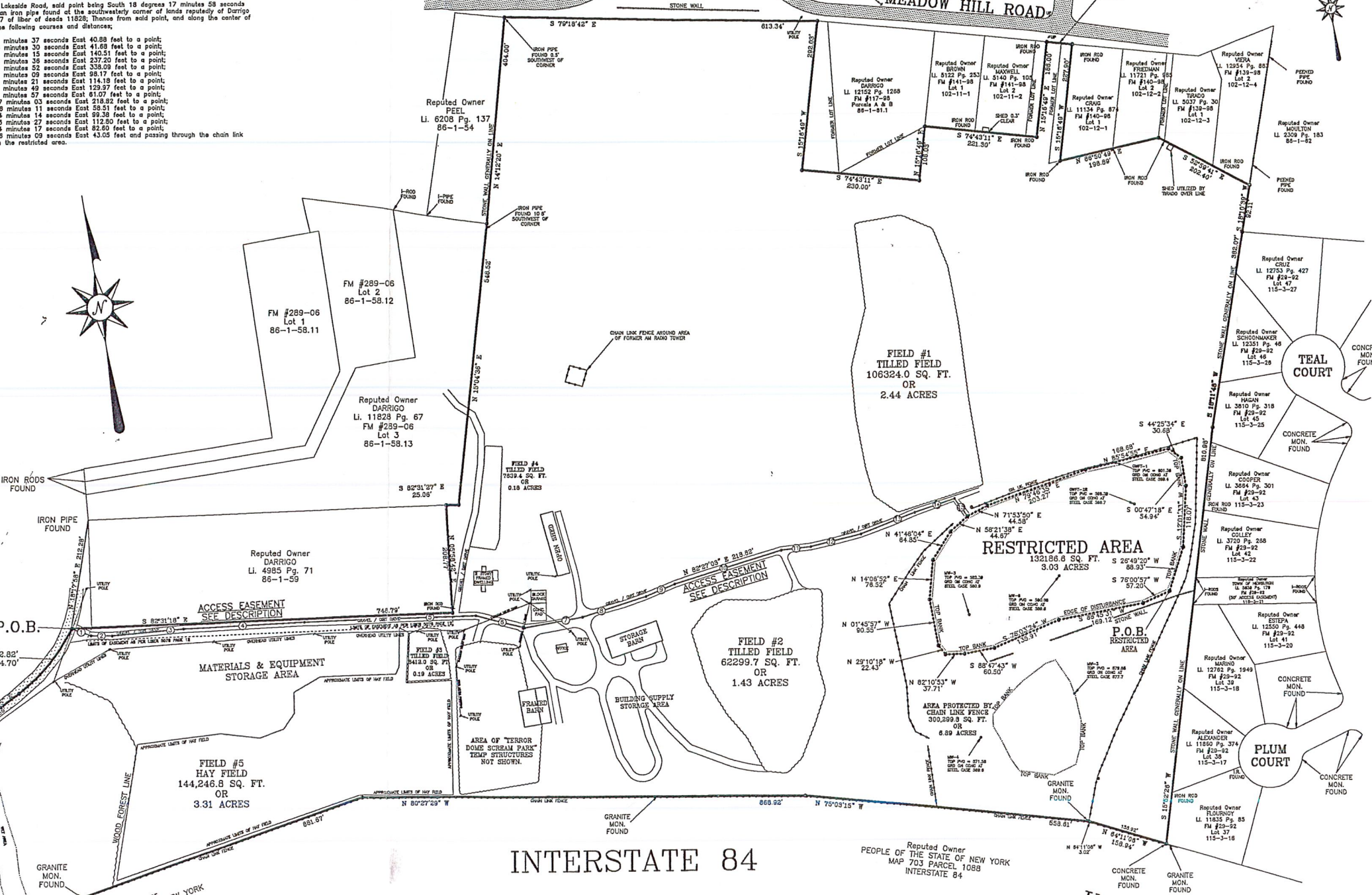
Beginning at a point in Lakeside Road, said point being South 18 degrees 17 minutes 58 seconds West 212.28 feet from an iron pipe found at the southwestern corner of lands reputedly of Darrigo as described on page 67 of liber of deeds 11828; Thence from said point, and along the center of a dirt/gravel driveway the following courses and distances:

1. South 80 degrees 42 minutes 37 seconds East 40.88 feet to a point;
2. South 79 degrees 45 minutes 30 seconds East 41.88 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 36 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 89 degrees 28 minutes 09 seconds East 98.17 feet to a point;
7. North 89 degrees 12 minutes 21 seconds East 114.19 feet to a point;
8. North 81 degrees 58 minutes 49 seconds East 129.57 feet to a point;
9. North 78 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 89 degrees 49 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 82.80 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.



PATTON ROAD

MEADOW HILL ROAD



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 easements least 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:

1. North 71 degrees 53 minutes 50 seconds East 44.58 feet to a point;
2. North 79 degrees 40 minutes 35 seconds East 203.27 feet to a point;
3. North 85 degrees 54 minutes 55 seconds East 168.88 feet to a point;
4. South 85 degrees 15 minutes 34 seconds East 30.68 feet to a point;
5. South 00 degrees 47 minutes 18 seconds East 54.94 feet to a point;
6. South 12 degrees 01 minutes 33 seconds West 118.07 feet to a point;
7. South 82 degrees 49 minutes 20 seconds East 89.83 feet to a point;
8. South 76 degrees 00 minutes 57 seconds West 57.20 feet to a point;
9. South 88 degrees 45 minutes 31 seconds West 169.12 feet to a point;
10. South 76 degrees 03 minutes 24 seconds East 135.91 feet to a point;
11. South 88 degrees 47 minutes 43 seconds West 60.50 feet to a point;
12. North 82 degrees 10 minutes 53 seconds West 37.71 feet to a point;
13. North 29 degrees 10 minutes 18 seconds West 22.43 feet to a point;
14. North 01 degrees 45 minutes 57 seconds West 90.55 feet to a point;
15. North 14 degrees 05 minutes 32 seconds East 78.52 feet to a point;
16. North 41 degrees 48 minutes 04 seconds East 64.85 feet to a point;
17. North 08 degrees 21 minutes 38 seconds East 44.57 feet to the point or place of beginning and containing 3.03 Acres.

SURVEY NOTES

1. THE PREPARED SURVEY HEREON IS GENERALLY AS DESCRIBED IN DEED LIBER-5918 PAGE 248 AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAY THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORP AS DESCRIBED ON PAGE 11 OF LIBER OF DEEDS 1343.
 EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORP AS DESCRIBED ON PAGE 308 OF LIBER OF DEEDS 1413.
 EASEMENT GRANTED TO CENTRAL HUDSON GAS & ELECTRIC CORP AND NEW YORK TELEPHONE AS DESCRIBED ON PAGE 178 OF LIBER OF DEEDS 1876.
 EASEMENT GRANTED TO THE PEOPLE OF THE STATE OF NEW YORK AS SHOWN ON THIS MAP AND AS DESCRIBED ON PAGE 423 OF LIBER OF DEEDS 1714. (BOROUGH)
 EASEMENT GRANTED TO DANIEL DARRIGO FOR INGRESS AND EGRESS AS DESCRIBED ON PAGE 10 OF LIBER OF DEEDS 5241.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAY, ENCROACHMENTS AND/OR IMPROVEMENTS ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SIGNED BY ME OR MY COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7206 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBSECTION 2.
7. SUBJECT TO THE DECLARATION OF CONVEYANTS AND RESTRICTIONS AS DESCRIBED ON PAGE 83 OF LIBER OF DEEDS 5241.
8. REFERENCES:
 "SUBDIVISION PLAN FOR PHASE 8 HAKER FIELDS" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEB. 04, 1992 AS MAP NUMBER 28-82.
 "LOT LINE CHANGE BETWEEN LANDS OF FRANK & ANGELO DARRIGO" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 02, 1998 AS MAP NUMBER 117-88.
 "MADON COUNTY 1 LOT LINE CHANGE AND MAJOR SUBDIVISION" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 20, 1998 AS MAP NUMBER 139-88.
 "MADON COUNTY 2 LOT LINE CHANGE AND MAJOR SUBDIVISION" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 20, 1998 AS MAP NUMBER 140-88.
 "MADON COUNTY 3 LOT LINE CHANGE AND MAJOR SUBDIVISION" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 20, 1998 AS MAP NUMBER 141-88.
 "LANDS OF DARRIGO 3 LOT SUBDIVISION" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 21, 2008 AS MAP NUMBER 288-08.
 "SUBDIVISION MAP FOR ARDA BROTHERS TRUST" AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 18, 1982 AS MAP NUMBER 8053.
 APPROXIMATE MAPS OF PARCELS 1087, 1088, AND 1089 FOR THE CONSTRUCTION OF INTERSTATE 84.
 SURVEY OF PROPERTY FOR DARRIGO LAST REVISED OCTOBER 11, 2001 AS PREPARED BY HOWARD WOODEN, L.L.S.
 FOR POINT OF BEGINNING/ENDS/SEE LOCATION AND DESCRIPTION INCLUDED ON THIS MAP.

D.J. SCALZO ASSOCIATES
 ENGINEERING and PLANNING
 57 FIFTH AVENUE
 NEWBURGH, NEW YORK 12550
 PHONE: (845) 622-2040

F&T Darrigo
 SURVEY PREPARED FOR
 TAX MAP SECTION 96, BLOCK 1, LOT 96
 TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK
 SCALE: 1" = 100'
 DATE: MAY 13, 2012
 SHEET NO: 1 OF 1
 PROJECT CAD REFERENCE: 12-02 SCALE
 ORANGE COUNTY/TOWN OF NEWBURGH/LAKESIDE ROAD/SECTION 96

