

Full Size Site Plans

are available for viewing at the

**Zoning Board of Appeals**

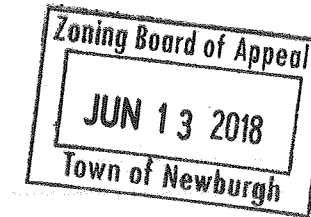
Office located at

**308 Gardnertown Road**

Newburgh, NY

845-566-4901

Jeffrey Lease  
597 Grand Avenue  
Newburgh, NY 12550



June 13, 2018

Darrin J. Scalzo, Chairperson and Board Member  
Town of Newburgh Zoning Board of Appeals  
308 Gardnertown Road  
Newburgh, NY 12550

Re: Zoning Use-Variance Request-Your File No. E802007  
F&T Darrigo Site  
84 Lakeside Road  
Section 86, Block 1, Lot 96  
Orange County, Newburgh, NY 12550

Dear Mr. Scalzo and the Town of Newburgh ZBA,

Please find attached the Site Plan for 84 Lakeside Road showing Existing Conditions and the proposed 4 Megawatt Solar Array. This project is like no other applicant for Use Variance in the Town. It is a unique condition of an existing Former Hazardous Waste Site and the cost of developing the property around that condition.

1. The Former Hazardous Waste Site is unique to the Town.
2. The variance will be less intrusive than the land clearing and earth moving required for residential development and will allow the Farm to remain a buffer for neighbors against the noise of I-84 and the Airport.
3. Changed DEC regulations rendered the field hazardous and was not self-created.
4. The cost analysis reveals a benefit of \$190,000 under current zoning compared to \$1,300,000 as a solar variance to the owners.

There is no other reasonable return on this property except use as a solar farm.

This project was first proposed in April of 2017 when the Town suggested we have an informal Town Hall Meeting. That meeting was held in July 2017 and attended by neighbors and Town officials. The project saw broad support among both. At the Town's request a proposal was made to change Code. But at the September 2017 Council Workshop Meeting the Town changed its mind and requested we appear before the ZBA.

This project is unlike any other the Town will ever review. It has been vetted and held to the highest standards. It is currently the only Solar Project on extension in New York because Central Hudson and the Public Service Commission want to see it built. The County Planner has endorsed the project as well as neighbors and Town Council.

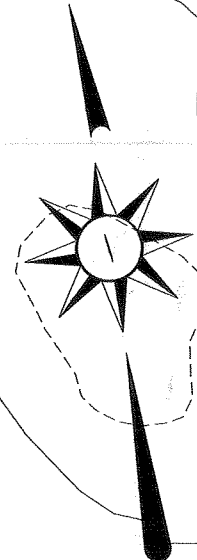
It's also right because Solar Farm projects prevent costly substation line extensions for peak demand. This in turn will keep utility rate increases down, something for which the Town is currently advocating. Your approval opens the way for a project of long-term future benefits for the Town as a renewable power source that supports the power grid in emergencies. Approval of this Variance allows the Darrigo Family to continue to own a property that has been in their family for three generations and begin a Town improvement that will benefit us all for generations to come.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeffrey Lease".

Jeffrey Lease,  
Proxy Applicant for the Frank Darrigo Revocable Trust

# PATTON ROAD



IRON PIPE FOUND 0.5' SOUTHWEST OF CORNER

S 78°18'42" E

STONE WALL

Reputed Owner  
PEEL  
Li. 6208 Pg. 157  
86-1-54

FM #289-06  
Lot 2  
86-1-58.12

FM #289-06  
Lot 1  
86-1-58.11

Reputed Owner  
DARRIGO  
Li. 11828 Pg. 67  
FM #289-06  
Lot 3  
86-1-58.13

FIELD #4  
TILLED FIELD  
7639.4 SQ. FT.  
OR  
0.18 ACRES

IRON RODS FOUND

IRON PIPE FOUND

N 82°31'18" W  
728.80'

Reputed Owner  
DARRIGO  
Li. 4985 Pg. 71  
86-1-59

ACCESS EASEMENT  
SEE DESCRIPTION

P.O.B.

A=162.82'  
R=334.70'

MATERIALS & EQUIPMENT  
STORAGE AREA

FIELD #5  
TILLED FIELD  
3412.0 SQ. FT.  
OR  
0.19 ACRES

N 82°27'03" E 218.82'  
ACCESS EASEMENT  
SEE DESCRIPTION

FIELD  
TILLED  
62299.7  
OR  
1.43

ROAD

1 1/2 STORY  
FRAMED  
DWELLING

BLOCK  
GARAGE

FRAMED  
BARN

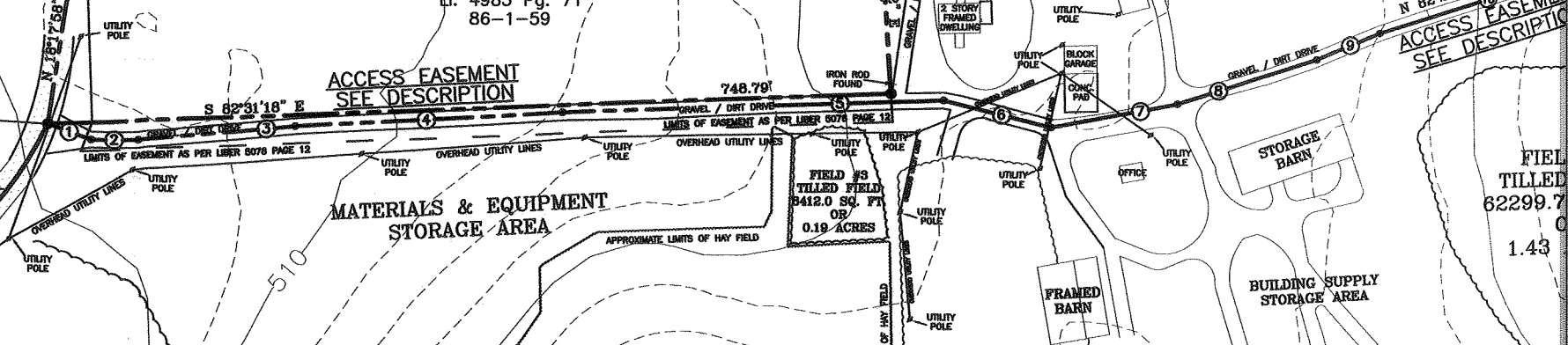
BUILDING  
SUPPLY  
STORAGE AREA

STORAGE  
BARN

OFFICE

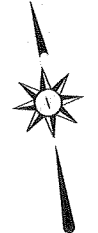
CONC.  
PAD

SHED



PATTON ROAD

MEADOW HILL ROAD



Reputed Owner  
PEEL  
6208 Pg. 157  
86-1-54

Reputed Owner  
DARRIGO  
LI. 12152 Pg. 1268  
FM #117-98  
Parcels A & B  
86-1-81.1

Reputed Owner  
BROWN  
LI. 5122 Pg. 253  
FM #141-98  
Lot 1  
102-11-1

Reputed Owner  
MAXWELL  
LI. 5140 Pg. 105  
FM #141-98  
Lot 2  
102-11-2

Reputed Owner  
FRIEDMAN  
LI. 11721 Pg. 989  
FM #140-98  
Lot 2  
102-12-2

Reputed Owner  
VIERA  
LI. 12954 Pg. 88  
FM #139-98  
Lot 2  
102-12-4

Reputed Owner  
TIRADO  
LI. 5037 Pg. 30  
FM #139-98  
Lot 1  
102-12-3

Reputed Owner  
MOULTON  
LI. 2309 Pg. 183  
86-1-82

Reputed Owner  
CRUZ  
LI. 12753 Pg. 427  
FM #29-92  
Lot 47  
115-3-27

Reputed Owner  
SCHONMAKER  
LI. 12351 Pg. 46  
FM #29-92  
Lot 46  
115-3-26

Reputed Owner  
BAGAN  
LI. 3816 Pg. 318  
FM #29-92  
Lot 45  
115-3-25

Reputed Owner  
COOPER  
LI. 3664 Pg. 301  
FM #29-92  
Lot 43  
115-3-23

Reputed Owner  
COLLEY  
LI. 3720 Pg. 268  
FM #29-92  
Lot 42  
115-3-22

Reputed Owner  
TOWN OF NEWBURGH  
LI. 5639 Pg. 179  
FM #29-92  
(50' ACCESS EASEMENT)  
115-3-21

Reputed Owner  
ESTEPA  
LI. 12550 Pg. 448  
FM #29-92  
Lot 41  
115-3-20

Reputed Owner  
MARINO  
LI. 12762 Pg. 1949  
FM #29-92  
Lot 38  
115-3-18

Reputed Owner  
ALEXANDER  
LI. 11860 Pg. 374  
FM #29-92  
Lot 38  
115-3-17

FIELD #1  
TILLED FIELD  
106324.0 SQ. FT.  
OR  
2.44 ACRES

FIELD #4  
TILLED FIELD  
7659.4 SQ. FT.  
OR  
0.18 ACRES

FIELD #2  
TILLED FIELD  
82299.7 SQ. FT.  
OR  
1.43 ACRES

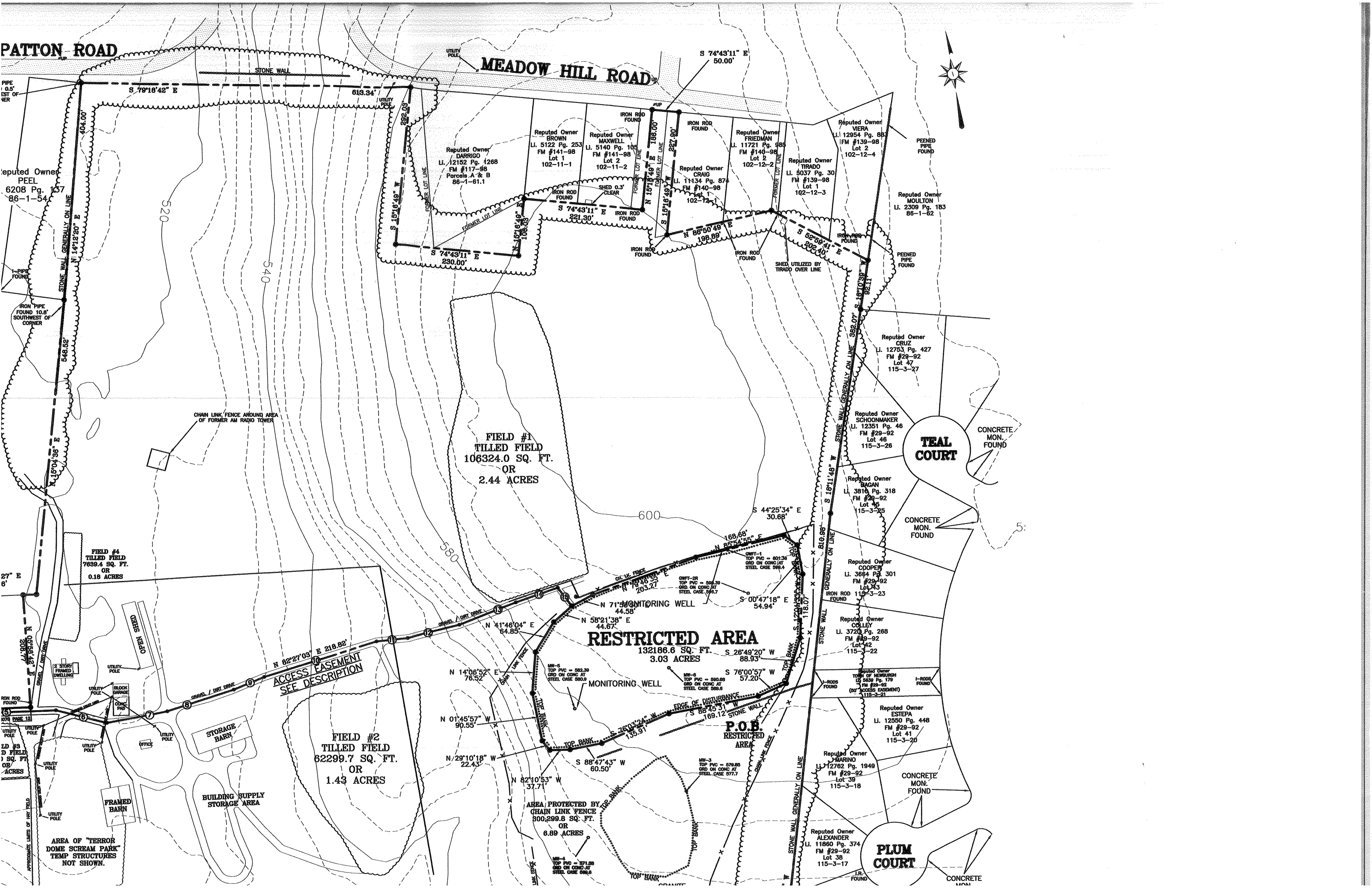
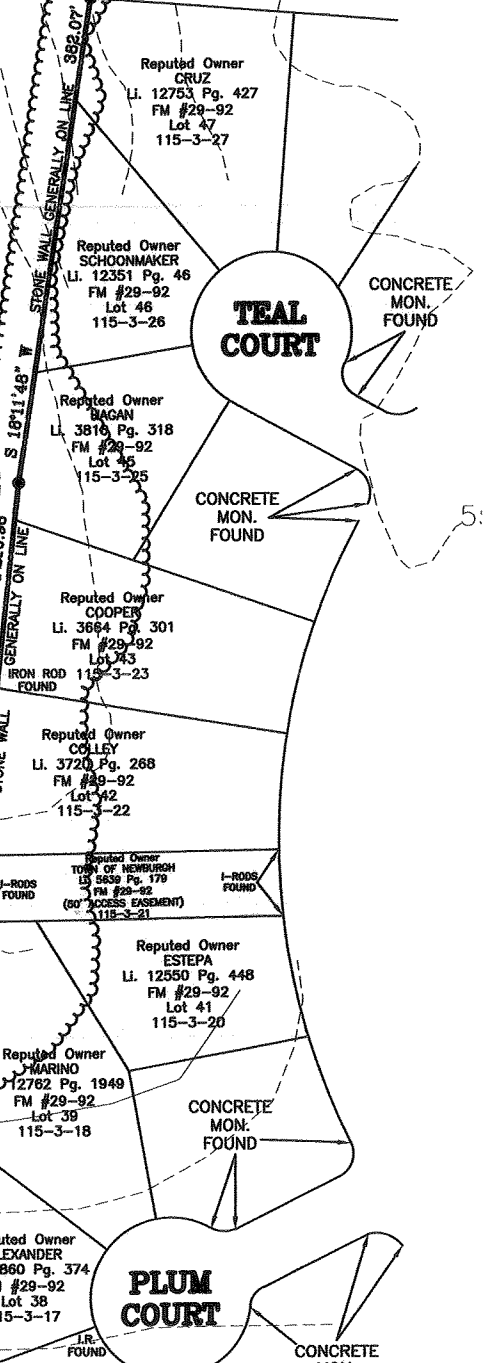
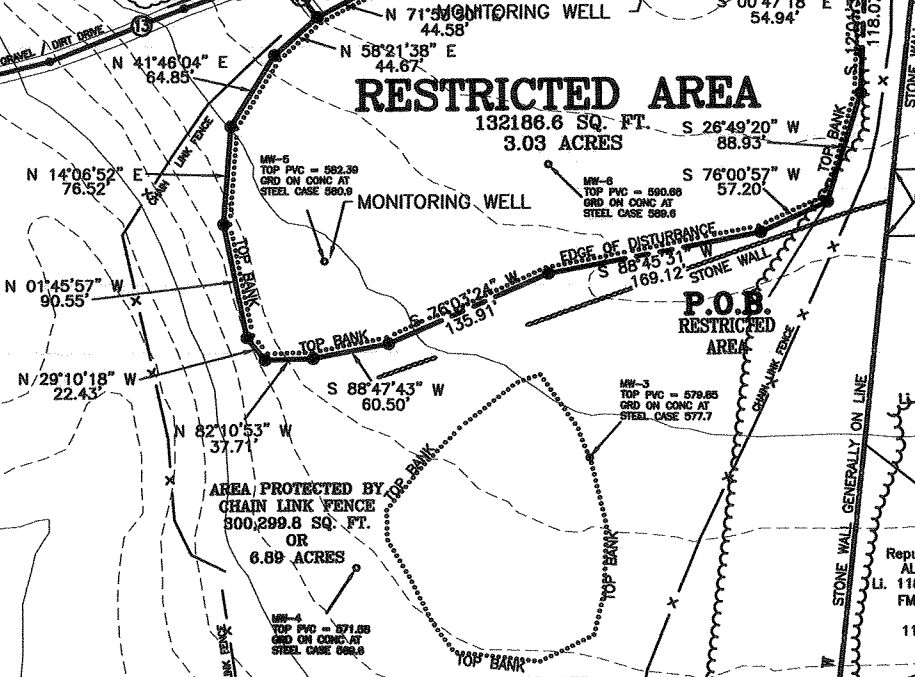
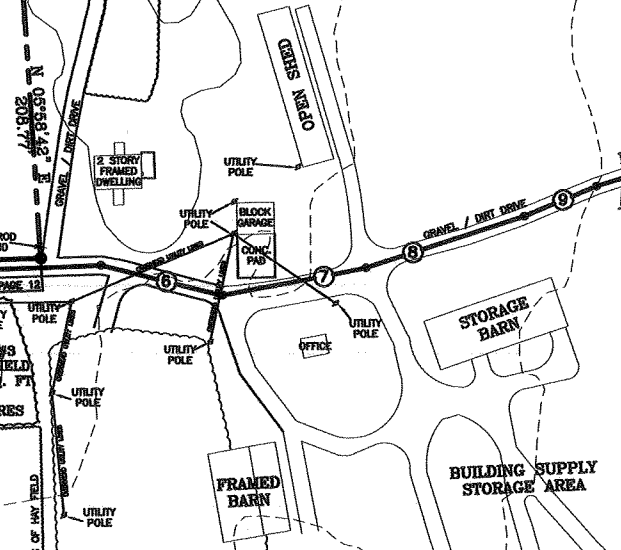
RESTRICTED AREA  
132186.6 SQ. FT.  
3.03 ACRES

AREA PROTECTED BY  
CHAIN LINK FENCE  
800,299.8 SQ. FT.  
OR  
8.89 ACRES

TEAL COURT

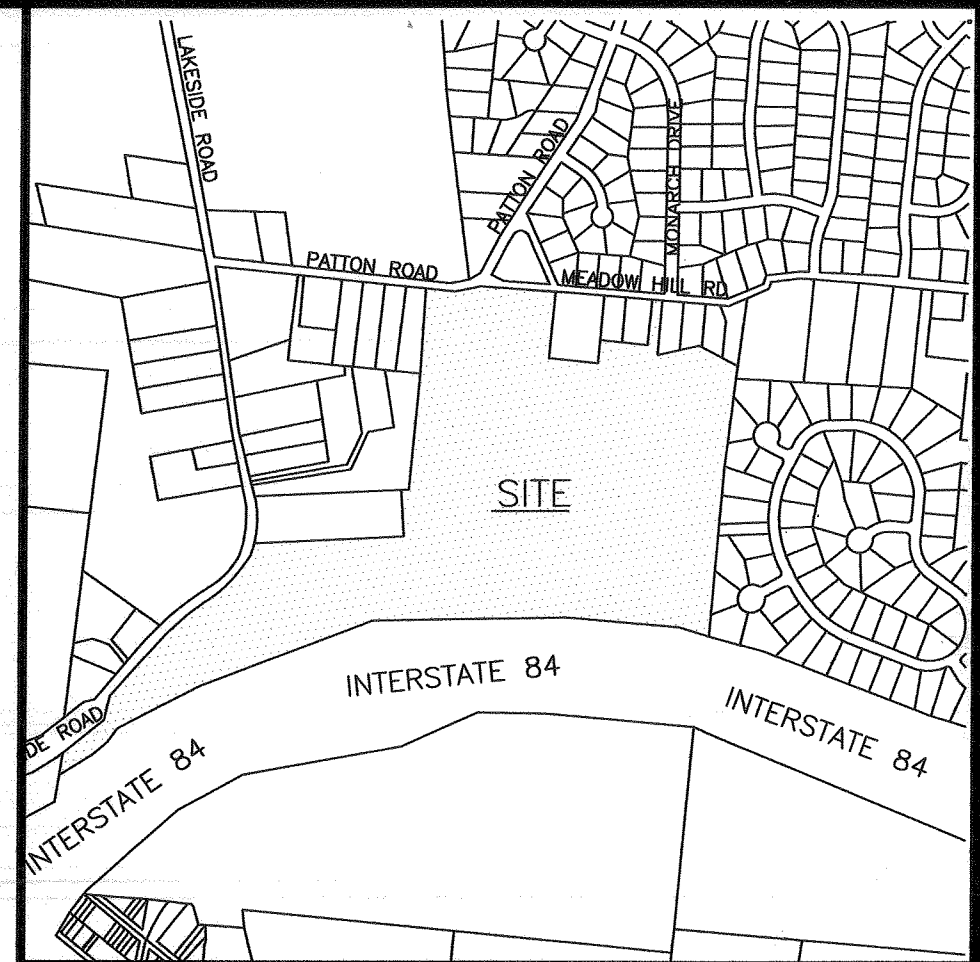
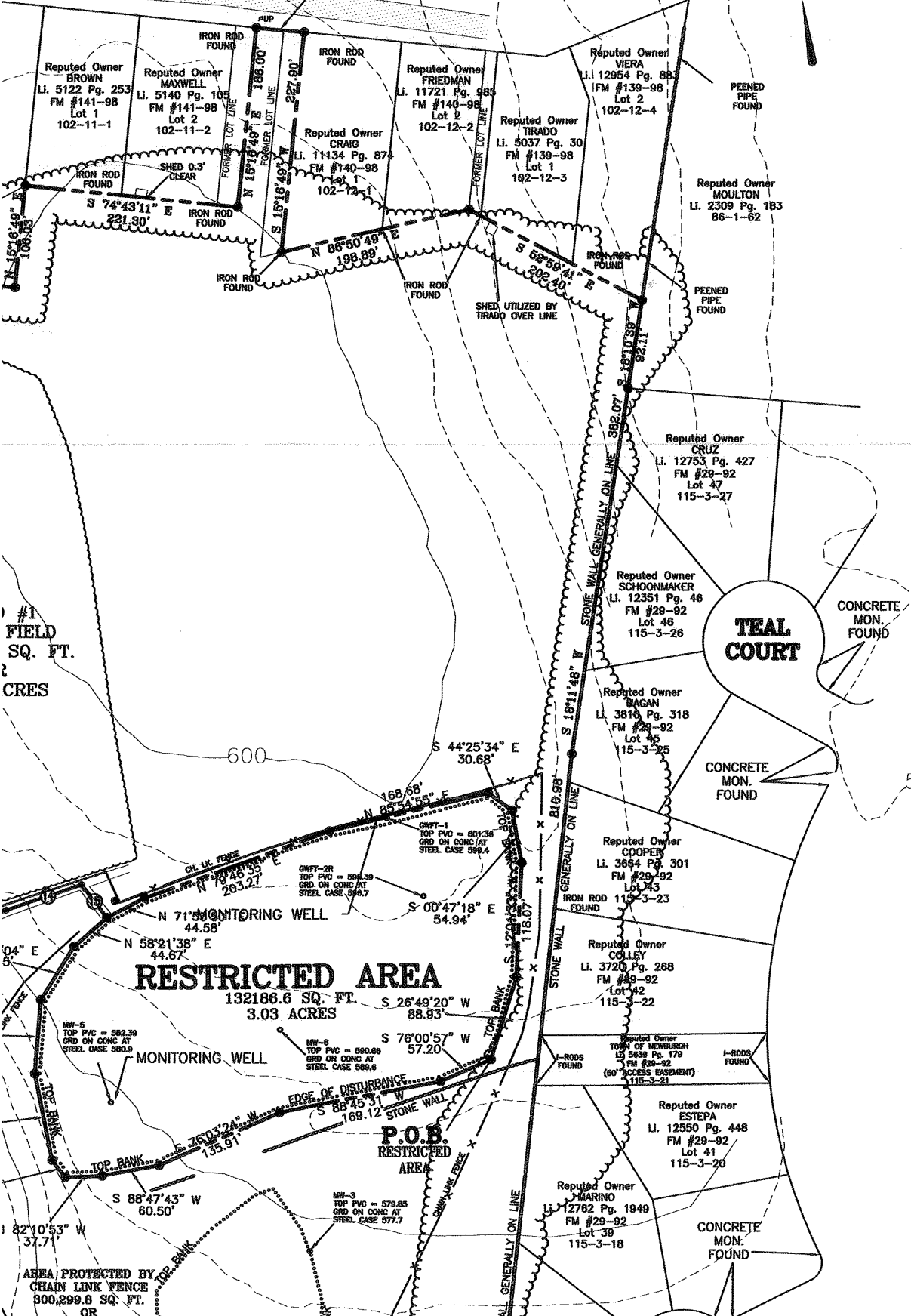
PLUM COURT

AREA OF "TERROR  
DOME SCREAM PARK"  
TEMP STRUCTURES  
NOT SHOWN.



MEADOW HILL ROAD

S 74°43'11" E  
50.00'



**LOCATION MAP**  
SCALE: 1"=1000'  
SOURCE: OCVAGIS TAX MAPS

**GENERAL NOTES:**

1. APPLICANT & OWNER:  
FRANK DARRIGO REVOCABLE TRUST  
84 LAKESIDE RD  
NEWBURGH NY 12550

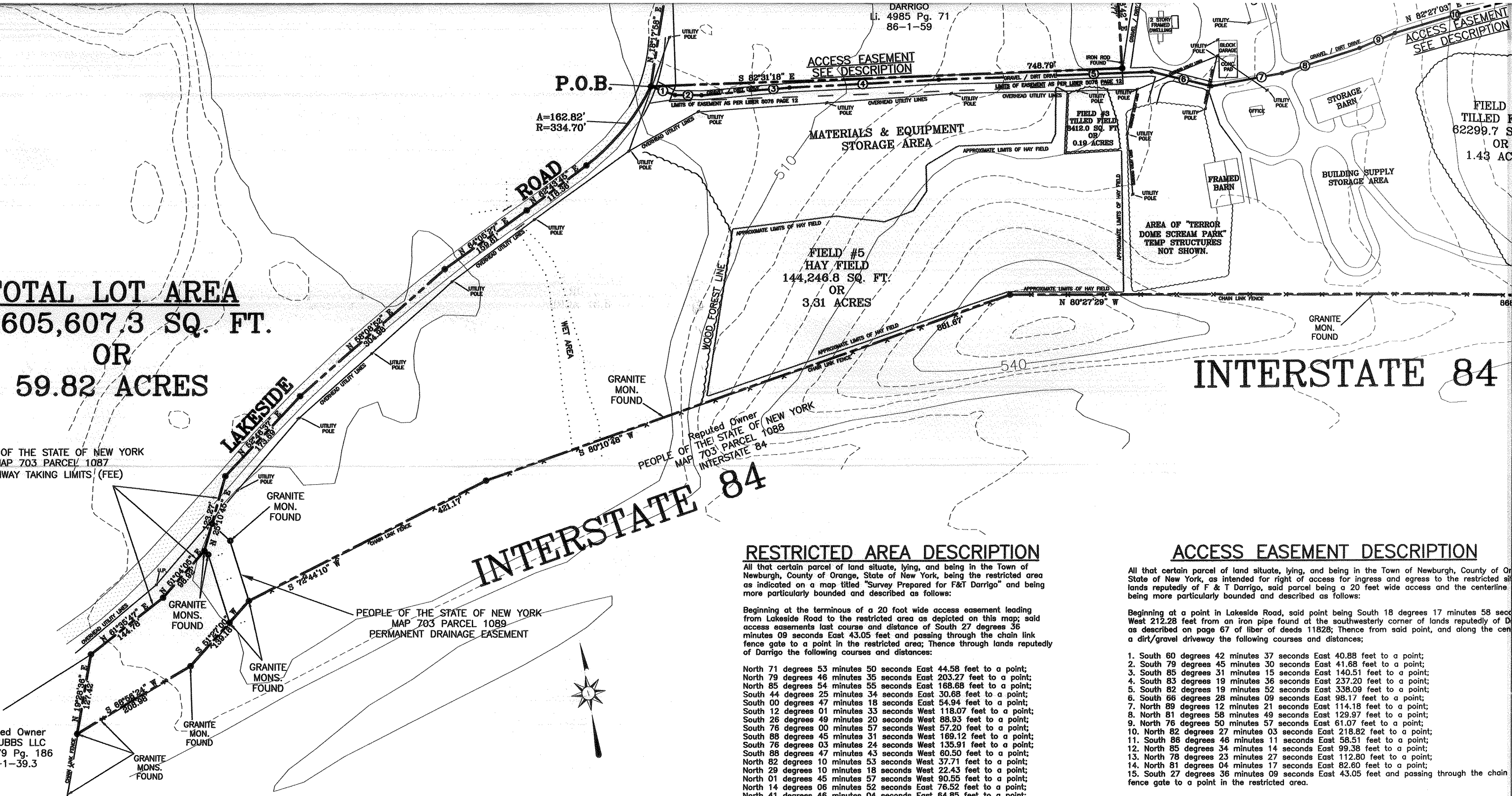
**REFERENCES:**

1. TOWN OF NEWBURGH TAX MAP SBL 86-1-96.
2. 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.
3. 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 1002.
4. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM THE ORANGE COUNTY WATER AUTHORITY GIS WEBSITE.
5. THIS MAP IS NOT FOR CONSTRUCTION PURPOSES. IT SOLELY FOR THE USE OF A ZONING BOARD OF APPEALS VARIANCE.

**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 (FEE)

Reputed Owner  
 COSTUBBS LLC  
 Li. 4679 Pg. 186  
 86-1-39.3



**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 terminus of a 20 foot wide access easement leading from Lakeside Road to the restricted area as depicted on this map; said access easements 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 55 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;
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- 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 64.85 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**

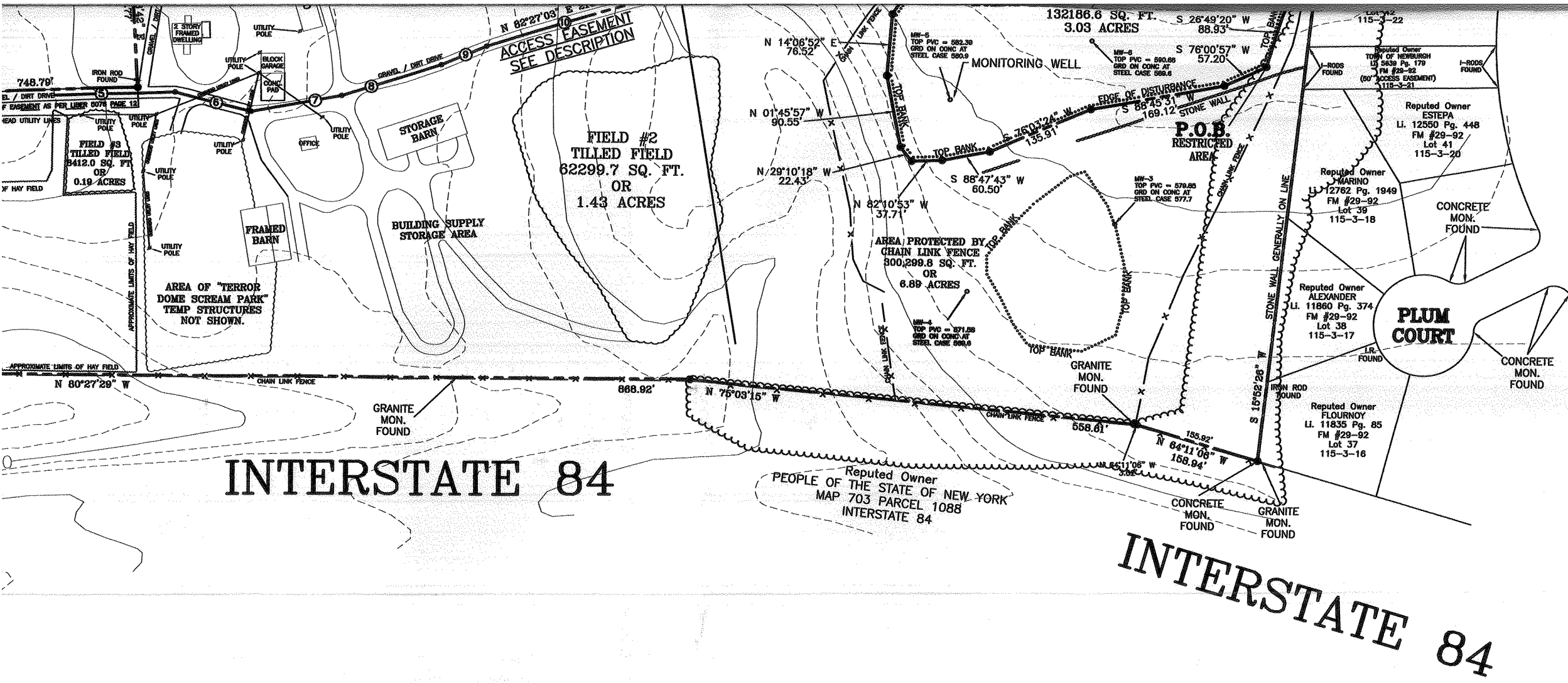
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Beginning at a point in Lakeside Road, said point being South 18 degrees 17 minutes 58 seconds West 212.28 feet from an iron pipe found at the southwestern corner of lands reputedly of Darrigo as described on page 67 of liber of deeds 11828; Thence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

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- 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.

**EXISTING CONDITIONS**

SCALE: 1"=150'

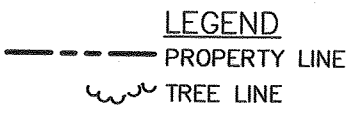


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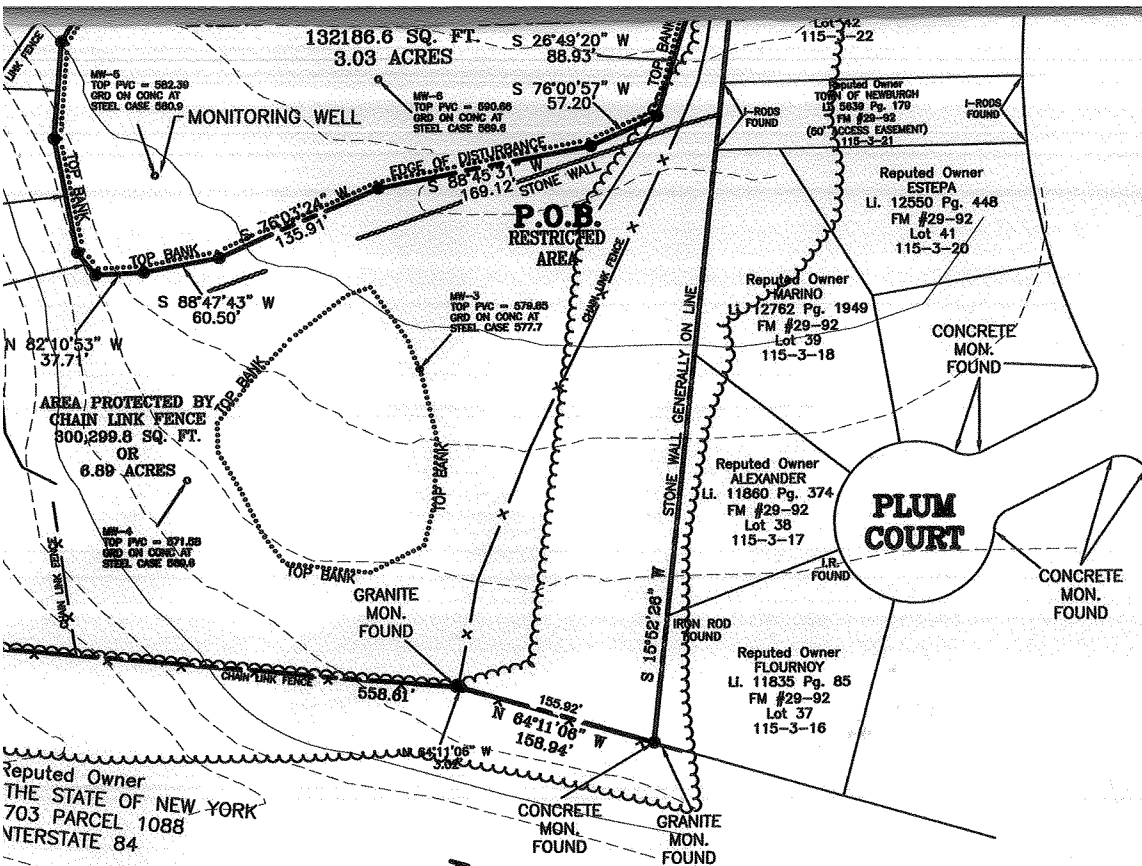


**EXISTING CONDITIONS**

SCALE: 1"=150'

REVISION	BY	DATE

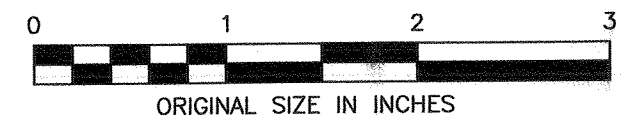




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5. THIS MAP IS NOT FOR CONSTRUCTION PURPOSES. IT SOLELY FOR THE USE OF A ZONING BOARD OF APPEALS VARIANCE.
6. INFORMATION REGARDING SOLAR POWER GENERATED FOR THIS FACILITY HAS BEEN PROVIDED BY ENTER SOLAR, 805 THIRD AVENUE, 20th FLOOR, NEW YORK, NY, 1002

**INTERSTATE 84**

**LEGEND**  
 - - - - - PROPERTY LINE  
 ~~~~~ TREE LINE



**Dig Safely. New York**  
**Call 811**  
 before you dig

| REVISION | BY | DATE | DESCRIPTION |
|----------|----|------|-------------|
|          |    |      |             |
|          |    |      |             |
|          |    |      |             |
|          |    |      |             |

59.82 ACRES

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

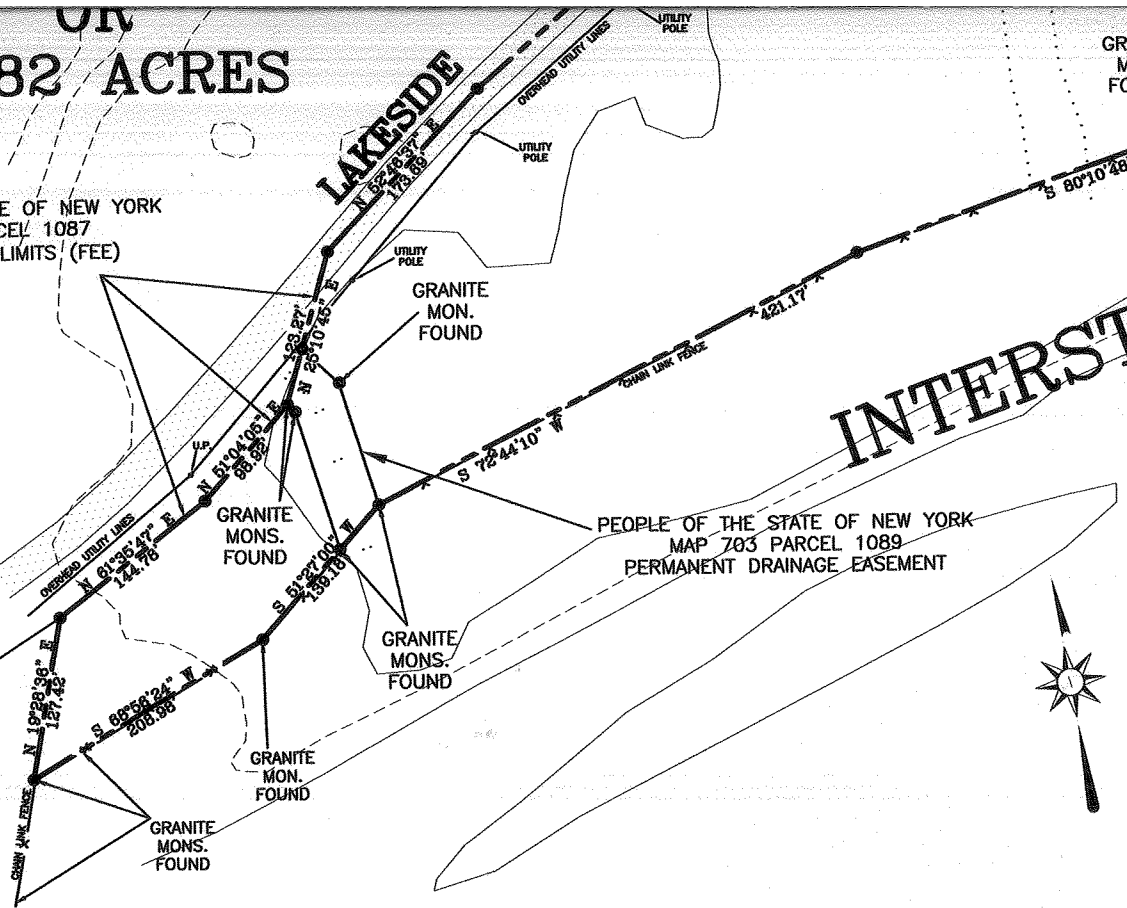
GRANITE  
MON.  
FOUND.

Reputed Owner  
THE STATE OF NEW YORK  
MAP 703 PARCEL 1088  
INTERSTATE 84

INTERSTATE 84

PEOPLE OF THE STATE OF NEW YORK  
MAP 703 PARCEL 1089  
PERMANENT DRAINAGE EASEMENT

Reputed Owner  
COSTUBBS LLC  
Li. 4679 Pg. 186  
86-1-39.3



**RESTRICTED AREA DESCRIPTION**

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- 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 60.50 feet to a point;
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- North 29 degrees 10 minutes 18 seconds West 22.43 feet to a point;
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**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 lands reputedly of F & T Darrigo, said parcel being a 20 feet wide access and the easement being more particularly bounded and described as follows:

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

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- 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 fence gate to a point in the restricted area.

**EXISTING CONDITIONS**

SCALE: 1"=150'

WARNING- IT IS A VIOLATION OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2, FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATIONAL LAW, SECTION 7209.2

ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

# INTERSTATE 84

Reputed Owner  
PEOPLE OF THE STATE OF NEW YORK  
MAP 703 PARCEL 1088  
INTERSTATE 84

# INTERSTATE 84

GRANITE  
MON.  
FOUND

LI. 11835 Pg. 80  
FM #29-92  
Lot 37  
115-3-16

CONCRETE  
MON.  
FOUND

GRANITE  
MON.  
FOUND

## 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;

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### LEGEND

--- PROPERTY LINE  
~~~~ TREE LINE

## BOUNDING CONDITIONS

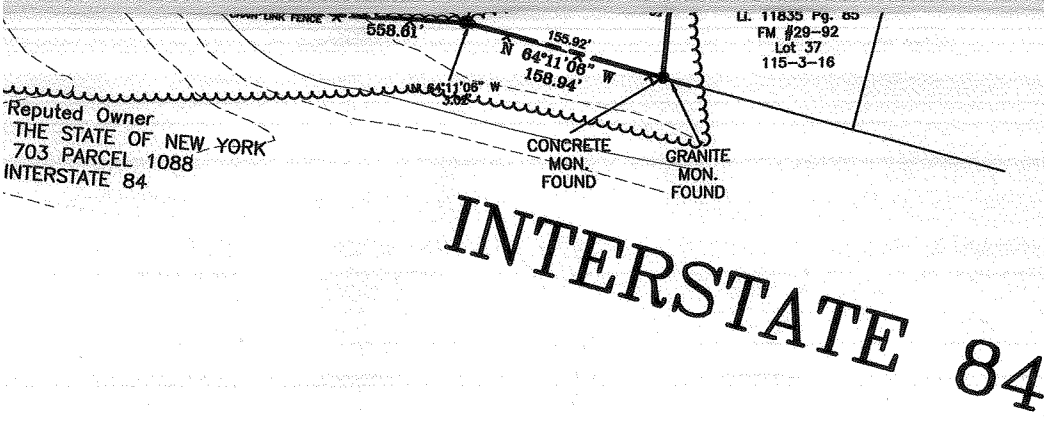
SCALE: 1"=150'

| REVISION | BY | DATE |
|----------|----|------|
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |
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THIS SHEET IS NOT

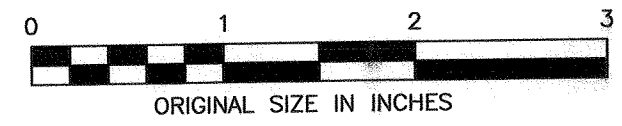
# VALID





**INTERSTATE 84**

**LEGEND**  
 - - - - - PROPERTY LINE  
 ~~~~~ TREE LINE



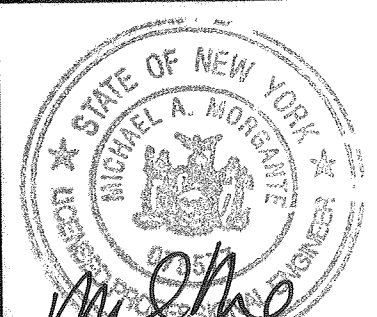
**Dig Safely. New York**  
**Call 811**  
 before you dig

| REVISION | BY | DATE | DESCRIPTION |
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THIS SHEET IS NOT VALID WITHOUT ALL OF THE SHEETS THAT COMPRISE THE SET

**ARDEN CONSULTING ENGINEERS, PLLC**  
 P.O. BOX 340 MONROE  
 TEL: (845) 782-8000  
 WWW.ARDENCONSULTING.COM

**ORIGINAL**



**4 MW AC SOLAR FARM**  
**DARRIGO**  
 84 LAKESIDE AVENUE  
 TOWN OF NEWBURGH - ORANGE COUNTY, N.Y.

**EXISTING CONDITIONS**

JOB#: 18-014  
 SCALE: AS NOTED  
 DATE: 6-11-18  
 DRAWN: MM  
 CHECKED: MM

**PATTON ROAD**

IRON PIPE FOUND 0.5' SOUTHWEST OF CORNER

EQUIPMENT PAD

Reputed Owner  
PEEL  
Li. 6208 Pg. 137  
86-1-54

I-ROD FOUND

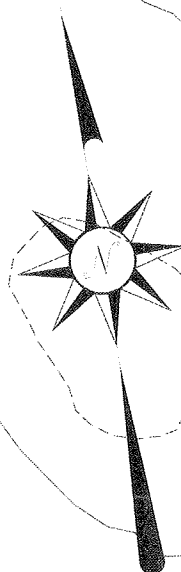
I-PIPE FOUND

IRON PIPE FOUND 10.8' SOUTHWEST OF CORNER

FM #289-06  
Lot 2  
86-1-58.12

FM #289-06  
Lot 1  
86-1-58.11

Reputed Owner  
DARRIGO  
Li. 11828 Pg. 67  
FM #289-06  
Lot 3  
86-1-58.13



IRON RODS FOUND

IRON PIPE FOUND

N 82°31'18" W  
788.80'

Reputed Owner  
DARRIGO  
Li. 4985 Pg. 71  
86-1-59

ACCESS EASEMENT  
SEE DESCRIPTION

P.O.B.

MATERIALS & EQUIPMENT  
STORAGE AREA

FIELD #3  
TILLED FIELD  
8412.0 SQ. FT.  
OR  
0.19 ACRES

FENCE 15' OFF

GRAVEL / DIRT DRIVE

UTILITY POLE

BLOCK PAD

UTILITY POLE

UTILITY POLE

UTILITY POLE

OFFICE

UTILITY POLE

UTILITY POLE

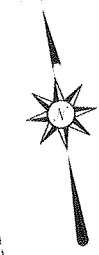
STORAGE BARN

ACCESS EASEMENT  
SEE DESCRIPTION

6

**PATTON ROAD**

**MEADOW HILL ROAD**



IRON PIPE FOUND 0.5' SOUTHWEST OF CORNER

EQUIPMENT PAD

Reputed Owner DARRIGO  
LI. 12152 Pg. 1268  
FM #117-98  
Parcels A & B  
86-1-81.1

Reputed Owner BROWN  
LI. 5122 Pg. 253  
FM #141-98  
Lot 1  
102-11-1

Reputed Owner MAXWELL  
LI. 5140 Pg. 105  
FM #141-98  
Lot 2  
102-11-2

Reputed Owner FRIEDMAN  
LI. 11721 Pg. 885  
FM #140-98  
Lot 2  
102-12-2

Reputed Owner VIERA  
LI. 12954 Pg. 88  
FM #139-98  
Lot 2  
102-12-4

Reputed Owner CRAIG  
LI. 11134 Pg. 87  
FM #140-98  
Lot 1  
102-12-1

Reputed Owner TRAZO  
LI. 5037 Pg. 30  
FM #139-98  
Lot 1  
102-12-3

Reputed Owner MOULTON  
LI. 2309 Pg. 183  
86-1-82

Reputed Owner PEEL  
LI. 6208 Pg. 107  
86-1-54

NEW ROAD

20' ACCESS ROAD

20% GRADIENT AREA

FM #289-06  
Lot 2  
86-1-58.12

Reputed Owner CRUZ  
LI. 12753 Pg. 427  
FM #29-92  
Lot 47  
115-3-27

Reputed Owner SCHOONMAKER  
LI. 12351 Pg. 46  
FM #29-92  
Lot 46  
115-3-26

**TEAL COURT**

Reputed Owner BAGAN  
LI. 3816 Pg. 318  
FM #29-92  
Lot 45  
115-3-25

Reputed Owner COOPER  
LI. 3664 Pg. 301  
FM #29-92  
Lot 43  
115-3-23

Reputed Owner COLLEY  
LI. 3720 Pg. 268  
FM #29-92  
Lot 42  
115-3-22

Reputed Owner TOWN OF NEWBURGH  
LI. 5639 Pg. 178  
FM #29-92  
(50' ACCESS EASEMENT)  
115-3-21

Reputed Owner ESTEPA  
LI. 12550 Pg. 448  
FM #29-92  
Lot 41  
115-3-20

Reputed Owner DARRIGO  
LI. 11828 Pg. 67  
FM #289-06  
Lot 3  
86-1-58.13

FENCE 15' OFF

ACCESS EASEMENT  
SEE DESCRIPTION

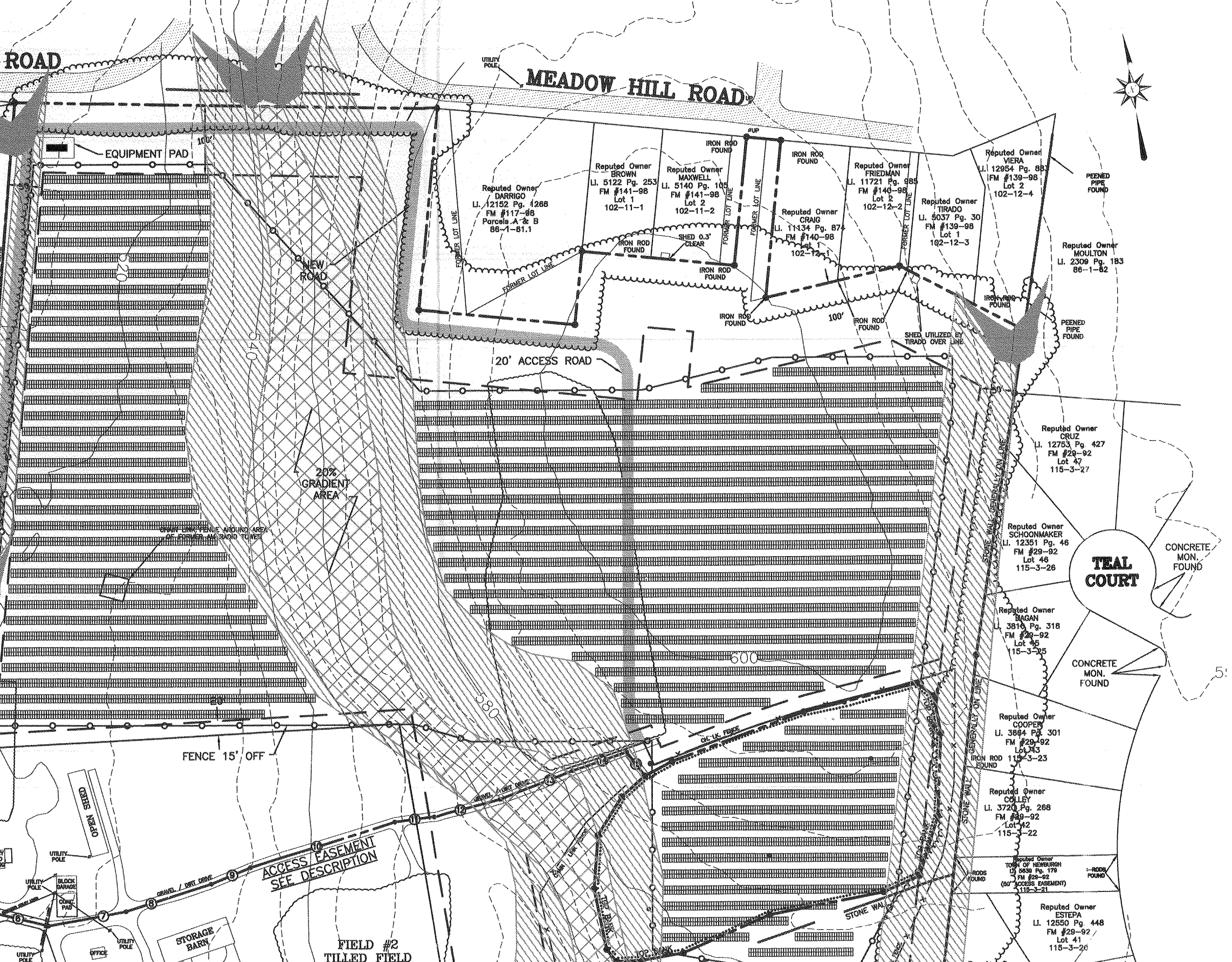
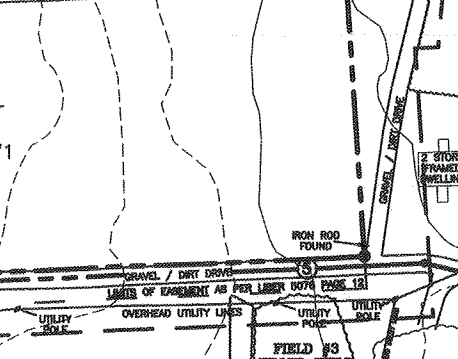
FIELD #2  
TILLED FIELD

FIELD #3  
TILLED FIELD

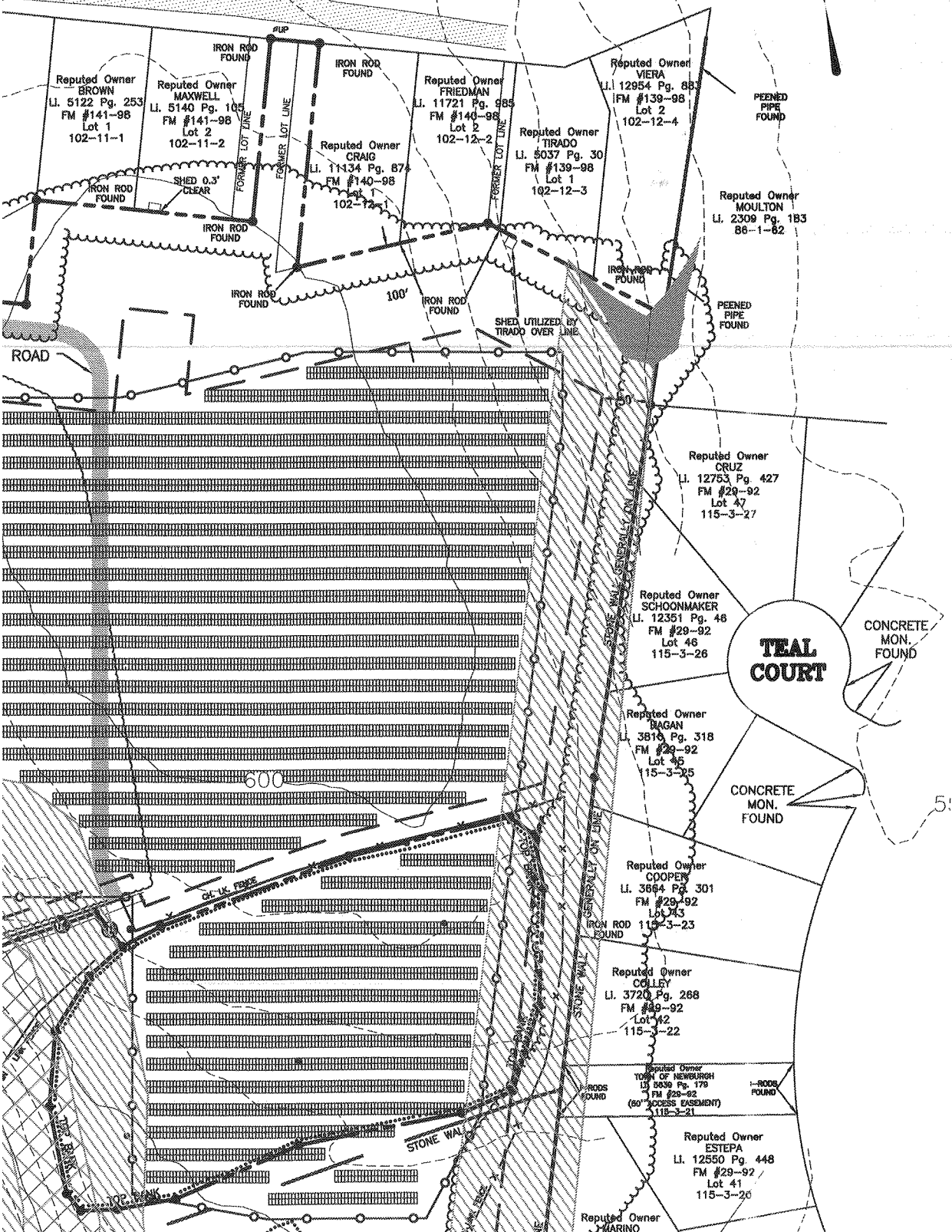
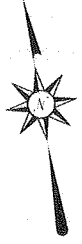
9-06  
58.11

71

5'



ADOW HILL ROAD



Reputed Owner BROWN  
LI. 5122 Pg. 253  
FM #141-98  
Lot 1  
102-11-1

Reputed Owner MAXWELL  
LI. 5140 Pg. 105  
FM #141-98  
Lot 2  
102-11-2

Reputed Owner FRIEDMAN  
LI. 11721 Pg. 985  
FM #140-98  
Lot 2  
102-12-2

Reputed Owner CRAIG  
LI. 11434 Pg. 874  
FM #140-98  
Lot 1  
102-12-3

Reputed Owner VIERA  
LI. 12954 Pg. 88  
FM #139-98  
Lot 2  
102-12-4

Reputed Owner TIRADO  
LI. 5037 Pg. 30  
FM #139-98  
Lot 1  
102-12-3

Reputed Owner MOULTON  
LI. 2309 Pg. 183  
86-1-82

Reputed Owner CRUZ  
LI. 12753 Pg. 427  
FM #29-92  
Lot 47  
115-3-27

Reputed Owner SCHOONMAKER  
LI. 12351 Pg. 48  
FM #29-92  
Lot 46  
115-3-26

**TEAL COURT**

CONCRETE MON. FOUND

Reputed Owner BAGAN  
LI. 3816 Pg. 318  
FM #29-92  
Lot 45  
115-3-25

CONCRETE MON. FOUND

Reputed Owner COOPERS  
LI. 3864 Pg. 301  
FM #29-92  
Lot 43  
115-3-23

Reputed Owner COLLEY  
LI. 3720 Pg. 268  
FM #29-92  
Lot 42  
115-3-22

Reputed Owner TOWN OF NEWBERRICH  
LI. 8038 Pg. 176  
FM #29-92  
(60' ACCESS EASEMENT)  
115-3-21

Reputed Owner ESTEPA  
LI. 12550 Pg. 448  
FM #29-92  
Lot 41  
115-3-20

Reputed Owner MARINO

**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 (FEE)

Reputed Owner  
COSTUBBS LLC  
Li. 4679 Pg. 186  
86-1-39.3

PEOPLE OF THE STATE OF NEW YORK  
MAP 703 PARCEL 1089  
PERMANENT DRAINAGE EASEMENT

P.O.B.

ACCESS EASEMENT  
SEE DESCRIPTION

MATERIALS & EQUIPMENT  
STORAGE AREA

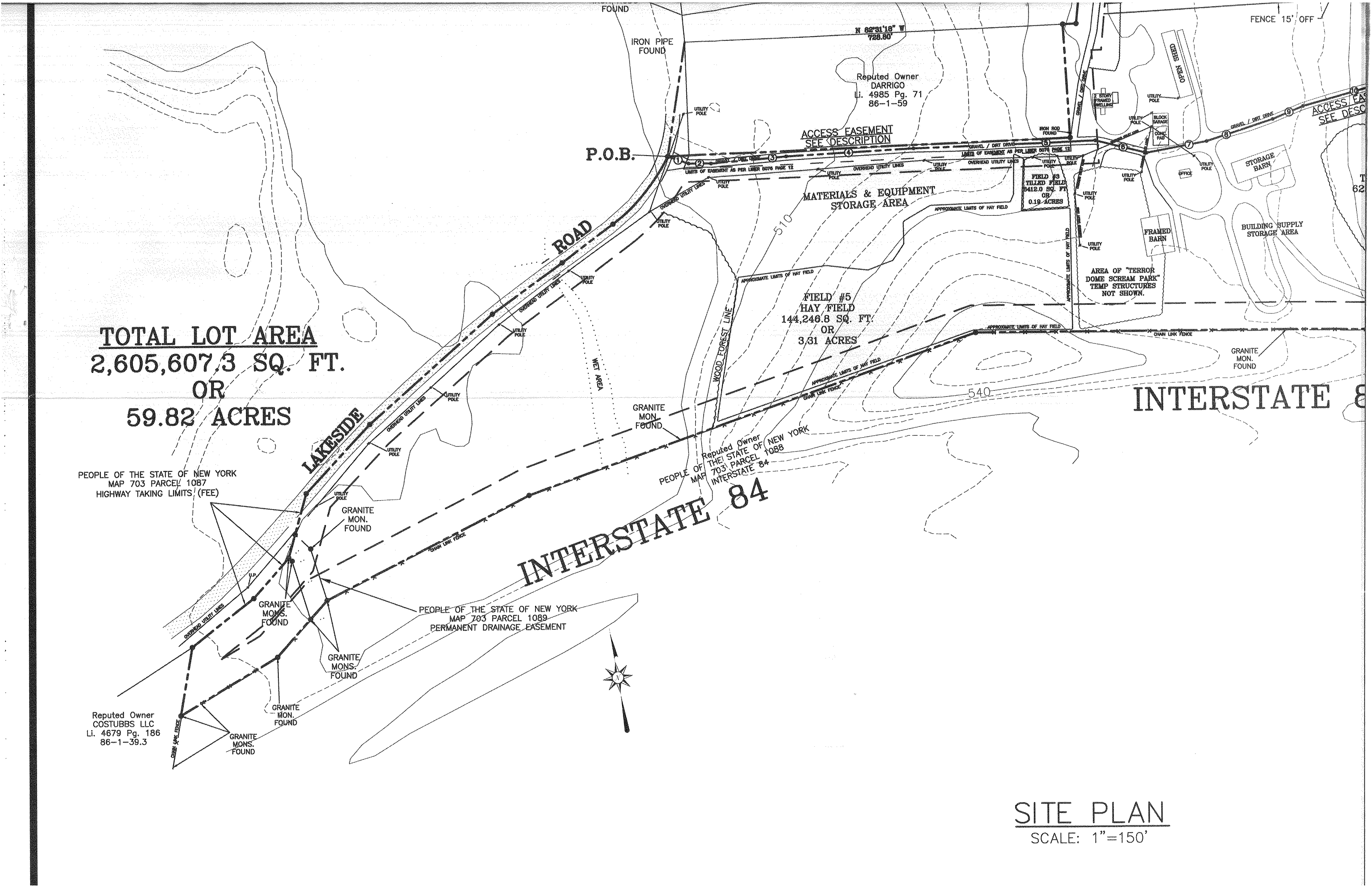
FIELD #5  
HAY FIELD  
144,246.8 SQ. FT.  
OR  
3.31 ACRES

FIELD #3  
TILLED FIELD  
8412.0 SQ. FT.  
OR  
0.19 ACRES

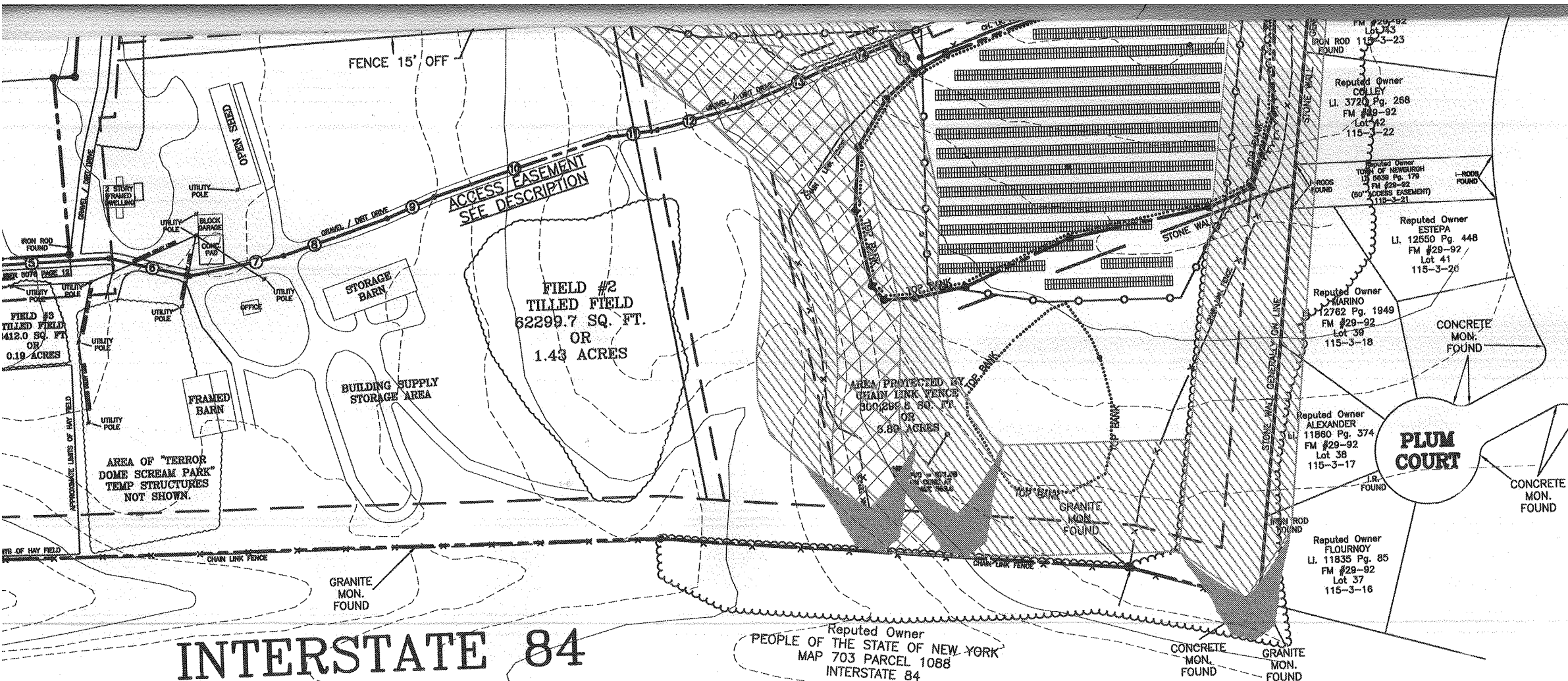
INTERSTATE 84

INTERSTATE 84

**SITE PLAN**  
SCALE: 1"=150'







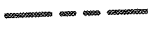
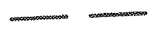






**INTERSTATE 84**

**INTERSTATE 84**

**LEGEND**

-  MODULES
-  AREA OVER 20% SLOPE
-  SHADE ZONE
-  8'6" FENCE
-  PROPERTY LINE
-  100' OFFSET LINE
-  10' X 30' EQUIPMENT PAD
-  TREE LINE

Reputed Owner  
COLLEY  
L. 3720 Pg. 268  
FM #29-92  
Lot #42  
115-3-22

Reputed Owner  
TOWN OF NEWBURGH  
L. 5632 Pg. 179  
FM #29-92  
(50' ACCESS EASEMENT)  
115-3-21

Reputed Owner  
ESTEPA  
L. 12550 Pg. 448  
FM #29-92  
Lot 41  
115-3-20

Reputed Owner  
MARINO  
L. 12762 Pg. 1949  
FM #29-92  
Lot 39  
115-3-18

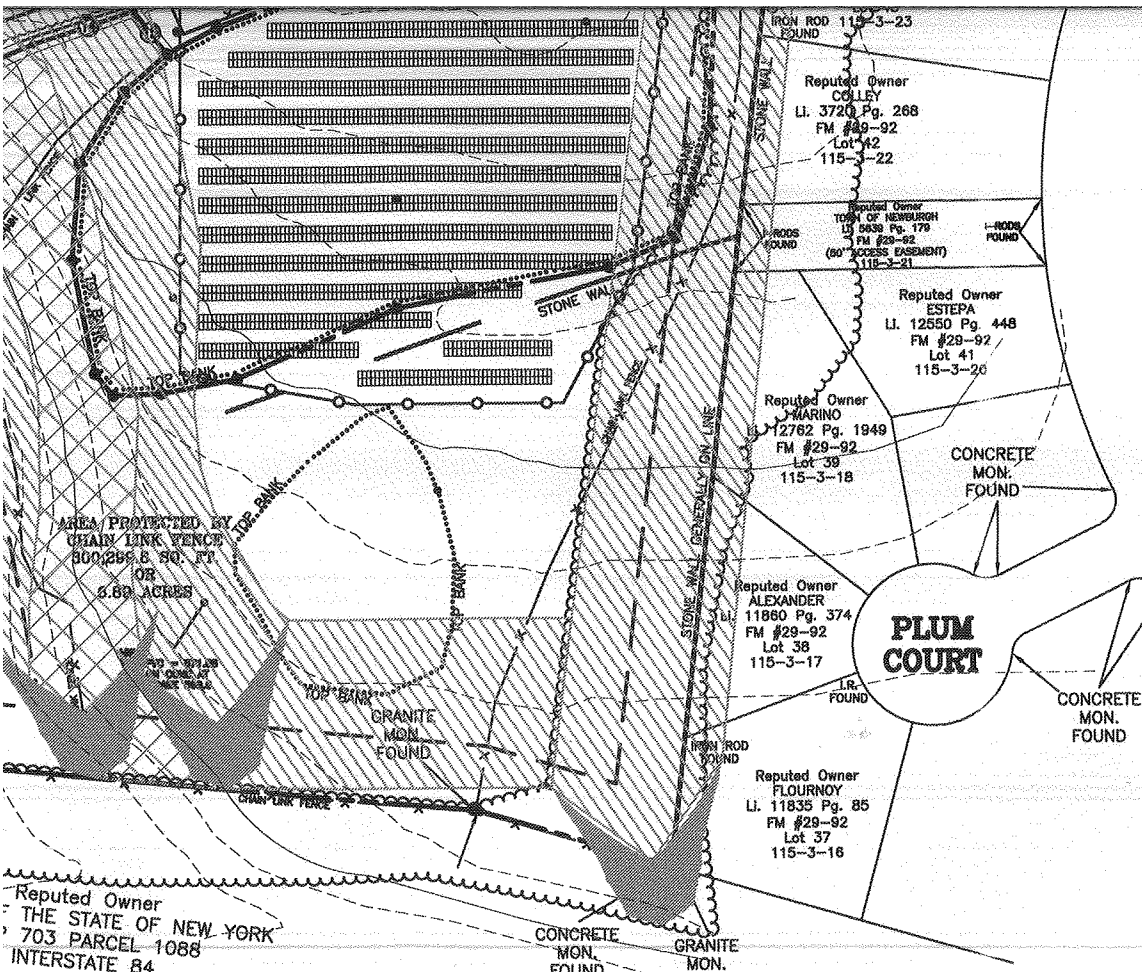
Reputed Owner  
ALEXANDER  
L. 11860 Pg. 374  
FM #29-92  
Lot 38  
115-3-17

Reputed Owner  
FLOURNOY  
L. 11835 Pg. 85  
FM #29-92  
Lot 37  
115-3-16

**PLUM COURT**

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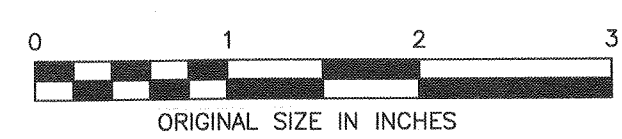
**SITE PLAN**  
SCALE: 1"=150'



**INTERSTATE 84**

**LEGEND**

- MODULES
- AREA OVER 20% SLOPE
- SHADE ZONE
- 8'6" FENCE
- PROPERTY LINE
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- 10' X 30' EQUIPMENT PAD
- TREE LINE



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 before you dig

| REVISION | BY | DATE | DESCRIPTION |
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**TOTAL LOT AREA**  
**2,605,607.3 SQ. FT.**  
**OR**  
**59.82 ACRES**

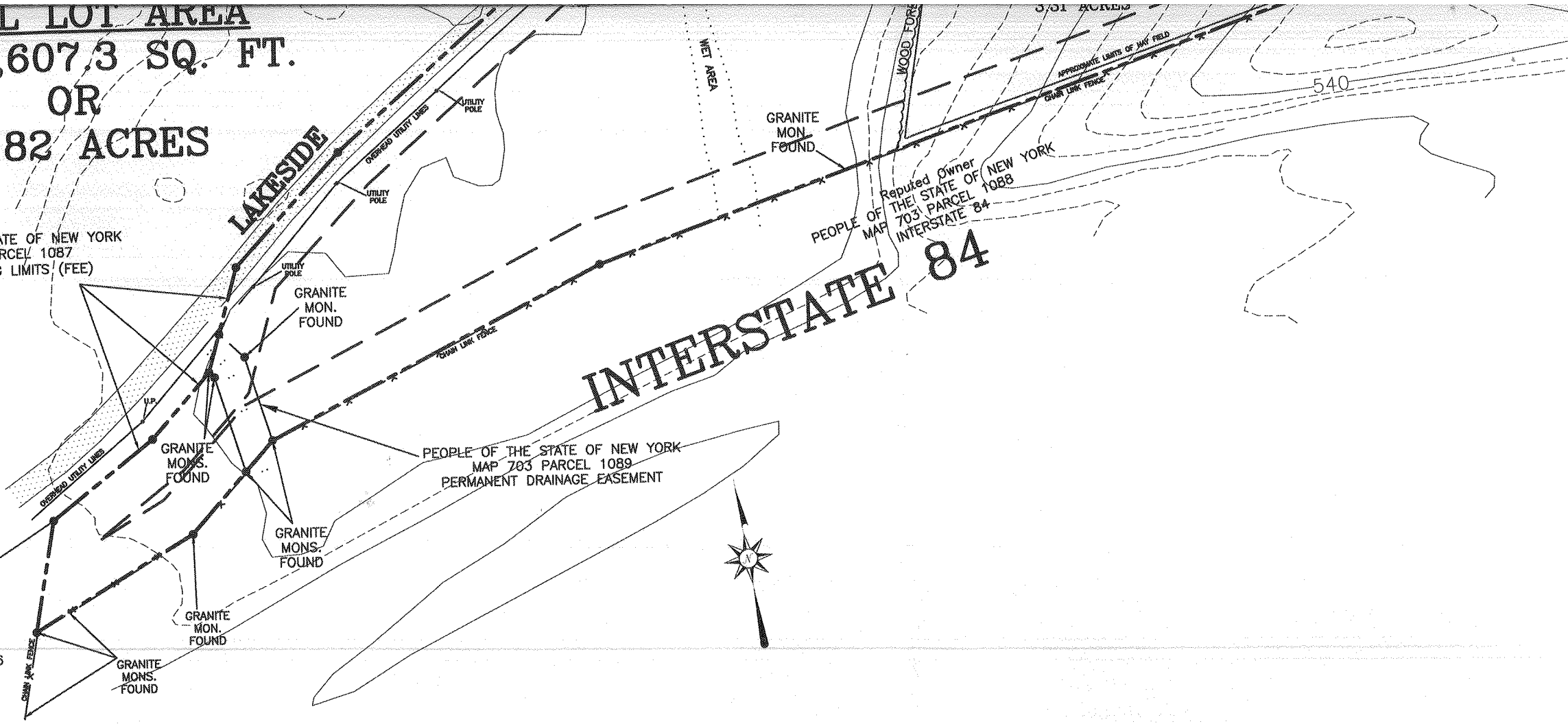
**INTERSTATE 84**

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

PEOPLE OF THE STATE OF NEW YORK  
MAP 703 PARCEL 1088  
INTERSTATE 84

PEOPLE OF THE STATE OF NEW YORK  
MAP 703 PARCEL 1089  
PERMANENT DRAINAGE EASEMENT

Reputed Owner  
COSTUBBS LLC  
Li. 4679 Pg. 186  
86-1-39.3



**SITE PLAN**  
SCALE: 1"=150'





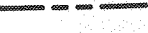
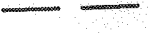


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ONLY MAPS WITH EMBOSSED SEALS ARE GENUINE COPIES OF THE ORIGINAL WORK AND OPINION. MAPS NOT BEARING EMBOSSED SEALS SHOULD NOT BE RELIED UPON SINCE OTHER THAN EMBOSSED-SEAL COPIES MAY CONTAIN UNAUTHORIZED AND UNDETECTABLE MODIFICATIONS, DELETIONS, ADDITIONS AND CHANGES.

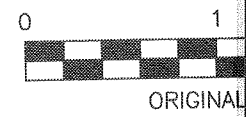
INTERSTATE 84

INTERSTATE 84

LEGEND

-  MODULES
-  AREA OVER 20% SLOPE
-  SHADE ZONE
-  8'6" FENCE
-  PROPERTY LINE
-  100' OFFSET LINE
-  10' X 30' EQUIPMENT PAD
-  TREE LINE


PLAN  
1"=150'

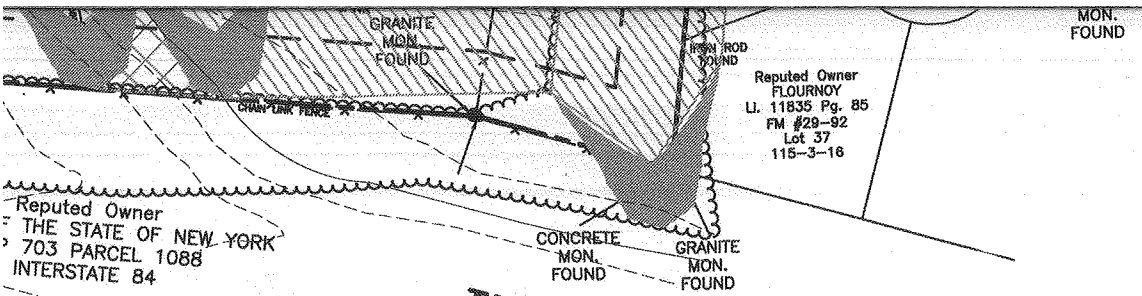


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THIS SHEET IS NOT VALID WITH

**ARDEN CONS**  
P.O.  
WWW

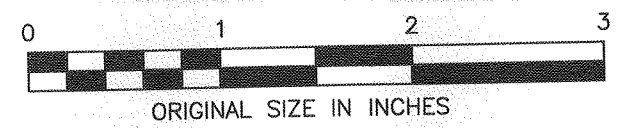
|                                                                                                                                                                   |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <br><i>M. Morgante</i><br><b>MICHAEL A. MORGANTE, P.E.</b><br>LIC. NO. 78577 | 4    |
|                                                                                                                                                                   | TOWN |



**INTERSTATE 84**

**LEGEND**

- MODULES
- AREA OVER 20% SLOPE
- SHADE ZONE
- 8'6" FENCE
- PROPERTY LINE
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- 10' X 30' EQUIPMENT PAD
- TREE LINE



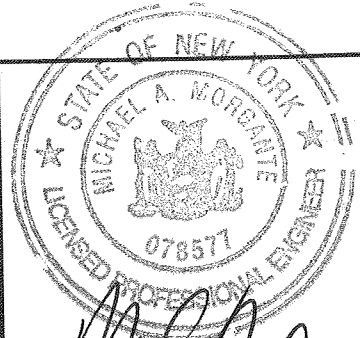
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**Call 811**  
 before you dig

| REVISION | BY | DATE | DESCRIPTION |
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**ARDEN CONSULTING ENGINEERS, PLLC**

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



*M. Morgante*  
 MICHAEL A. MORGANTE, P.E.  
 LIC. NO. 78577

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

**PROPOSED SITE PLAN**

|           |          |
|-----------|----------|
| JOB#:     | 18-014   |
| SCALE:    | AS NOTED |
| DATE:     | 6-11-18  |
| DRAWN:    | MM       |
| CHECKED:  | MM       |
| SHEET NO. | 2 of 2   |