

Full Size Site Plans

are available for viewing at the

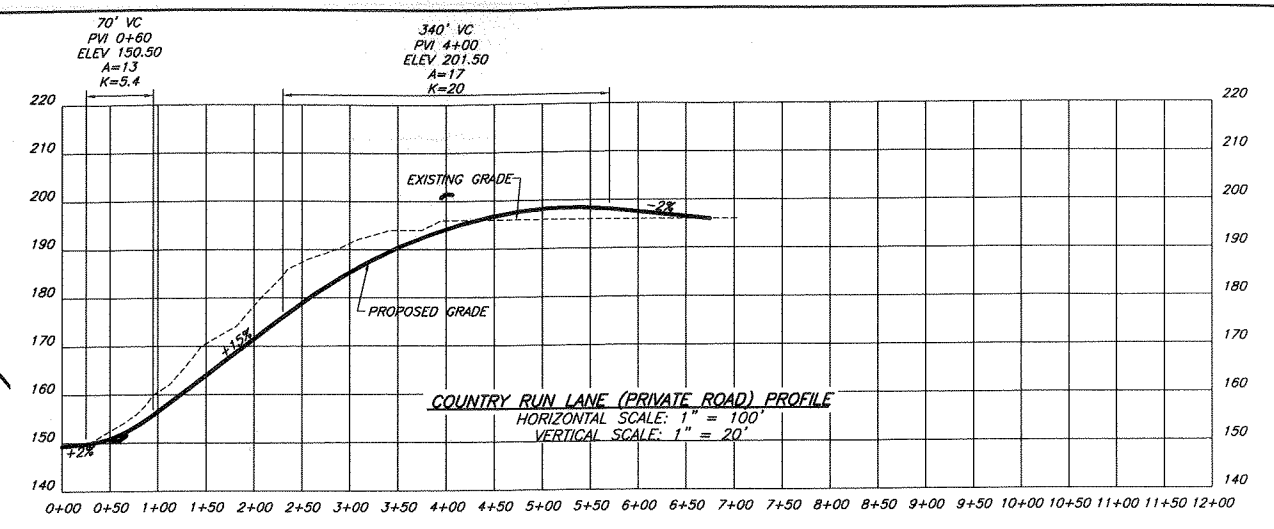
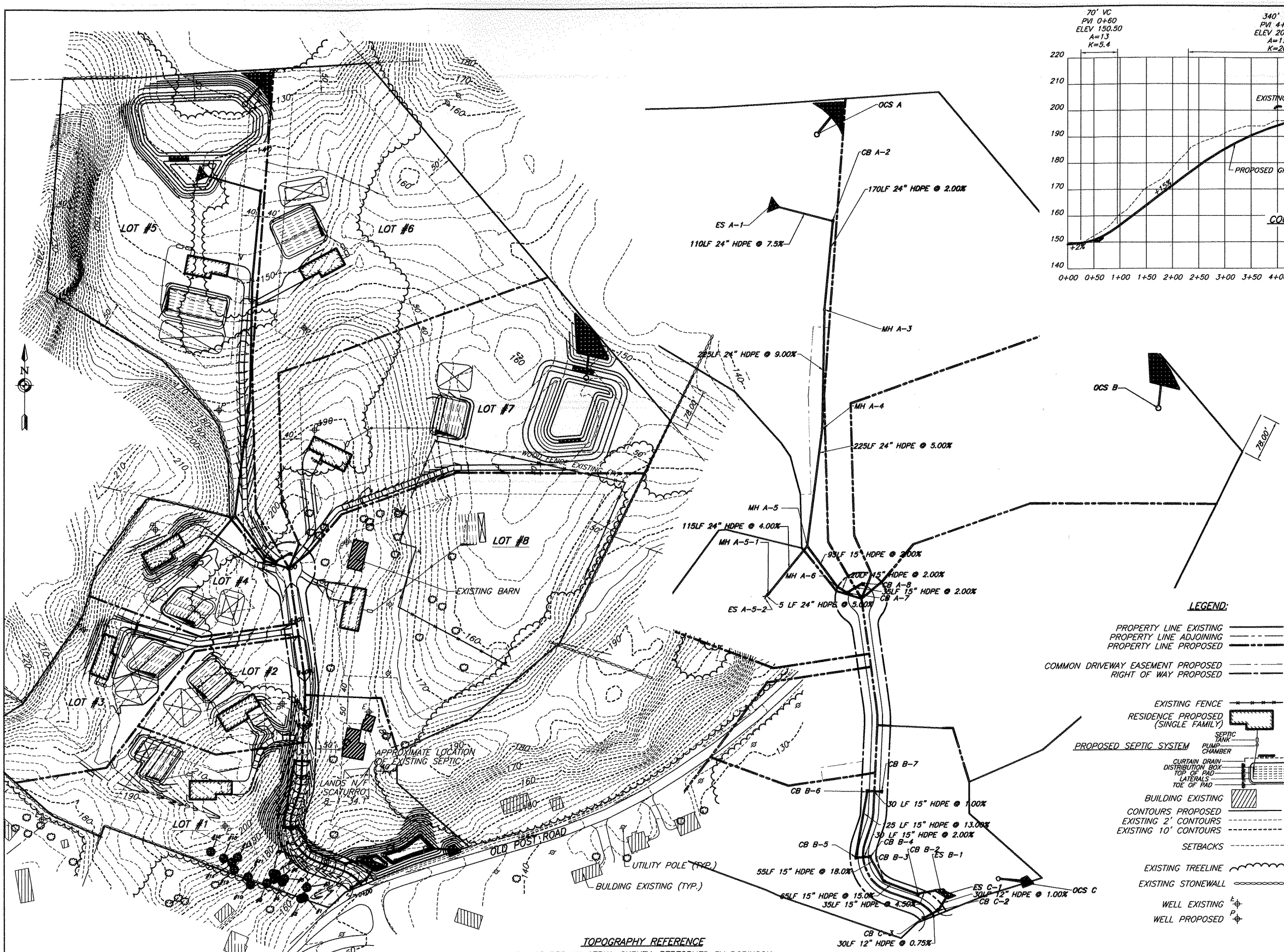
Zoning Board of Appeals

Office located at

308 Gardnertown Road

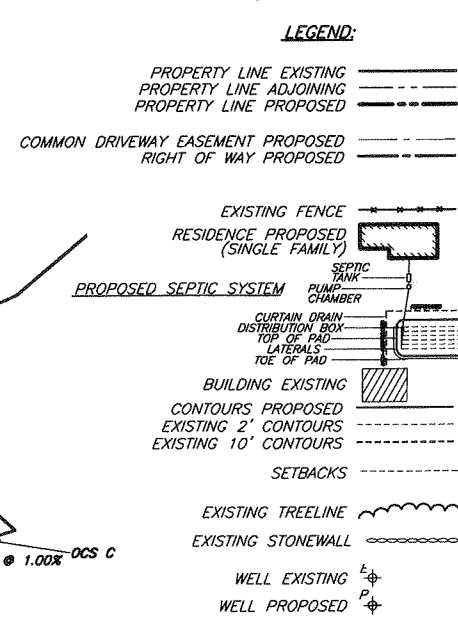
Newburgh, NY

845-566-4901

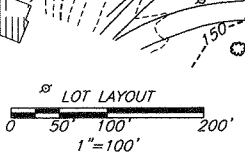


DRAINAGE STRUCTURE INFORMATION

DRAINAGE NETWORK	FROM	TO	RIM	PIPE	LENGTH	SLOPE	INVERT (IN)	INVERT (OUT)	INVERT (LOWER)
A-LINE	CB A-8	CB A-7	195.00	15"	.35 LF	2.00%	---	190.00	189.30
	CB A-7	CB A-6	195.00	15"	.20 LF	2.00%	189.30	189.30	188.90
	MH A-6	MH A-5	193.00	15"	.95 LF	2.00%	188.90	188.90	187.00
	MH A-5	MH A-4	190.00	24"	225 LF	3.00%	187.00 (15")	176.15	164.90
							176.15 (24")		
	MH A-4	MH A-3	171.00	24"	225 LF	9.00%	164.90	164.90	144.65
	MH A-3	CB A-2	150.00	24"	170 LF	2.00%	144.65	144.65	141.25
	CB A-2	ES A-1	145.00	24"	110 LF	7.50%	141.25	141.25	133.00
	ES A-5-2	CB A-5-1	---	24"	5 LF	5.00%	181.00	---	180.75
	CB A-5-1	MH A-5	183.25	24"	115 LF	4.00%	180.75	180.75	176.15
B-LINE	CB B-7	CB B-6	188.00	15"	.30 LF	1.00%	---	185.25	184.95
	CB B-6	CB B-5	188.00	15"	125 LF	13.00%	184.95	184.95	168.70
	CB B-5	CB B-4	171.75	15"	.30 LF	2.0%	168.70	168.70	168.40
	CB B-4	CB B-3	171.75	15"	.55 LF	18.0%	168.40	168.40	158.50
	CB B-3	CB B-2	161.75	15"	.65 LF	15.0%	158.50	158.50	148.75
	CB B-2	ES B-1	151.75	15"	.35 LF	4.5%	148.75	148.75	147.15
C-LINE	CB C-3	CB C-2	149.50	12"	.30 LF	0.75%	---	147.50	147.30
	CB C-2	ES C-1	149.50	12"	.30 LF	1.00%	147.30	147.30	147.00



SLOPE STABILIZATION NOTE
 ALL AREAS WITH FINISHED SLOPES EXCEEDING 30% SHALL BE STABILIZED UTILIZING LANDLOK TRM 450 AS MANUFACTURED BY CONTECH. THIS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.



SHEET IS INCOMPLETE AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET. **P.B. NO. 2006-13**

TACONIC DESIGN ENGINEERING, PLLC
 3125 ROUTE 9W
 NEW WINDSOR, N.Y. 12553
 (845)-569-8400
 (FAX)(845)-569-4583

CHARLES T. BROWN, P.E.
JONATHAN J. CELLA, P.E.
 P.O. BOX 4470
 NEW WINDSOR, N.Y. 12553

100 SCALE LAYOUT AND GRADING
8 LOT SUBDIVISION ENTITLED W/ LOT LINE CHANGE: SCATURRO SUBDIVISION
OLD POST ROAD (S/B/L: 8-1-97 & 8-1-34.1)
TOWN OF NEWBURGH, ORANGE COUNTY, NY

DATE	SCALE	JOB NUMBER	SHEET NUMBER
04/23/04	AS NOTED	04481-CCC	4 OF 13

REVISIONS

REV.	DATE	BY	DESCRIPTION
8	08/14/07	T.D.E.	REVISED DRAINAGE
7	07/17/07	T.D.E.	REVISED PER ROAD RELOCATION
6	06/21/07	T.D.C.	PER CONSULTANT WORK SESSION
5	5/09/07	T.D.C.	PER TOWN COMMENTS
4	01/26/07	T.D.C.	PER TOWN COMMENTS
3	11/02/06	T.D.C.	FOR RESUBMISSION
2	08/22/06	T.D.C.	PER TOWN COMMENTS
1	02/09/06	R.B.M.	IN HOUSE REVISIONS

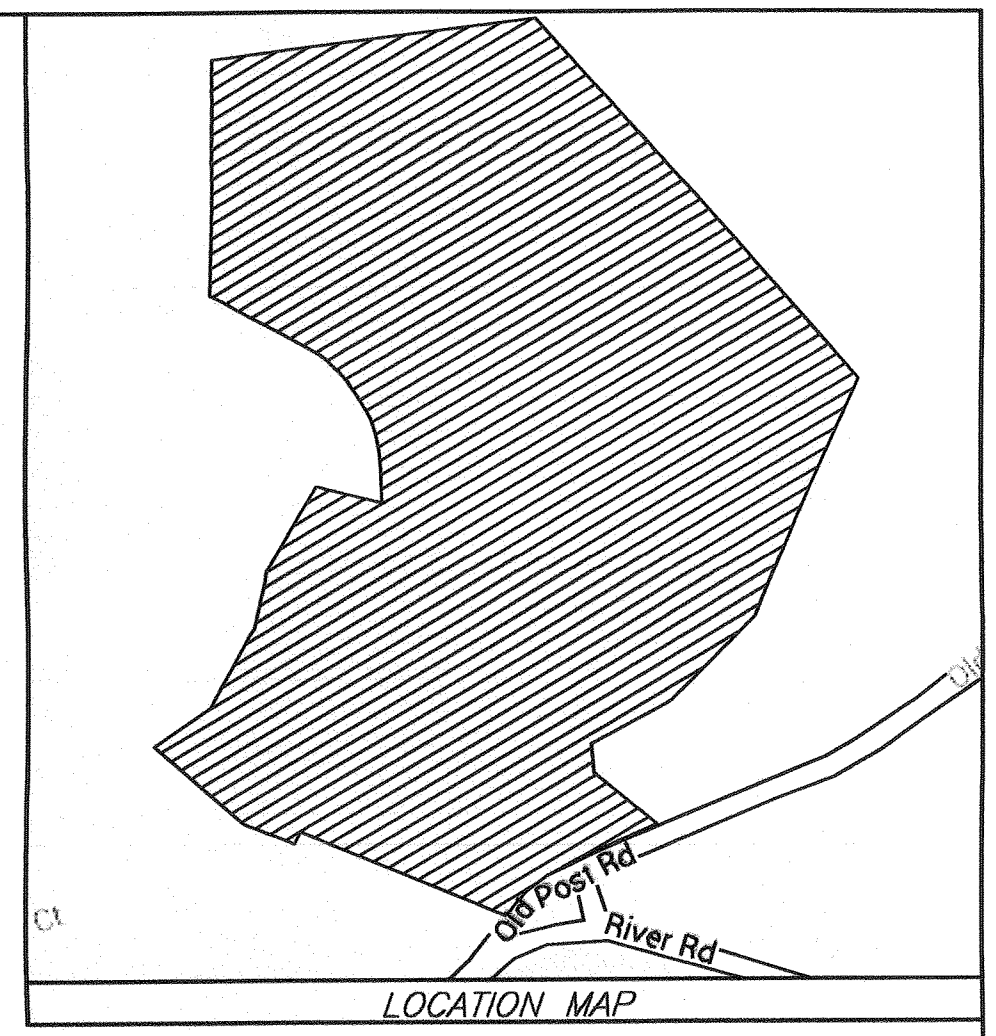
CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.926-7962 (IN ALL OTHER AREAS OF THE STATE.)

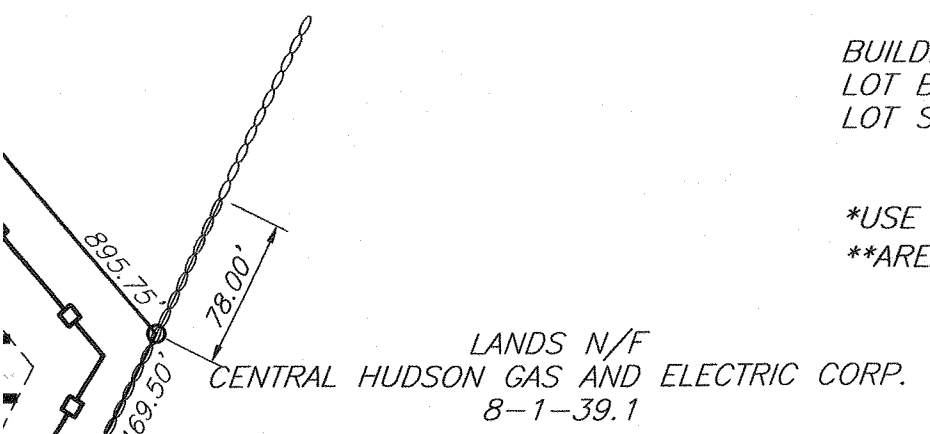
<u>ZONE: AR</u>	<u>REQUIRED</u>	<u>PROPOSED LOT 1</u>	<u>PROPOSED LOT 2</u>
<u>LOT AREA</u>	40,000sf. (0.92ac.)	17.30ac.	11.27ac.
LOT WIDTH	150'	280'	278'
LOT DEPTH	150'	1532'	1357'
FRONT YARD	50'	50' min.	50' min.
REAR YARD	40'	40' min.	40' min.
SIDE YARD			
ONE	30'	30' min.	30' min.
BOTH	80'	80' min.	80' min.
BUILDING HEIGHT(max.)	35'	35' min.	35' min.
LOT BUILDING COVERAGE	10%	10% max.	10% max.
LOT SURFACE COVERAGE	20%	20% max.	20% max.

<u>ZONE: I USE D.13 (ELECTRIC GENERATING)*</u>	<u>REQUIRED</u>	<u>PROPOSED LOT 1</u>	<u>PROPOSED LOT 2</u>
<u>LOT AREA</u>	100ac.	**17.30ac.	**11.27ac.
LOT WIDTH	2,000'	**280'	**278'
LOT DEPTH	2,000'	**1532'	**1357'
FRONT YARD	400'	**129'	**51'
REAR YARD	400'	**67'	**60'
SIDE YARD			
ONE	400'	**50'	**50'
BOTH	800'	**100'	**100'
BUILDING HEIGHT(max.)	100'	100' max.	100' max.
LOT BUILDING COVERAGE	5%	5% max.	5% max.
LOT SURFACE COVERAGE	10%	10% max.	10% max.

*USE VARIANCE REQUIRED
 **AREA VARIANCE REQUIRED



ELECTRIC CORP.



LANDS N/F
 VALENTIN
 SUNSET VIEW LOT #2
 8-1-39.22

LANDS N/F
MILL CREEK GOLF CORPORATION
8-1-31.32

LANDS N/F
CENTRAL HUDSON GAS AND ELECTRIC CORP.
8-1-31.1

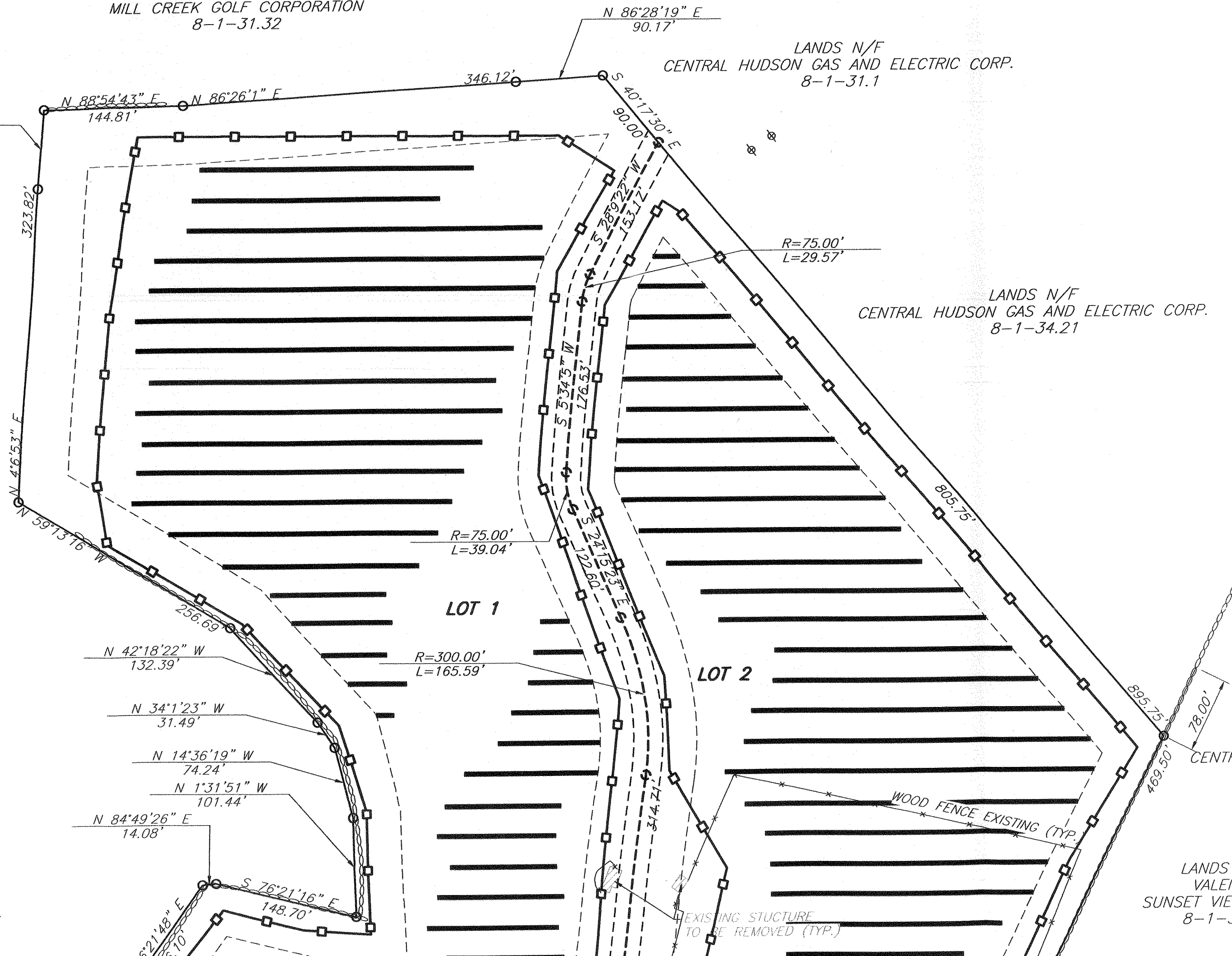
LANDS N/F
CENTRAL HUDSON GAS AND ELECTRIC CORP.
8-1-34.21

LANDS N/F
PARESH CORPORATION
8-1-32

LANDS N/F
MARTINO REALTY
8-1-33.2

LANDS N/F
VALENTIN
SUNSET VIEW LOT #2
8-1-39.22

LANDS N/F
CENTRAL HUDSON GAS AND ELECTRIC CORP.
8-1-39



N 4°6'53" E
81.11'

N 88°54'43" E 144.81'
N 86°26'1" F

N 86°28'19" E
90.17'

323.82'

346.12'

S 40°17'30" E
90.00'

R=75.00'
L=29.57'

N 4°6'53" F
N 59°13'16" W

R=75.00'
L=39.04'

LOT 1

LOT 2

N 42°18'22" W
132.39'

R=300.00'
L=165.59'

N 34°1'23" W
31.49'

N 14°36'19" W
74.24'

N 1°31'51" W
101.44'

N 84°49'26" E
14.08'

S 76°21'16" E
148.70'

S 21°48" E
6.10'

S 28°19'22" W
153.17'

S 5°34'5" W
176.53'

S 24°15'25" E
122.60'

S 31°4'1" E
314.71'

805.75'

895.75'

469.50'

78.00'

WOOD FENCE EXISTING (TYP.)

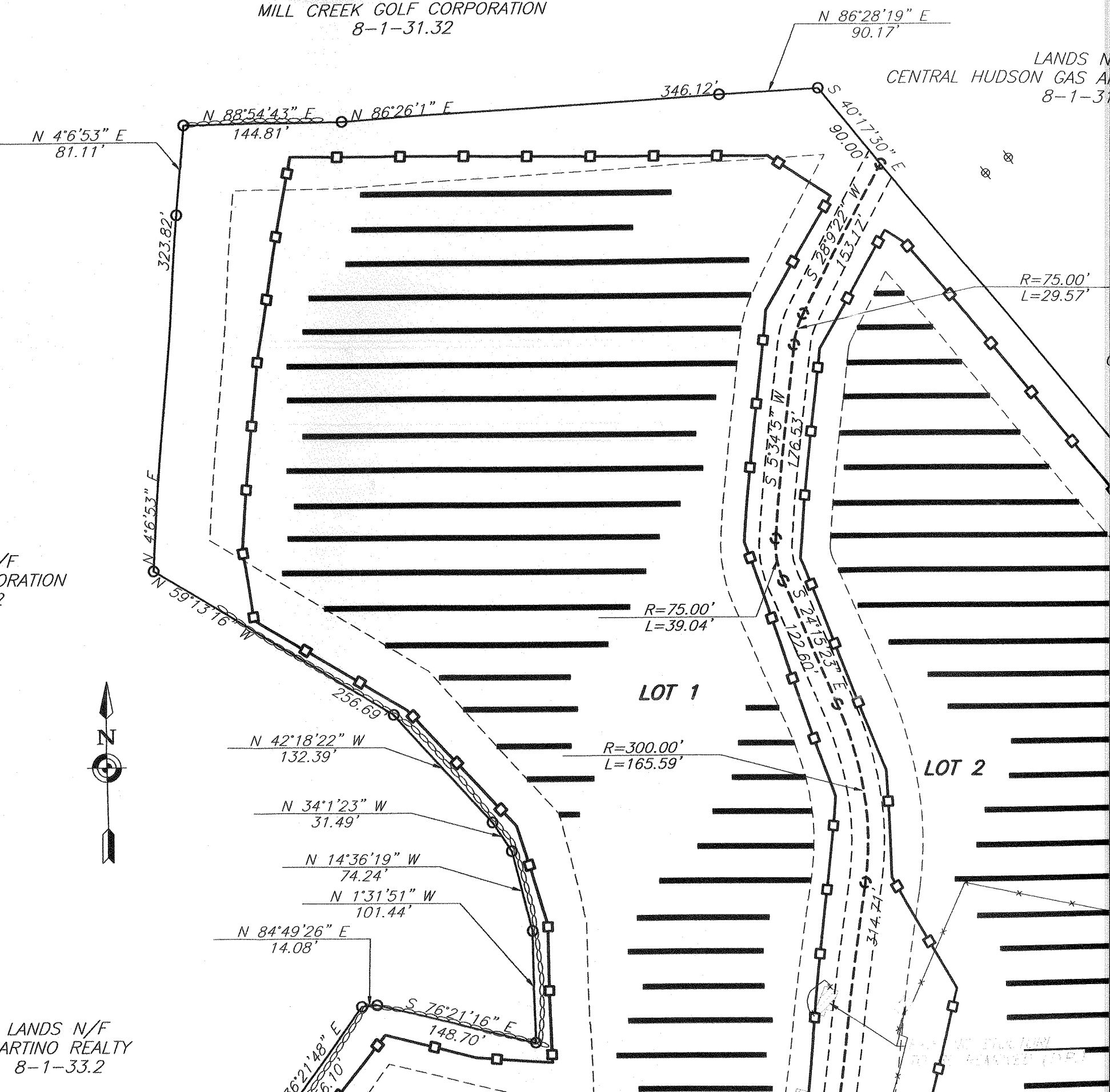
EXISTING STRUCTURE
TO BE REMOVED (TYP.)

LANDS N/F
MILL CREEK GOLF CORPORATION
8-1-31.32

LANDS N/F
CENTRAL HUDSON GAS AND
8-1-31.32

LANDS N/F
PARESH CORPORATION
8-1-32

LANDS N/F
MARTINO REALTY
8-1-33.2



LOT 1

LOT 2

R=300.00'
L=165.59'

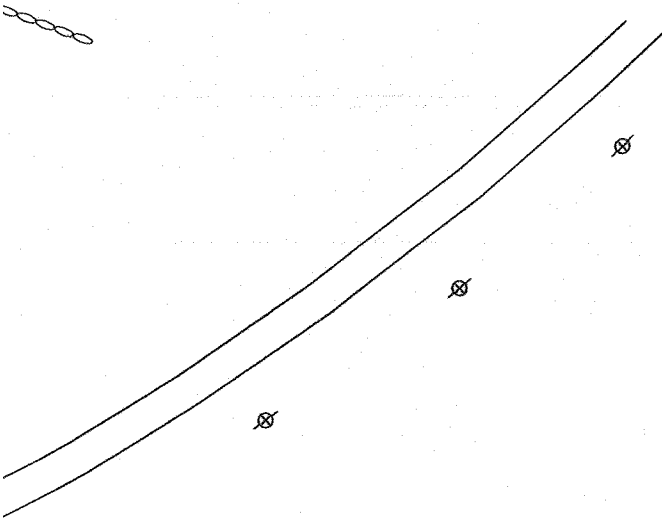
R=75.00'
L=39.04'

R=75.00'
L=29.57'

PREPARED BY
DATE

LANDS N/F
VALENTIN
SUNSET VIEW LOT #2
8-1-39.22

SUNSET VIEW LOT #1
8-1-39.21



UTILITY POLE (TYP.)

BOUNDARY INFORMATION:

MAP ENTITLED "SURVEY OF PROPERTY FOR SCATURRO".
SURVEYED BY HOWARD W. WEEDEN L.L.S., LAST DATED
MAY 11, 2004.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED
BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL
SURVEY COMPLETED ON 12/24/04

HOWARD W. WEEDEN L.S.
62 MAIN STREET
WALDEN, NY 12586

APPLICANT:

TROON PROPERTIES, INC.
PRESIDENT, MICHAEL D. MERCIER
46 PRINCE ST
ROCHESTER NY 14607

LANDS N/F
MARTINO REALTY
8-1-33.2

LANDS N/F
VALENTIN
SUNSET VIEW LOT #2
8-1-39.22

SUNSET VIEW LOT #1
8-1-39.21

LANDS N/F
PARRINO
8-1-96

LANDS N/F
SCOTT
8-1-11

VEWAY EASEMENT

S N/F
BERTO
1-7

9'25" W
1.11'

S N/F
BERTO
1-8

LANDS N/F
GOGERTY
8-1-9

LANDS N/F
GOGERTY
8-1-10

NEW PROPERTY LINE AND
CENTERLINE OF PROPOSED COMMON DRIVEWAY

EXISTING STRUCTURE
TO BE REMOVED (TYP.)

EXISTING BARN
TO BE REMOVED

UTILITY POLE (TYP.)

OLD POST ROAD

8-1-34.1

N 17°19'9" E
98.09'

N 33°4'25" E
42.02'

N 34°20'5" E
160.07'

N 57°20'44" E
125.97'

N 48°26'28" W
192.74'

N 66°22'38" W
97.58'

N 69°48'19" W
179.91'

N 66°11'42" W
31.02'

N 70°39'7" W

243.49'

S 20°21'29" W
21.67'

R=75.00'
L=144.55'

R=75.00'
L=52.07'

S 89°27'33" W
99.22'

S 0°0'5" W
223.45'

S 70°39'7" E
56.90'

R=75.00'
L=48.74'

109.39'

S 47°19'5" W
42.66'

S 68°22'59" W
143.00'

S 73°5'24" W
108.94'

S 48°25'30" E
184.40'

S 66°27'24" W
152.71'

SOUTH
60.00'

S 49°58'6" W

S 87°3'17" E
99.35'

R=75.00'
L=59.45'

S 45°25'10" W
103.04'

R=75.00'
L=49.81'

223.30'







S 26°37'7" W

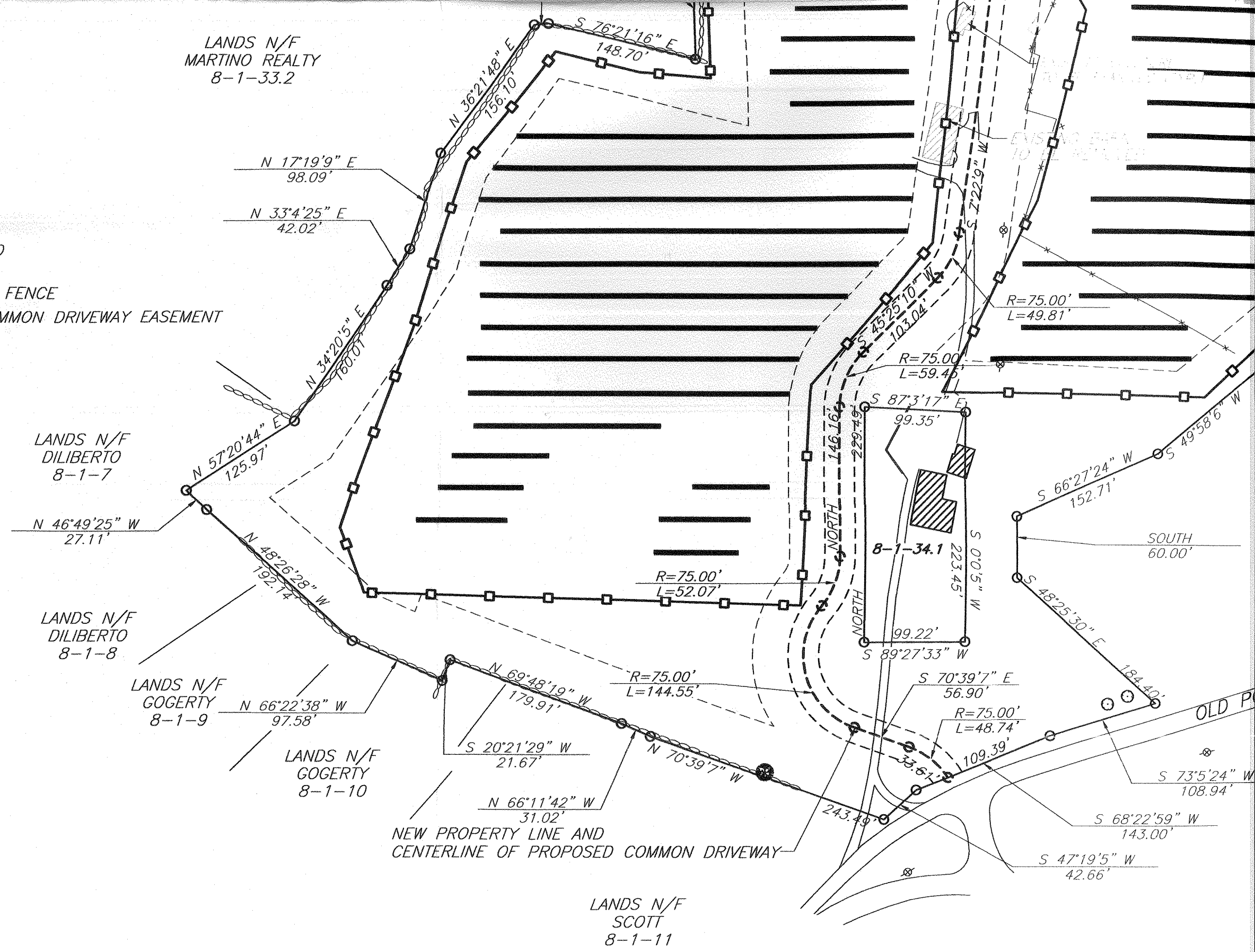
N 36°21'48" E
156.10'

S 76°21'16" E
148.70'

LANDS N/F
MARTINO REALTY
8-1-33.2

LEGEND

-  PROPERTY LINE EXISTING
-  PROPERTY LINE PROPOSED
-  PROPOSED SOLAR ARRAY
-  PROPOSED 8.5' SECURITY FENCE
-  PROPOSED 15' WIDE COMMON DRIVEWAY EASEMENT
-  SETBACKS



I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED
 BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL
 SURVEY COMPLETED ON 12/24/04

HOWARD W. WEEDEN L.S.
 62 MAIN STREET
 WALDEN, NY 12586


APPLICANT:

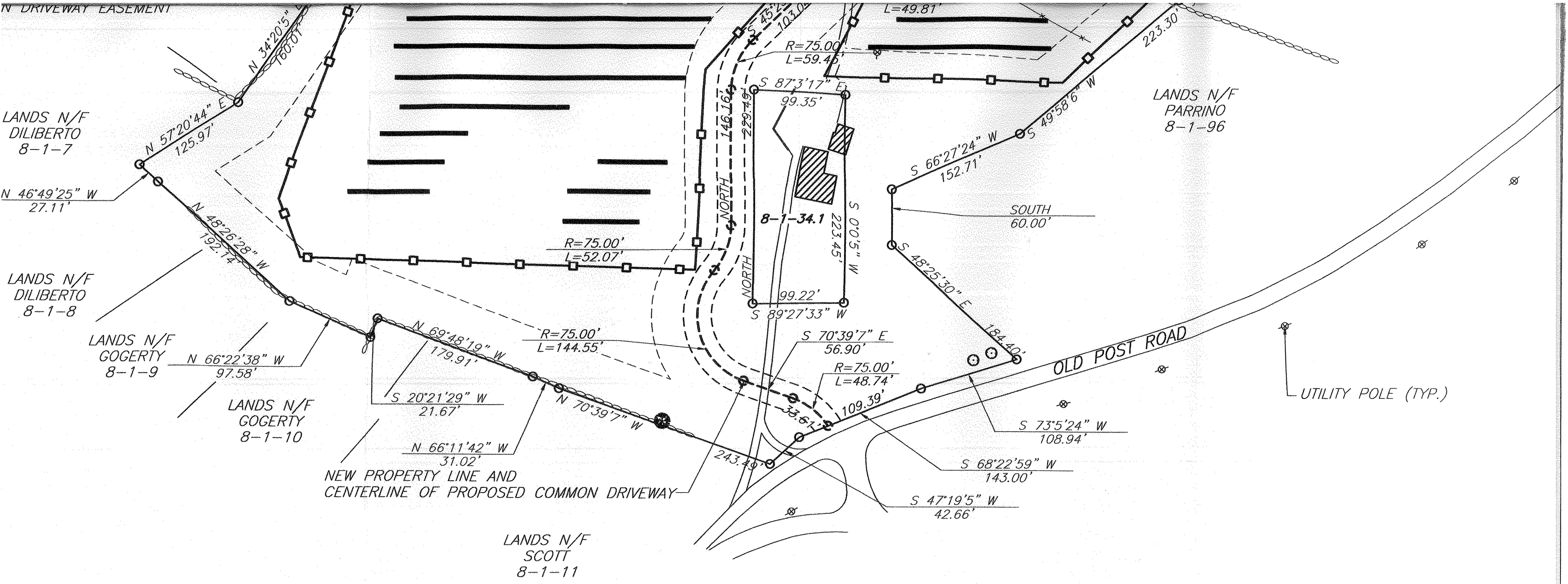
TROON PROPERTIES, INC.
 PRESIDENT, MICHAEL D. MERCIER
 46 PRINCE ST
 ROCHESTER NY 14607

UTILITY POLE (TYP.)

TOWN PROJECT # 2016-15
 THIS SHEET IS INVALID AND VOID UNLESS ACCOMPANIED BY REMAINING SHEETS IN SET.

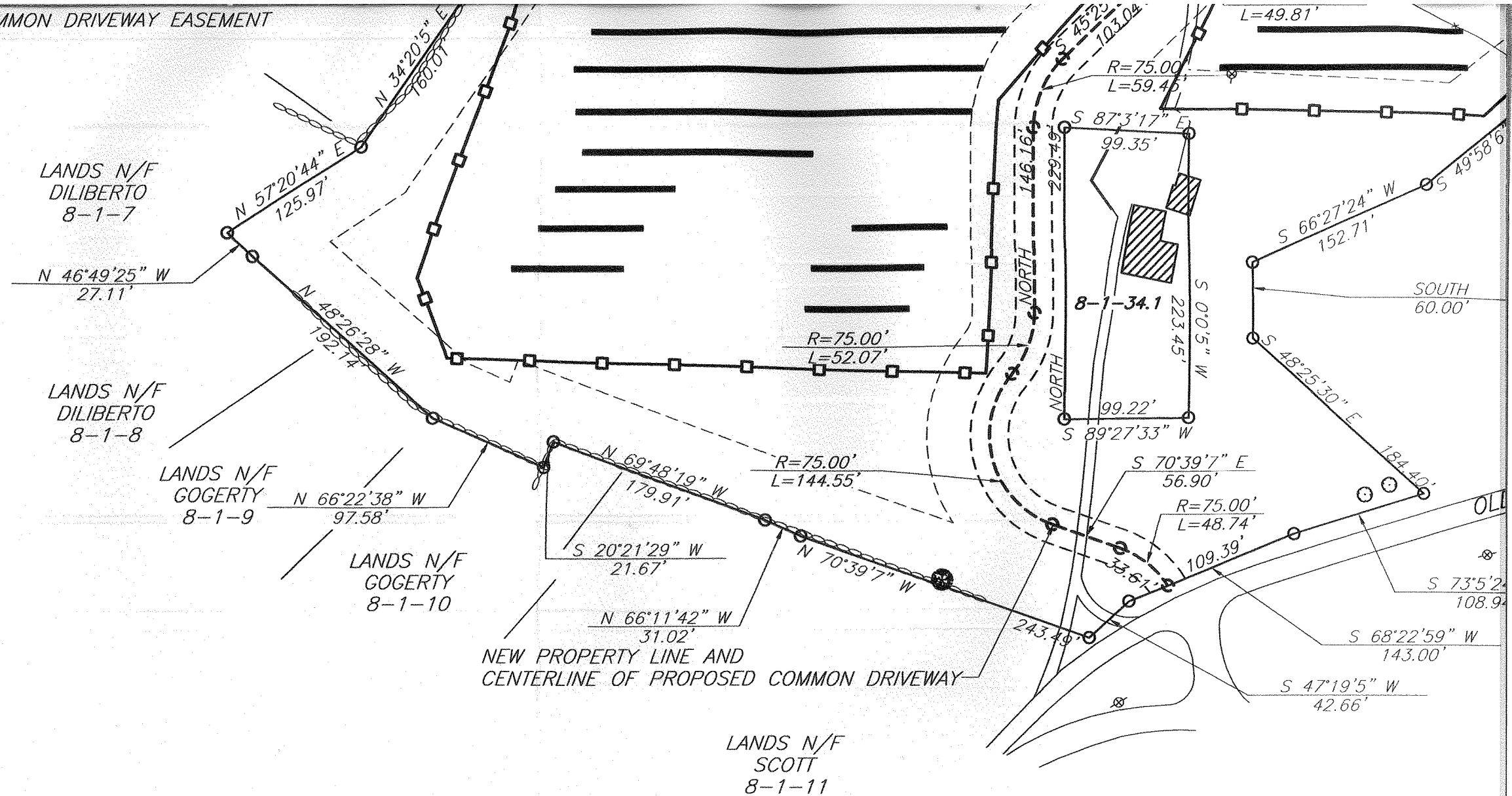
REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
2	12/02/16	RBM	ZBA APPLICATIONS
1	10/26/16	RBM	REVISED ZONING CHART

ENGINEER	TALCOTT ENGINEERING DESIGN PLLC		
	1 GARDNERTOWN ROAD NEWBURGH, NY 12550 (845)-569-8400 (FAX)(845)-569-4583 TALCOTTDESIGN12@GMAIL.COM		
	PROPOSED COMMERCIAL SUBDIVISION ENTITLED GREEN STREET SOLAR OLD POST ROAD. SBL 8-1-97 TOWN OF NEWBURGH, ORANGE COUNTY NY		
CHARLES T. BROWN, P.E.	DATE 8/15/16	SCALE 1"=100'	JOB NUMBER 16015-GSP
			SHEET NUMBER 1 OF 2



IT'S THE LAW
 BUILDING OR PLANTING A TREE, YOU
 FIND UTILITY LINES AND CABLES. IF
 THESE, THE RESULTS CAN BE DANGEROUS
 TOLL FREE, 811

PROPOSED 15' WIDE COMMON DRIVEWAY EASEMENT
SETBACKS



CALL BEFORE YOU DIG.... IT'S THE LAW

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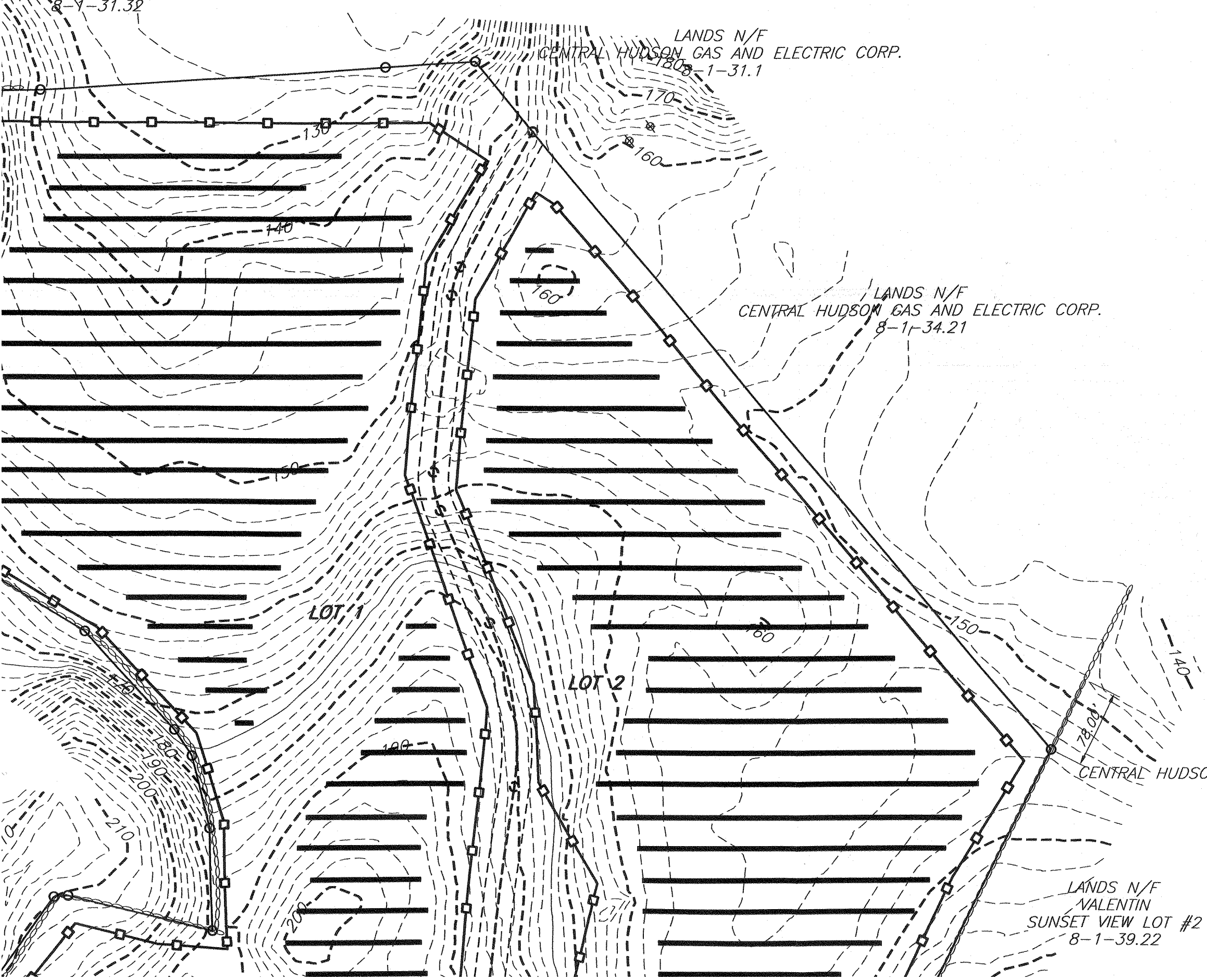
LANDS N/F
CREEK GOLF CORPORATION
8-1-31.32

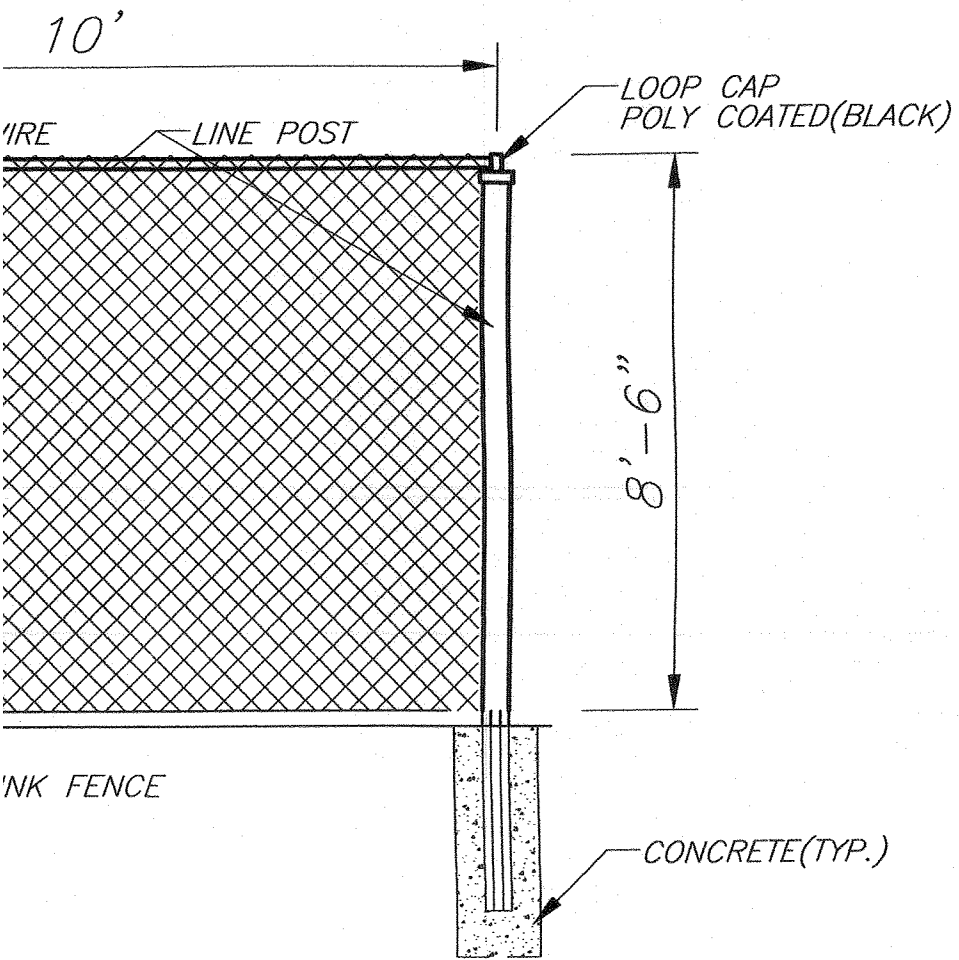
LANDS N/F
CENTRAL HUDSON GAS AND ELECTRIC CORP.
8-1-31.1

LANDS N/F
CENTRAL HUDSON GAS AND ELECTRIC CORP.
8-1-34.21

LANDS N/
CENTRAL HUDSON GAS AI
8-1-39

LANDS N/F
VALENTIN
SUNSET VIEW LOT #2
8-1-39.22

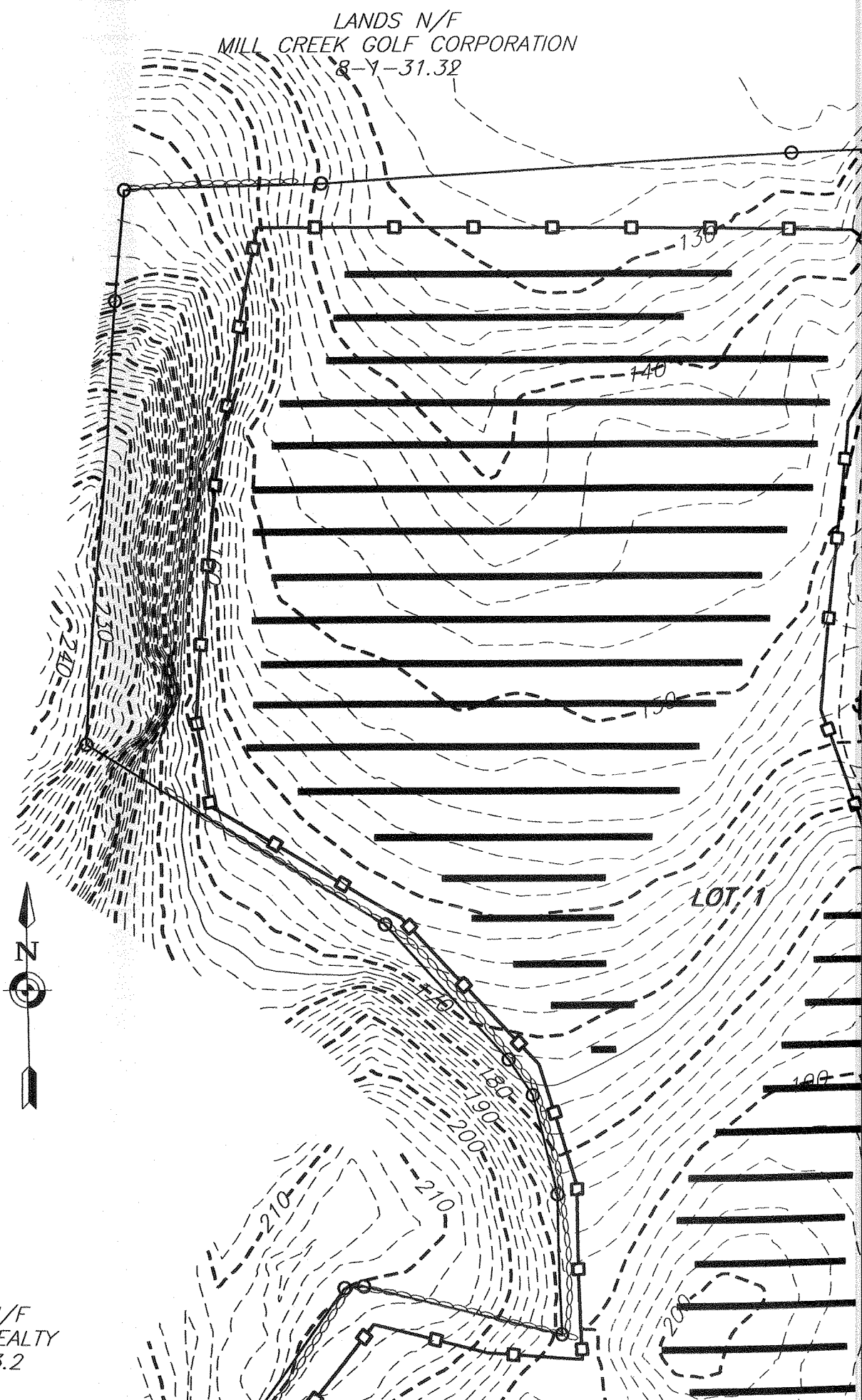


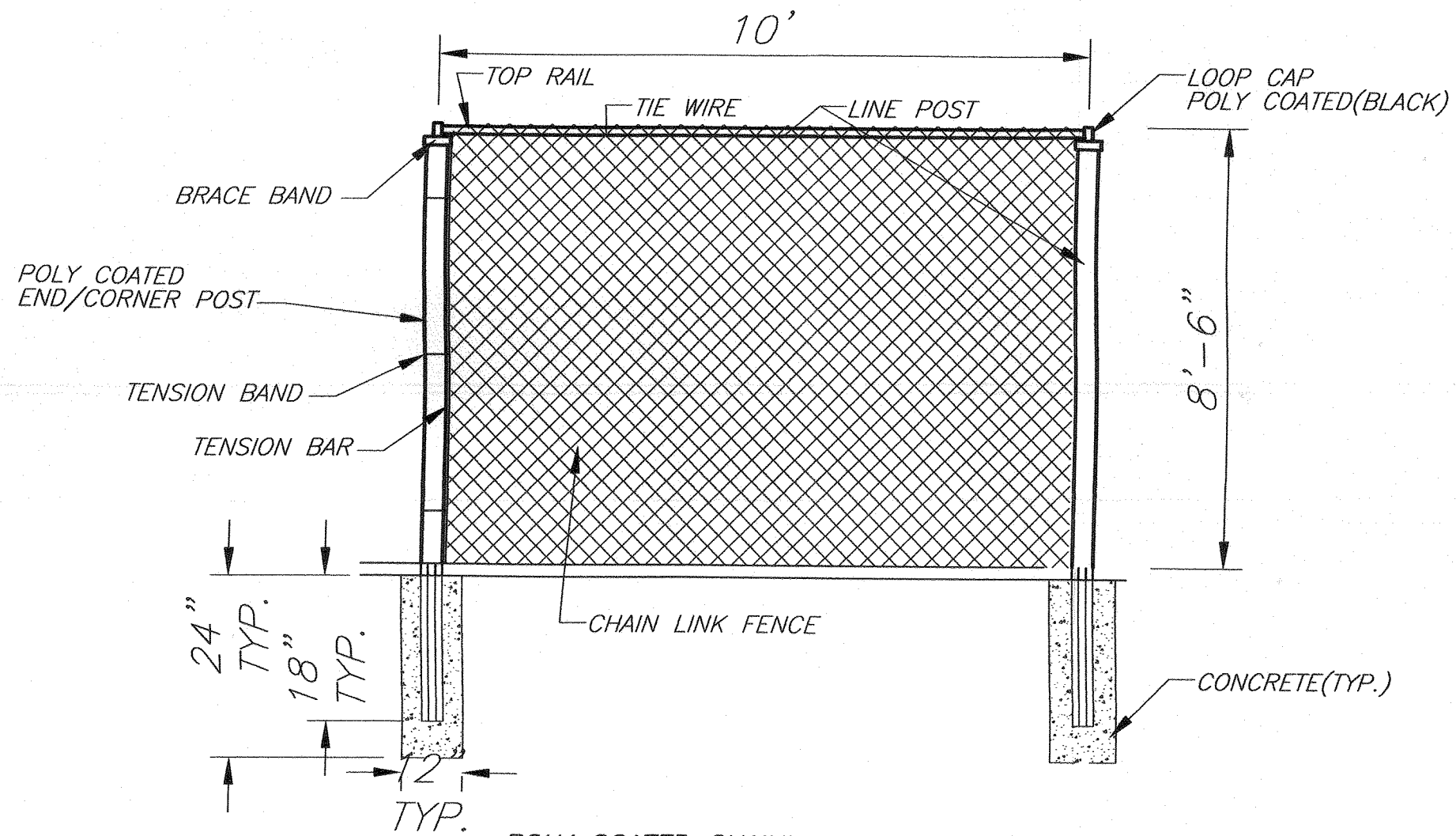


CHAINLINK FENCE DETAIL
N.T.S.

LANDS N/F
PARESH CORPORATION
8-1-32

LANDS N/F
MARTINO REALTY
8-1-33.2

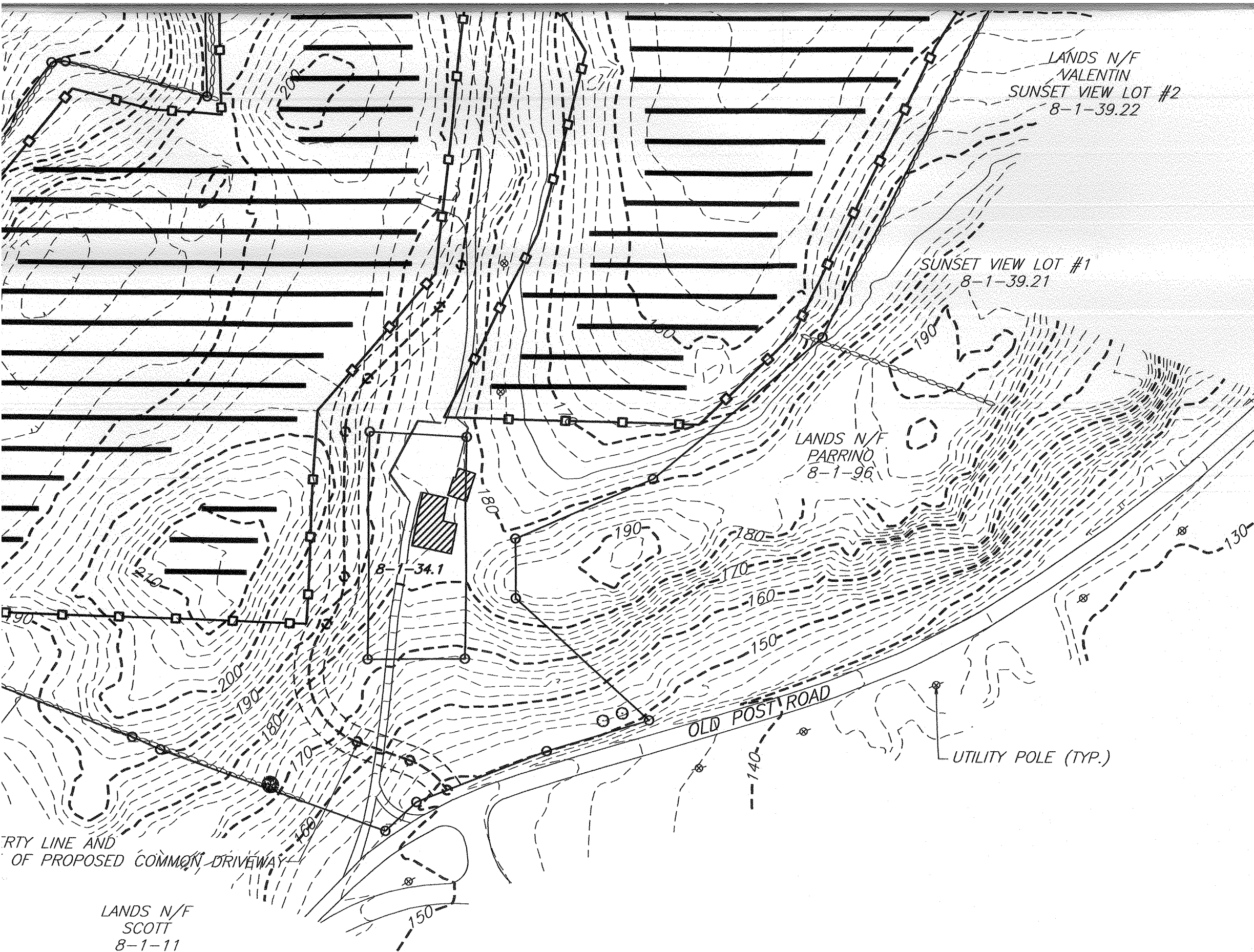




POLY COATED CHAINLINK FENCE DETAIL
N.T.S.

LANDS N/F
PARESH CORPORATION
8-1-32

LANDS N/
MARTINO RE
8-1-33



LANDS N/F
VALENTIN
SUNSET VIEW LOT #2
8-1-39.22

SUNSET VIEW LOT #1
8-1-39.21

LANDS N/F
PARRINO
8-1-96

8-1-34.1

UTILITY POLE (TYP.)

OLD POST ROAD

PROPERTY LINE AND
OF PROPOSED COMMON DRIVEWAY

LANDS N/F
SCOTT
8-1-11

LANDS N/F
MARTINO REALTY
8-1-33.2

LEGEND

- PROPERTY LINE EXISTING
- PROPERTY LINE PROPOSED
- ▬ PROPOSED SOLAR ARRAY
- PROPOSED 8.5' SECURITY FENCE
- - - PROPOSED 15' WIDE COMMON DRIVEWAY EASEMENT
- - - EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS

LANDS N/F
DILIBERTO
8-1-7

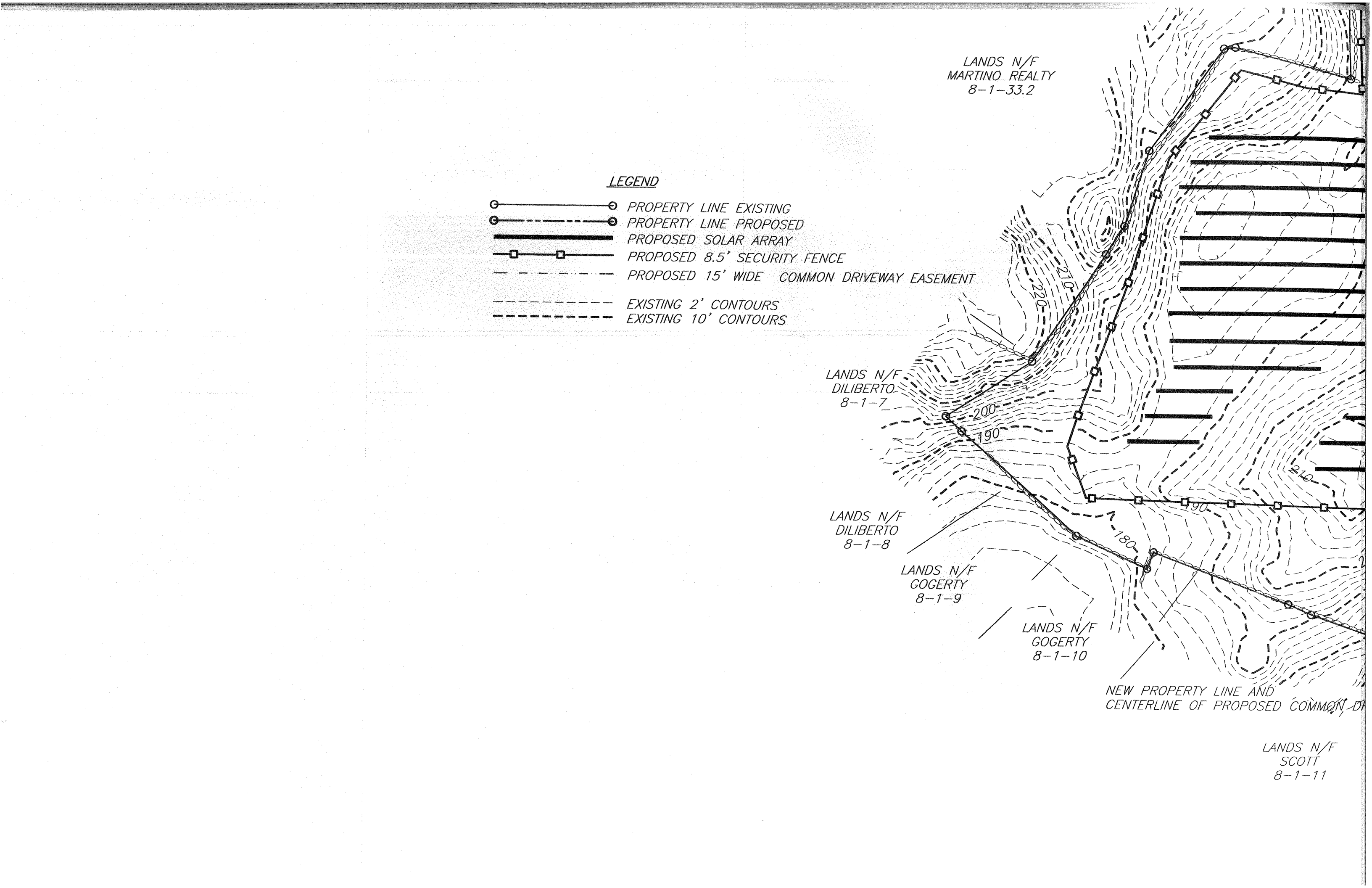
LANDS N/F
DILIBERTO
8-1-8

LANDS N/F
GOGERTY
8-1-9






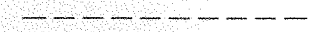

LANDS N/F
GOGERTY
8-1-10

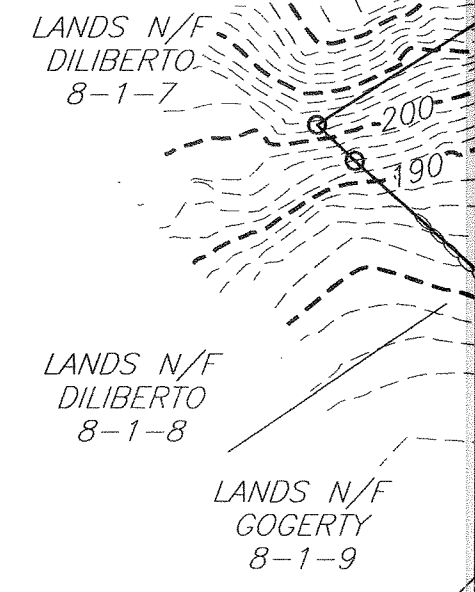
NEW PROPERTY LINE AND
CENTERLINE OF PROPOSED COMMON DR

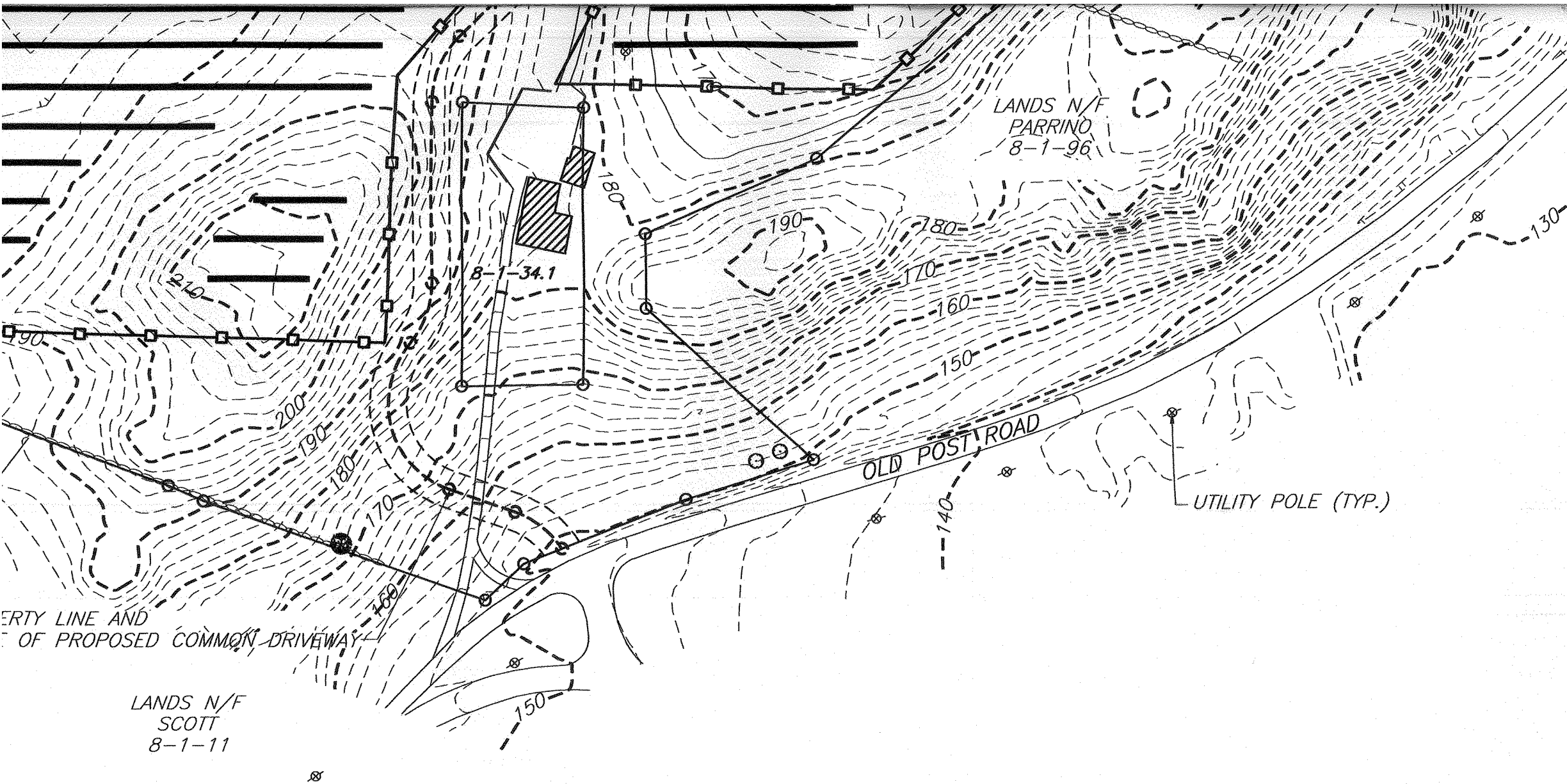
LANDS N/F
SCOTT
8-1-11



LEGEND

-  PROPERTY LINE EXISTING
-  PROPERTY LINE PROPOSED
-  PROPOSED SOLAR ARRAY
-  PROPOSED 8.5' SECURITY FENCE
-  PROPOSED 15' WIDE COMMON DRIVEWAY EASEMENT
-  EXISTING 2' CONTOURS
-  EXISTING 10' CONTOURS



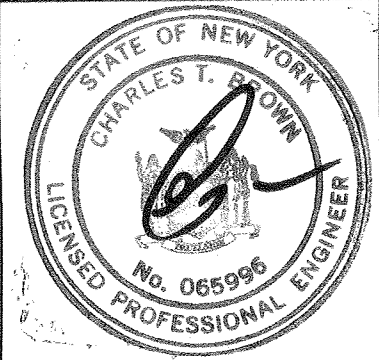


TOWN PROJECT # 2016-15
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ENGINEER

TALCOTT ENGINEERING DESIGN PLLC

1 GARDNERTOWN ROAD
 NEWBURGH, NY 12550
 (845)-569-8400
 (FAX)(845)-569-4583
 TALCOTTDESIGN12@GMAIL.COM



**PROPOSED COMMERCIAL SUBDIVISION ENTITLED
 GREEN STREET SOLAR**

**OLD POST ROAD. SBL 8-1-97
 TOWN OF NEWBURGH, ORANGE COUNTY NY**

REVISIONS			
REV.:	DATE:	BY:	DESCRIPTION:
1	12/02/16	RBM	ZBA APPLICATIONS

CHARLES T. BROWN, P.E.

DATE 8/15/16	SCALE 1"=100'	JOB NUMBER 16015-GSP	SHEET NUMBER 2 OF 2
-----------------	------------------	-------------------------	------------------------

--- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS

LANDS N/F
DILIBERTO
8-1-7

LANDS N/F
DILIBERTO
8-1-8

LANDS N/F
GOGERTY
8-1-9

LANDS N/F
GOGERTY
8-1-10

LANDS N/F
SCOTT
8-1-11

NEW PROPERTY LINE AND
CENTERLINE OF PROPOSED COMMON DR

DIG... IT'S THE LAW

BEFORE YOU BUILD OR PLANTING A TREE, YOU
MAY HIT UNDERGROUND UTILITY LINES AND CABLES. IF
YOU DON'T KNOW WHERE THESE LINES ARE, THE RESULTS CAN BE DANGEROUS.
CALL 811 TO FIND OUT. CALL 811 TO DIG, TOLL FREE, 811

--- EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS

LANDS N/F
DILIBERTO
8-1-7

LANDS N/F
DILIBERTO
8-1-8

LANDS N/F
GOGERTY
8-1-9

200
190

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY- TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 811