

Full Size Site Plan

available for viewing at the

**Zoning Board of Appeals**

Office located at

**308 Gardnertown Road**

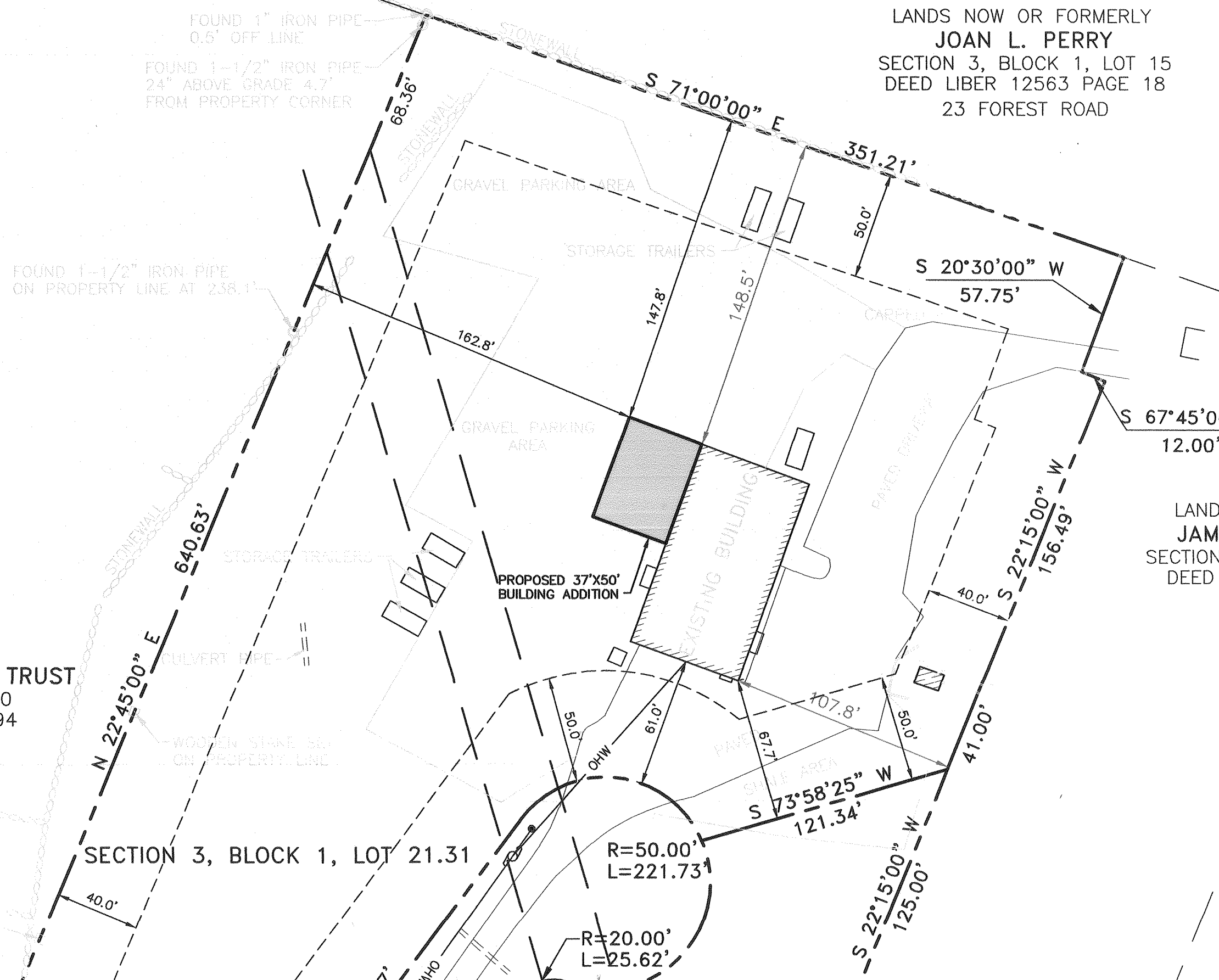
Newburgh, NY

845-566-4901

LANDS NOW OR FORMERLY  
**JOAN L. PERRY**  
SECTION 3, BLOCK 1, LOT 15  
DEED LIBER 12563 PAGE 18  
23 FOREST ROAD

LANDS NOW OR FORMERLY  
**WALTER CARROLL SR. IRREV. TRUST**  
SECTION 3, BLOCK 1, LOT 20  
DEED LIBER 13425 PAGE 1494  
2116 NYS ROUTE 300

LANDS  
**JAMES**  
SECTION 3  
DEED LI  
21



SECTION 3, BLOCK 1, LOT 21.31

R=50.00'  
L=221.73'

R=20.00'  
L=25.62'

LANDS NOW OR FORMERLY  
**JOAN L. PERRY**  
 SECTION 3, BLOCK 1, LOT 15  
 DEED LIBER 12563 PAGE 18  
 23 FOREST ROAD

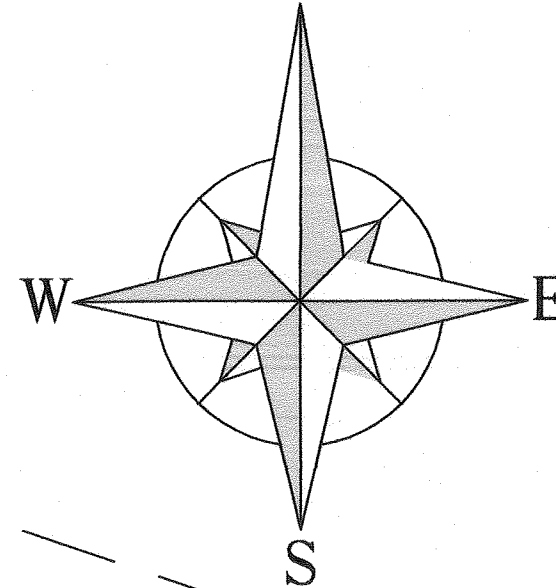
**FILED MAP  
 NORTH**

**PROJECT INFORMATION:**

PARCEL OWNER:	WCC TANK TECHNOLOGY, INC. & 2102 PARTNERS, LLC, 2102 ROUTE 300
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON
PARCEL LOCATION:	2102 ROUTE 300, TOWN OF NEWBURGH NY
TAX PARCEL ID:	3-1-21.31 & 3-1-21.61
PARCEL AREA:	21.31: ±4.29-ACRE; 21.61: ±2.24-ACRE
ZONING DISTRICT:	AR - AGRICULTURAL
WATER SUPPLY:	PRIVATE WELL
SEWAGE DISPOSAL:	SEWAGE DISPOSAL SYSTEM

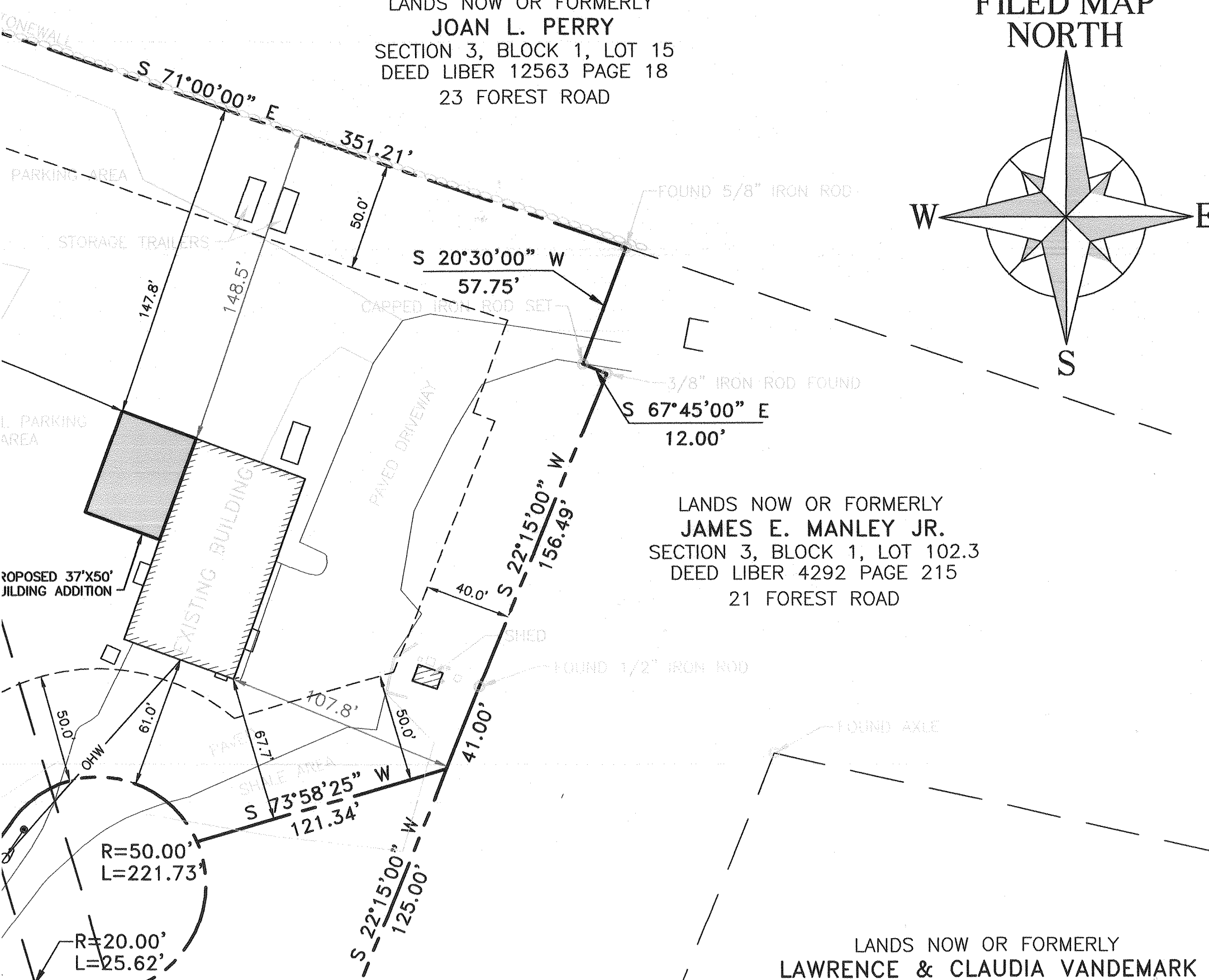
**MAP REFERENCES:**

1. EXISTING FEATURES AS SHOWN ON THIS SKETCH PLAN PROVIDED BY A SURVEY ENTITLED "SURVEY PLAT FOR: IRA CONKLIN, WC TANK TECHNOLOGY, INC.", COMPLETED BY MARGARET HILLRIEGEL, SURVEYOR, DATED APRIL 24, 2017.

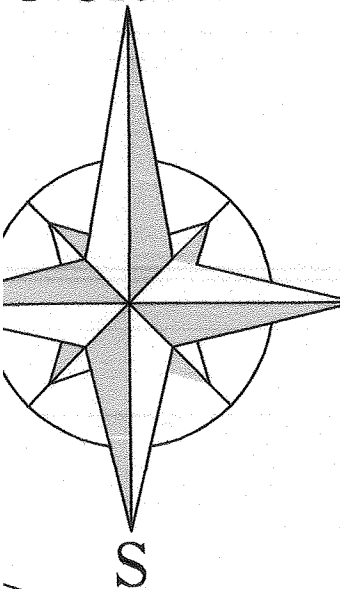


LANDS NOW OR FORMERLY  
**JAMES E. MANLEY JR.**  
 SECTION 3, BLOCK 1, LOT 102.3  
 DEED LIBER 4292 PAGE 215  
 21 FOREST ROAD

LANDS NOW OR FORMERLY  
**LAWRENCE & CLAUDIA VANDEMARK**



FILED MAP  
NORTH



**PROJECT INFORMATION:**

PARCEL OWNER:	WCC TANK TECHNOLOGY, INC. & 2102 PARTNERS, LLC, 2102 ROUTE 300, WALLKILL, NY 12589
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	2102 ROUTE 300, TOWN OF NEWBURGH NY
TAX PARCEL ID:	3-1-21.31 & 3-1-21.61
PARCEL AREA:	21.31: ±4.29-ACRE; 21.61: ±2.24-ACRE
ZONING DISTRICT:	AR - AGRICULTURAL
WATER SUPPLY:	PRIVATE WELL
SEWAGE DISPOSAL:	SEWAGE DISPOSAL SYSTEM

**MAP REFERENCES:**

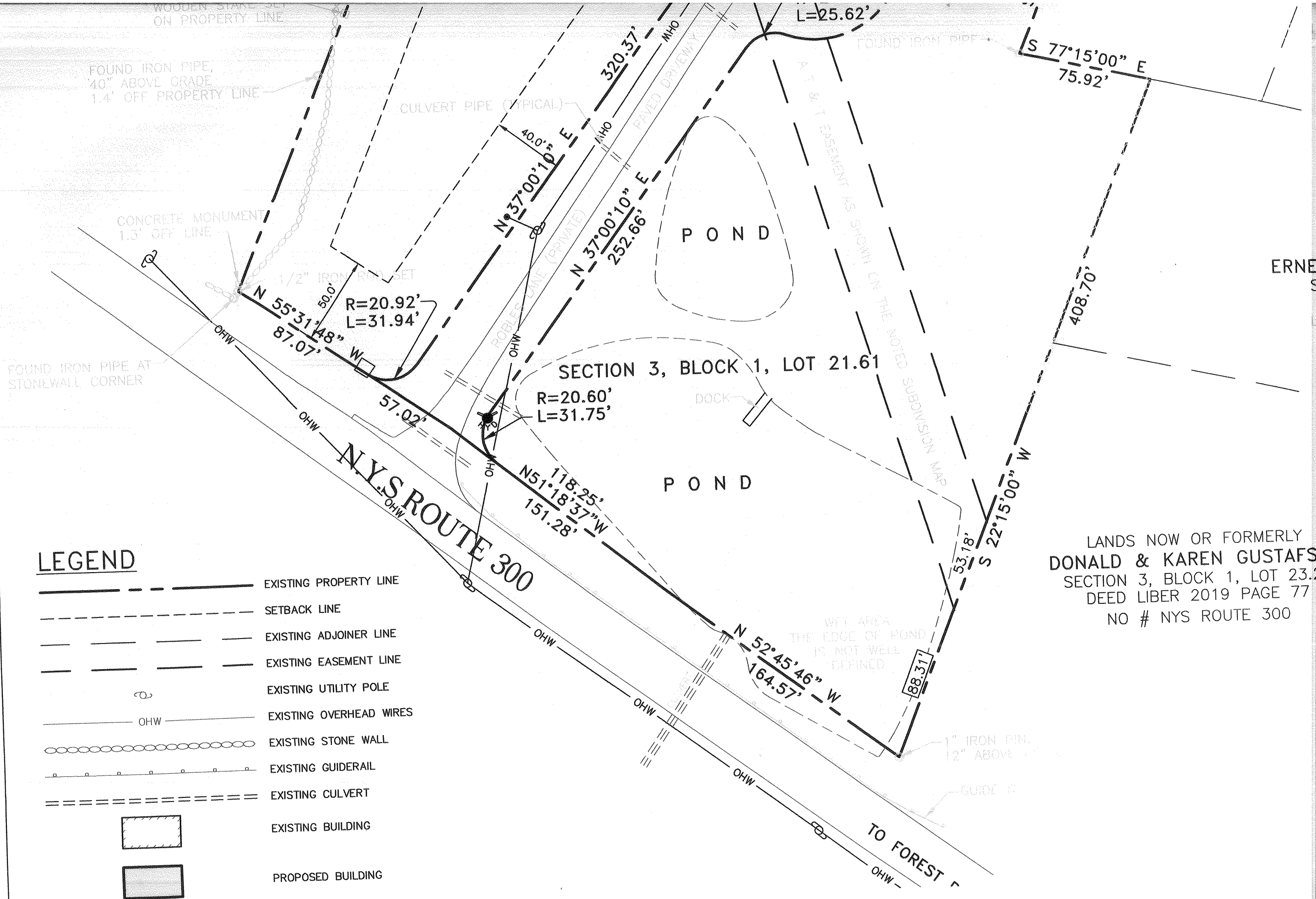
1. EXISTING FEATURES AS SHOWN ON THIS SKETCH PLAN PROVIDED BY A SURVEY ENTITLED "SURVEY PLAT FOR: IRA CONKLIN, WC TANK TECHNOLOGY, INC.", COMPLETED BY MARGARET M. HILLRIEGEL, SURVEYOR, DATED APRIL 24, 2017.








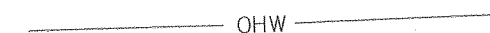



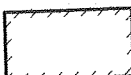

SITE LOCATION MAP SCALE: 1" = 400'

**SCHEDULE OF REGULATIONS  
(AR AGRICULTURAL RESIDENCE ZONING DISTRICT)  
AND LOT CONFORMANCE TABLE:**

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	40,000 SQFT MIN	±4.29 AC.	±4.29 AC.
LOT WIDTH:	150 FEET MINIMUM	±174 FEET	±174 FEET
LOT DEPTH:	150 FEET MINIMUM	±662 FEET	±662 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	50 FEET MINIMUM	±61.0 FEET	±61.0 FEET
SIDE YARD:	30 FEET MINIMUM	±107.8 FEET	±107.8 FEET
BOTH SIDE YARDS:	80 FEET MINIMUM	±307.5 FEET	±270.6 FEET
REAR YARD:	50 FEET MINIMUM	±148.5 FEET	±147.8 FEET



**LEGEND**

-  EXISTING PROPERTY LINE
-  SETBACK LINE
-  EXISTING ADJOINER LINE
-  EXISTING EASEMENT LINE
-  EXISTING UTILITY POLE
-  EXISTING OVERHEAD WIRES
-  EXISTING STONE WALL
-  EXISTING GUIDERAIL
-  EXISTING CULVERT
-  EXISTING BUILDING
-  PROPOSED BUILDING

LANDS NOW OR FORMERLY  
**DONALD & KAREN GUSTAFS**  
 SECTION 3, BLOCK 1, LOT 23.1  
 DEED LIBER 2019 PAGE 77  
 NO # NYS ROUTE 300

**SITE PLAN**  
 SCALE: 1" = 50'

**OWNER'S**  
 THE UNDERSIGNED  
 THAT HE IS FA

1" IRON PIPE

LAWRENCE & CLAUDIA VANDEMARK  
SECTION 3, BLOCK 1, LOT 22  
DEED LIBER 3717 PAGE 15  
17 FOREST ROAD

S 77°15'00" E  
75.92'

FOUND 1/2" IRON ROD  
AT END OF STONEWALL

STONEWALL  
408.70'

LANDS NOW OR FORMERLY  
ERNEST & LAWRENCE VANDEMARK  
SECTION 3, BLOCK 1, LOT 23.1  
DEED LIBER 3717 PAGE 15  
17 FOREST ROAD

FOUND IRON ROD IN STONEWALL  
ON PROPERTY LINE AT 159.0'

LANDS NOW OR FORMERLY  
DONALD & KAREN GUSTAFSON  
SECTION 3, BLOCK 1, LOT 23.23  
DEED LIBER 2019 PAGE 77  
NO # NYS ROUTE 300

S 22°15'00" W  
53.18'

COMMISSION MAP

1" IRON PIN,  
12" ABOVE GRADE

GUIDE RAIL

PROPO  
WCC

**OWNER'S CONSENT:**  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES  
THAT HE IS FAMILIAR WITH THIS MAP



DRAWN BY: MAB		CHECKED BY: DGK		JOB NO.: 2017:031	
REVISIONS:					
NO.	DATE	DESCRIPTION	BY		
1	3/30/18	UPDATED BULK REGULATIONS	MAB		

H  
LA

MERLY  
 VANDEMARK  
 LOT 22  
 PAGE 15  
 AD

REAR YARD:	50 FEET MINIMUM	±148.5 FEET	±147.8 FEET
BUILDING COVERAGE:	MAX 10%	±3.8%	±3.9%
MAXIMUM BUILDING HEIGHT:	35 FEET	<35 FEET	<35 FEET
LOT SURFACE COVERAGE:	20%	±15.4%	±15.5%
HABITABLE FLOOR AREA:	900 SQUARE FEET MIN.	N/A	N/A

**INTERIOR PLUMBING NOTE:**

THERE ARE NO PLUMBING FIXTURES PROPOSED WITHIN THE NEW BUILDING ADDITION. THE PROPOSED ADDITION IS FOR STORAGE OF VEHICLES ONLY.

**OWNER/APPLICANT:**

WCC TANK TECHNOLOGY, INC. & 2102 PARTNERS  
 2102 ROUTE 300  
 NEWBURGH, NY 12550

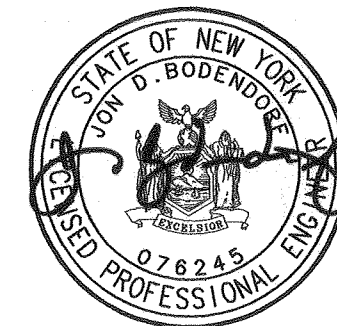
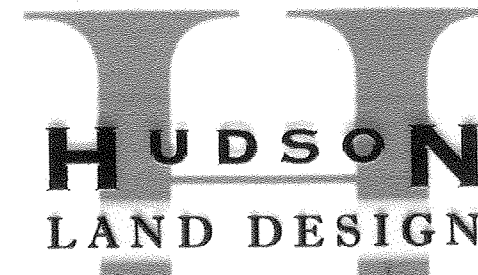
**PROPOSED GARAGE ADDITION PLAN  
 WCC TANK TECHNOLOGY**

2102 ROUTE 300  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 TAX ID: 3-1-21.31 & 3-1-21.61  
 SCALE: 1" = 50'  
 SEPTEMBER 8, 2017

DRAWN BY: MAB | CHECKED BY: DGK | JOB NO.: 2017:031







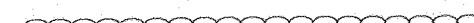




REVISIONS:

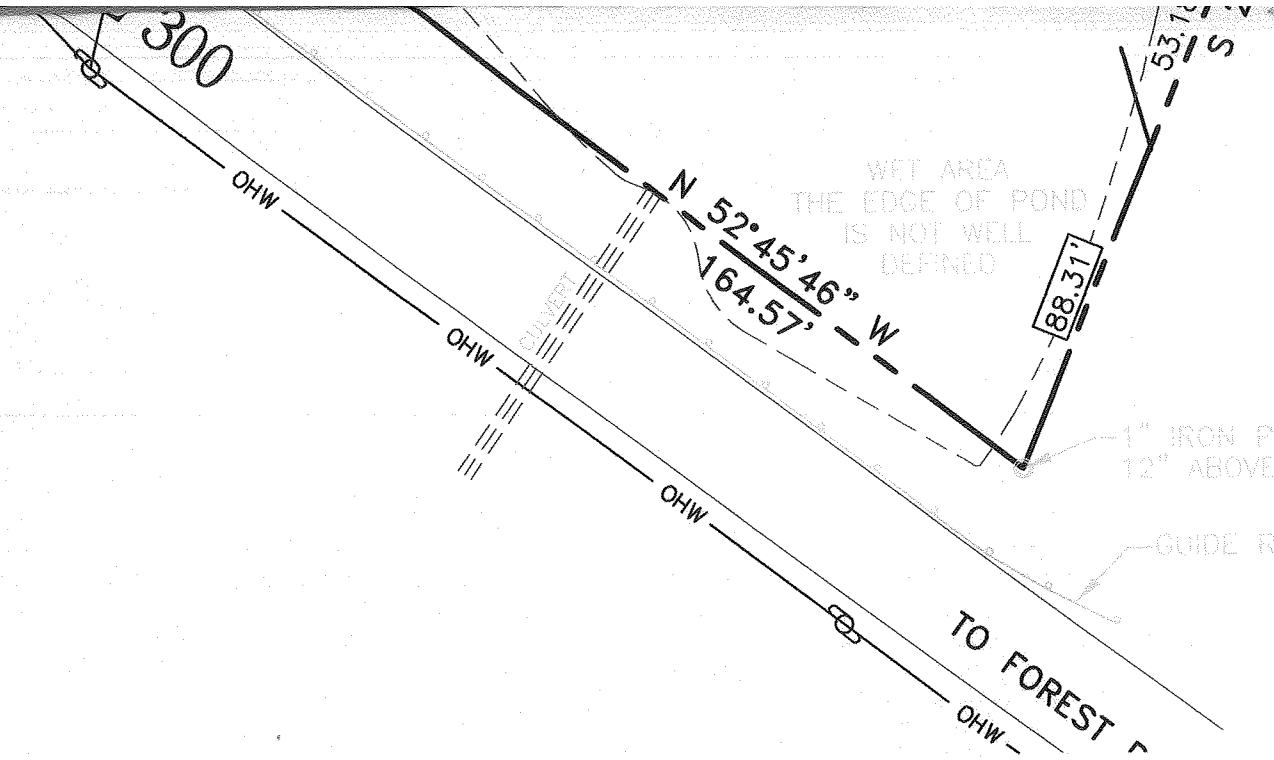
NO.	DATE	DESCRIPTION	BY



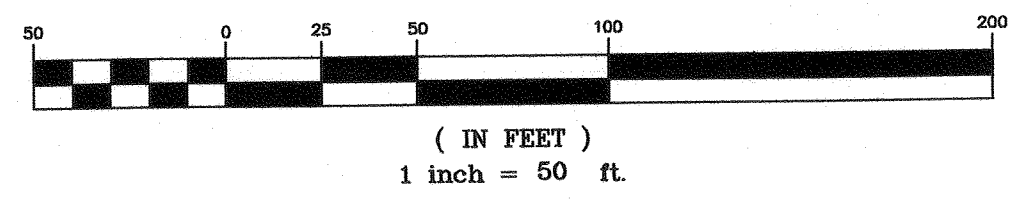



LANDS NOW OR FORMERLY  
**DONALD & KAREN GUSTAFSON**  
 SECTION 3, BLOCK 1, LOT 23.23  
 DEED LIBER 2019 PAGE 77  
 NO # NYS ROUTE 300

-  EXISTING PROPERTY LINE
-  SETBACK LINE
-  EXISTING ADJOINER LINE
-  EXISTING EASEMENT LINE
-  EXISTING UTILITY POLE
-  EXISTING OVERHEAD WIRES
-  EXISTING STONE WALL
-  EXISTING GUIDERAIL
-  EXISTING CULVERT
-  EXISTING BUILDING
-  PROPOSED BUILDING



**SITE PLAN**  
 SCALE: 1" = 50'  
 GRAPHIC SCALE



**OWNER'S CON**  
 THE UNDERSIGNED OWNER  
 THAT HE IS FAMILIAR WITH  
 LEGENDS AND HEREBY CON  
 CONDITIONS AS STATED HE  
  
 IRA CONKLIN

300 NYS ROUTE 300  
 DEED LIBER 2019 PAGE 77  
 SECTION 3, BLOCK 1, LOT 23.23  
 DONALD & KAREN GUSTAFSON  
 DEED LIBER 2019 PAGE 77




5318/2  
5

LANDS NOW OR FORMERLY  
**DONALD & KAREN GUSTAFSON**  
SECTION 3, BLOCK 1, LOT 23.23  
DEED LIBER 2019 PAGE 77  
NO # NYS ROUTE 300

PROPO  
WCC

1/4" IRON PIN,  
12" ABOVE GRADE  
--GUIDE RAIL



**OWNER'S CONSENT:**  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.  
  
IRA CONKLIN  
3-28-2018  
DATE

**Dig Safely.**  
**New York**  
**800-962-7962**  
[www.digsafelynewyork.org](http://www.digsafelynewyork.org)  
 Call Before You Dig  
 Wait The Required Time  
 Confirm Utility Response  
 Respect the Marks  
 Dig With Care

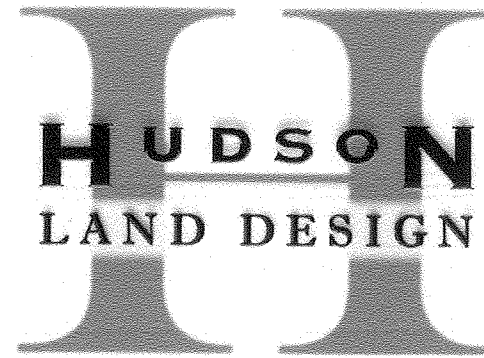
DRAWN BY: MAB		CHECKED BY: DGK	JOB NO.: 2017:031
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/30/18	UPDATED BULK REGULATIONS	MAB

H  
L A  
HUDS  
PROFESSIO  
BEA  
PH: 845-

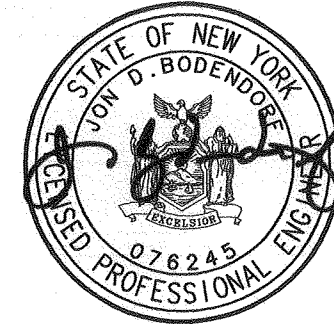


# PROPOSED GARAGE ADDITION PLAN WCC TANK TECHNOLOGY

2102 ROUTE 300  
TOWN OF NEWBURGH  
ORANGE COUNTY, NEW YORK  
TAX ID: 3-1-21.31 & 3-1-21.61  
SCALE: 1" = 50'  
SEPTEMBER 8, 2017



**HUDSON LAND DESIGN**  
PROFESSIONAL ENGINEERING P.C.  
174 MAIN STREET  
BEACON, NEW YORK 12508  
PH: 845-440-6926 F: 845-440-6637



SEAL

JON D. BODENDORF, P.E.  
NYS LICENSE NO. 076245  
DANIEL G. KOEHLER, P.E.  
NYS LICENSE NO. 082716

DRAWN BY: MAB		CHECKED BY: DGK	JOB NO.: 2017:031
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/30/18	UPDATED BULK REGULATIONS	MAB

SHEET: 1 OF 1

**Dig Safely. New York**  
800-962-7962  
www.digsafelynewyork.org

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

(IN THE CITY OF NEW YORK RESIDENCE ZONING DISTRICT)  
SCHEDULE OF RECEIPTS

FILE NO. 2017-10-11-1001