



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: E & C PROPERTY HOLDINGS/CAMP INTEGRITY
PROJECT NO.: 23-22
PROJECT LOCATION: SECTION 11, BLOCK 1, LOT 61
REVIEW DATE: 10 NOVEMBER 2023
MEETING DATE: 16 NOVEMBER 2023
PROJECT REPRESENTATIVE: DAY STOKOSA ENGINEERING/ MARK DAY, P.E.

1. Existing camp use is a pre-existing non-conforming use in the R-1 Zone. Modification or changes to this use require approval from the Zoning Board of Appeals. Changes in use/Subdivision of pre-existing non-conforming uses causes the non-conforming uses to lose any grandfathered provisions. The newly proposed use as a Educational/Training Center is also not permitted in the R-1 Zone.
2. Section 185-25 Educational Facilities in the Educational Overlay District exists in the Zoning Code. The location of the Overlay District does not seem to appear on most recent Zoning Maps.
3. Section 185-24B8-A contains unique bulk requirements for Educational Facilities. Several existing setbacks do not meet these requirements:
 - Front yard: Required 75; Existing 31.8
 - One side yard: Required 100; Existing 45.5
 - Building Height: Max 35 ft.; Proposed 36 ft.
4. The applicants should confirm whether compliance with Section 185-24 B(4) exists on the site. Buildings appear to be connected by a breezeway and maybe considered one building by the Code Enforcement Department.
5. Confirmation of the building height should be determined. Structures greater than 30 feet high would require aerial access in accordance with the NYS Fire Code.
6. Information pertaining to the existing water and sewer facilities on the site should be provided.
7. Code Enforcement should determine if change of use requires structures to be sprinklered in accordance with NYS or Town Code.
8. Paving details should be added to the plans for all areas proposed to be resurfaced.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhempa@mhepc.com

9. Plans must be submitted to Orange County Planning as site is located on a County roadway.
10. Plans must be submitted to Orange County Department of Public Works in compliance with their requirements for Site Plans on County roadways.
11. Adjoiner's Notices must be circulated.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink that reads "Patrick J. Hines". The signature is written in a cursive style with a large initial 'P'.

Patrick J. Hines
Principal

PJH/kbw

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

DATE RECEIVED: _____ **TOWN FILE NO:** 2023-22
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
E & C PROPERTY HOLDINGS SITE PLAN

2. Owner of Lands to be reviewed:
Name E & C PROPERTY HOLDINGS, HUMBERTO RESTREPO
Address 158-11 JEWEL AVE., FLUSHING, NY 11365
Phone 203-994-7689

3. Applicant Information (If different than owner):
Name E & C PROPERTY HOLDINGS, JOE DOCETI
Address SAME
Representative DAY STOKOSA ENGINEERING, MARK DAY
Phone 845-223-3202
Fax _____
Email MDAY@DAYSTOKOSAENG.COM

4. Subdivision/Site Plan prepared by:
Name DAY STOKOSA ENGINEERING, MARK DAY
Address 3 VAN WYCK LANE
WAPPINGERS FALLS, NY 12590
Phone/Fax 845-223-3202

5. Location of lands to be reviewed:
576 ROCK CUT ROAD, WALDEN, NY 12586

6. Zone R1 **Fire District** ORANGE LAKE FIRE
Acreage 37.64 **School District** WALLKILL

7. Tax Map: Section 11 **Block** 1 **Lot** 61

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots 1
Lot line change N/A
Site plan review YES
Clearing and grading N/A
Other _____

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature Joseph Paul Title Chief Engineer

Date: 10/31/23

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

E & C PROPERTY HOLDINGS

PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in application rejection.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

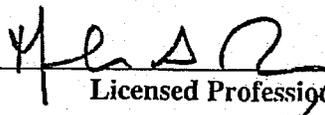
11. N/A Surveyor,s Certification
12. N/A Surveyor's seal and signature
13. X Name of adjoining owners
14. N/A Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. EXISTING Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. X Metes and bounds of all lots
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. N/A Show existing or proposed easements (note restrictions)
20. X Right-of-way width and Rights of Access and Utility Placement
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. X Lot area (in sq. ft. for each lot less than 2 acres)
23. N/A Number of lots including residual lot
24. N/A Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. X Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. X Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. X Show topographical data with 2 or 5 ft. contours on initial submission

30. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. N/A Number of acres to be cleared or timber harvested
33. N/A Estimated or known cubic yards of material to be excavated and removed from the site
34. N/A Estimated or known cubic yards of fill required
35. X The amount of grading expected or known to be required to bring the site to readiness
36. N/A Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

37. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

38. X List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: 
 Licensed Professional

Date: 10-30-23

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date): 10-2-23

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

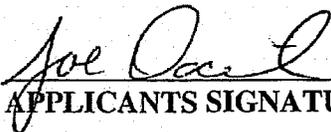
This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

JOE DOCETI

APPLICANT'S NAME (printed)



APPLICANTS SIGNATURE

10/31/23

DATE

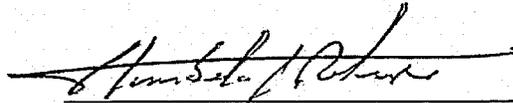
Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).

PROXY

(OWNER) HUMBERTO RESTREPO, DEPOSES AND SAYS THAT HE/SHE
RESIDES AT 158-11 Jewel Ave Flushing
IN THE COUNTY OF QUEENS
AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 576 ROCK CUT ROAD,
WALDEN, NY 12586

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING
APPLICATION AS DESCRIBED THEREIN TO THE TOWN OF NEWBURGH
PLANNING BOARD AND DAY STOKOSA ENGINEERING, MARK DAY IS AUTHORIZED
TO REPRESENT THEM AT MEETINGS OF SAID BOARD.

DATED: 10/31/23


OWNERS SIGNATURE

Humberto Restrepo
OWNERS NAME (printed)


WITNESS' SIGNATURE

NAMES OF ADDITIONAL
REPRESENTATIVES

Joseph Decati
WITNESS' NAME (printed)

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

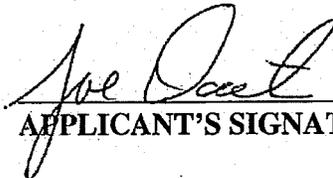
The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

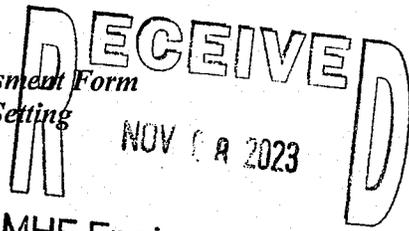
The applicant hereby acknowledges, consents, and agrees to the above.

10/31/23
DATED

JOE DOCETI
APPLICANT'S NAME (printed)


APPLICANT'S SIGNATURE

**Full Environmental Assessment Form
Part 1 - Project and Setting**



Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: E & C PROPERTY HOLDINGS SITE PLAN		
Project Location (describe, and attach a general location map): 576 ROCK CUT ROAD, WALDEN, NY 12586		
Brief Description of Proposed Action (include purpose or need): The project is a Site Plan for the Camp Integrity site. The parcel is a 37.64-acre parcel in the R1 residential zone located on Rock Cut Road in the Town of Newburgh, Orange County, New York. The lot is designated for tax purposes as Town of Newburgh section 11 - block 1 - lot 61. The site is served by a private well and septic. The applicant, E&C Property Holdings, Inc, is proposing to continue to utilize the existing day camp during the months of June through August for (4) 2-week sessions. There will be approximately 75 campers and staff members during this time. The campers will be dropped off at the site. Some of the campers will stay in the existing wood-frame bungalows on the site. Meals are prepared on site. It is my understanding that the summer camp is an existing non-conforming use. It is not the Applicant's intent to increase the non-conforming use. The Applicant is proposing to convert a 12,000 square foot building (currently used for indoor tennis courts) to a facility which will house equipment used for training emergency response personnel for oceanic rescue of persons working on wind turbines. The training sessions will run from 8am to 4pm Monday through Friday from September through May. There will be approximately 12 trainees and 3 training personnel on site at a time during training.		
Name of Applicant/Sponsor: E & C PROPERTY HOLDINGS, INC, SIGNATORY = JOE DOCETI	Telephone: 203-994-7689	
	E-Mail: JDOCETI@JIBEI.COM	
Address: 158-11 JEWEL AVE		
City/PO: FLUSHING	State: NEW YORK	Zip Code: 11365
Project Contact (if not same as sponsor; give name and title/role): SAME	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): SAME, SIGNATORY= HUMBERTO RESTREPO	Telephone: SAME	
	E-Mail: SAME	
Address: SAME		
City/PO: SAME	State: SAME	Zip Code: SAME

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLANNING BOARD-SITE PLAN APPROVAL	PENDING
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPECIAL USE PERMIT	PENDING
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	BUILDING DEPARTMENT-BUILDING PERMIT	PENDING
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	BOH-WATER/SEWER	PENDING
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
R1

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? WALLKILL

b. What police or other public protection forces serve the project site?
TOWN OF NEWBURGH POLICE

c. Which fire protection and emergency medical services serve the project site?
ORANGE LAKE FIRE

d. What parks serve the project site?
N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? RECREATIONAL AND EDUCATIONAL

b. a. Total acreage of the site of the proposed action? _____ 37.64 acres
 b. Total acreage to be physically disturbed? _____ 0.04 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 37.64 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 6 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

Yes No

If Yes, show numbers of units proposed.

One Family Two Family Three Family Multiple Family (four or more)

Initial Phase _____
At completion _____
of all phases _____

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials?

Yes No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 450 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

EXISTING PRIVATE WELL

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 5 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 450 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
SANITARY WASTEWATER

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will a line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

EXISTING SDS

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____
ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
iv. Does the proposed action include any shared use parking? Yes No
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
TO BE DETERMINED
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
LOCAL UTILITY
iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM - 5 PM
- Saturday: 7 AM - 5 PM
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hrs camp / 8am-4pm training
- Saturday: 24 hrs camp - n/a training
- Sunday: 24 hrs camp - n/a training
- Holidays: N/A

camp runs June - August for 2 week session
training runs Sept. - May M-F

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 EXISTING

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ 1.0 tons per _____ MONTH (unit of time)
 • Operation : _____ 0.5 tons per _____ MONTH (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: RECYCLING

 • Operation: RECYCLING

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: APPROVED CONTRATOR/APPROVED SITE

 • Operation: APPROVED CONTRACTOR/APPROVED SITE

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing: _____
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.19	2.23	+0.04
• Forested	21.71	21.71	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.83	2.83	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawns and landscaping</u>	10.91	10.87	-0.04

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
CAMP INTEGRITY

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

- v. Is the project site subject to an institutional control limiting property uses? Yes No
- If yes, DEC site ID number: _____
 - Describe the type of institutional control (e.g., deed restriction or easement): _____
 - Describe any use limitations: _____
 - Describe any engineering controls: _____
 - Will the project affect the institutional or engineering controls in place? Yes No
 - Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >2 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0 %

c. Predominant soil type(s) present on project site:

AC - ALDEN	26.6 %
MdB - MARDIN-GRAV-SILT-LOAM	24.6 %
MdC - MARDIN-GRAV-SILT-LOAM	23.7 %

d. What is the average depth to the water table on the project site? Average: _____ 0-3 feet

e. Drainage status of project site soils: Well Drained: _____ 15.5 % of site 7.4 % WATER
 Moderately Well Drained: _____ 48.5 % of site
 Poorly Drained _____ 28.6 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 76.2 % of site
 10-15%: _____ 23.8 % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 855.5-145 Classification B
- Lakes or Ponds: Name unnamed pond Classification n/a
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size unknown
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

DEER	SMALL MAMMALS	_____
SONG BIRDS		_____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____
 Red Maple-Hardwood Swamp

ii. Source(s) of description or evaluation: EAF MAPPER

iii. Extent of community/habitat:

- Currently: _____ 1460.0 acres
- Following completion of project as proposed: _____ 1460.0 acres
- Gain or loss (indicate + or -): _____ 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

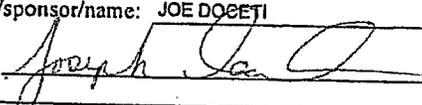
iii. Designating agency and date: _____

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

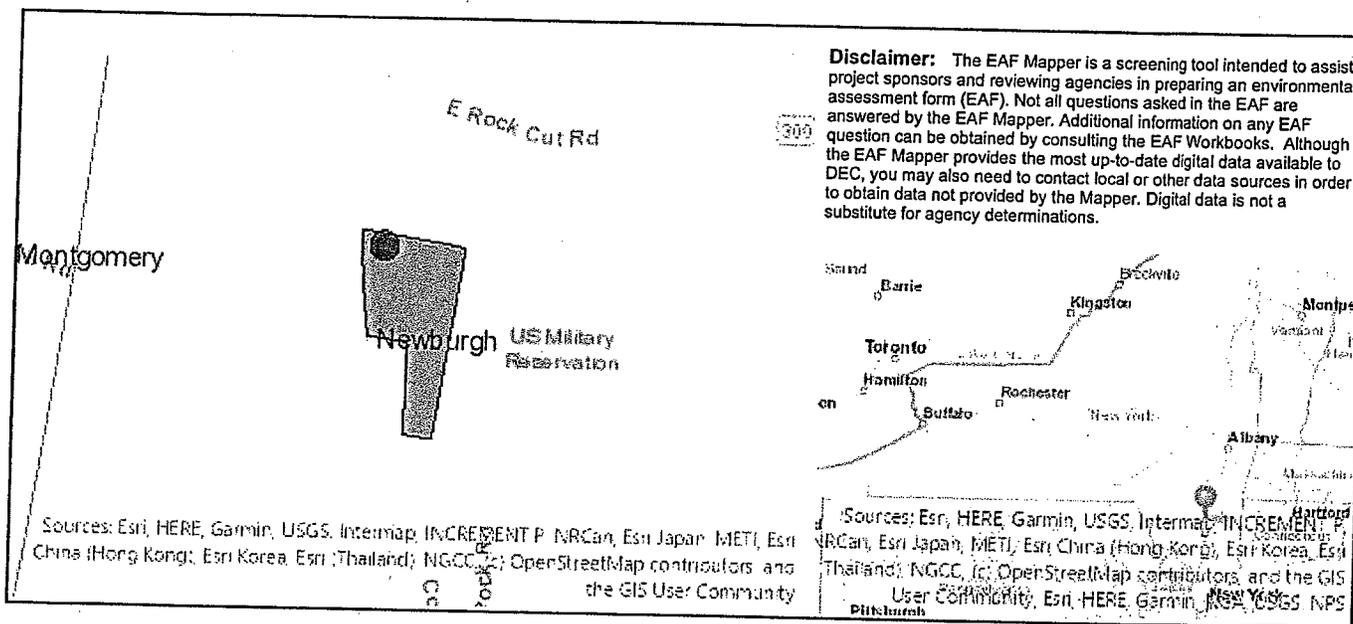
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: JOE DOBETI		Date: 10/31/25
Signature: 		Title: APPLICANT

PRINT FORM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	855.5-145
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

DAY | STOKOSA

ENGINEERING P.C.

3 Van Wyck Lane
Suite 2

Wappingers Falls, New York 12590
Phone: 845-223-3202

RECEIVED
NOV 08 2023

MHE Engineering, D.P.C.

October 24, 2023

Mr. John Ewasutyn
Planning Board Chairman
Town of Newburgh Planning Board 308
Gardnertown Road
Newburgh, New York 12550

**Re: Town Project No. 2023-22
Amended Site Plan and Special Use Permit for
E & C Property Holdings, Inc.
576 Rock Cut Road
Town of Newburgh
Orange County, New York**

Dear Mr. Ewasutyn:

The project is a Site Plan for the Camp Integrity site. The parcel is a 37.64-acre parcel in the R1 residential zone located on Rock Cut Road in the Town of Newburgh, Orange County, New York. The lot is designated for tax purposes as Town of Newburgh section 11 - block 1 - lot 61. The site is served by a private well and septic.

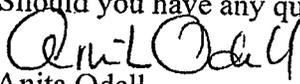
The applicant, E&C Property Holdings, Inc, is proposing to continue to utilize the existing day camp during the months of June through August for (4) 2-week sessions. There will be approximately 75 campers and staff members during this time. The campers will be dropped off at the site. Some of the campers will stay in the existing wood-frame bungalows on the site. Meals are prepared on site. It is my understanding that the summer camp is an existing non-conforming use. It is not the Applicant's intent to increase the non-conforming use.

The Applicant is proposing to convert a 12,000 square foot building (currently used for indoor tennis courts) to a facility which will house equipment used for training emergency response personnel for oceanic rescue of persons working on wind turbines. The training sessions will run from 8am to 4pm Monday through Friday from September through May. There will be approximately 12 trainees and 3 training personnel on site at a time during training.

The project involves converting an existing tennis court into a parking area for the people involved in the training classes. This will require widening the access roadway to the new parking area to accommodate two-way traffic.

We are proposing a 50' buffer between the residential property to the north of the site.

Should you have any questions, please do not hesitate to call me.


Anita Odell

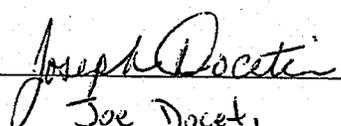
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NOV 08 2023

MHE Engineering, D.P.C.

Certificate and Acknowledgement

The undersigned applicant represents, warrants, covenants and agrees that it shall notify all successors, assigns, purchasers and transferees of applicant's interest in the subject property, or rights to develop the subject property, or membership interests in the applicant, of the deferral of the payment of the Recreation Fee in Lieu of Parkland and the delivery of the performance security for landscaping improvements and the conditions thereof and that it shall cause those conditions to be binding upon all such successors, assigns, purchasers and transferees.

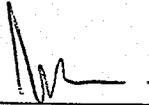
The applicant agrees for itself and all successors, assigns, purchasers and transferees, that in the event of any failure to comply with any of terms and conditions of the deferral of payment of the Recreation Fee in Lieu of Parkland and the delivery of the performance security for landscaping improvements pursuant to the Town Board of the Town of Newburgh resolution dated July 15, 2009 by the applicant, its successors, assigns, purchasers or transferees, the Town of Newburgh, in addition to all other remedies, shall be entitled to (a) issue a stop work order for any and all work commenced on the Subject Property and (b) withhold or revoke any and all building permits issued for the Subject Property.



Joe Doceti, Applicant

STATE OF NEW YORK :
:ss.:
COUNTY OF Queens :

On the 1st day of November in the year 2023
before me the undersigned, a Notary Public in and for said State, personally
appeared Joe Doleti, personally known to me or proved to me on the
basis of satisfactory evidence to be the individual whose name is subscribed to
the within instrument and acknowledged to me that she executed the same in her
capacity, and that by her signature on the instrument, the individual, or the
person upon behalf of which the individual acted, executed the instrument.



Notary Public

DAVID N. CHENAPHUN
Notary Public, State of New York
No. 01CH6309261
Qualified in Queens County
Commission Expires Aug. 2026

STATE OF NEW YORK :
COUNTY OF Queens :ss.:

On the 1st day of November in the year
2023 before me personally came Humberto Restrepo to me
known, who, being by me duly sworn, did depose and say that he/she/they
reside(s) in 158-11 Jewel Ave
Flushing, NY (if the place of residence is in a city, include the
street and street number, if any, thereof); that he/she/they (is)(are) the (president
or other officer or director or attorney in fact duly appointed) of the
EstC Property
Holdings North, Inc. (name of corporation), the corporation described in and
which executed the above instrument; that he/she/they know(s) the seal of said
corporation; that the seal affixed to said instrument is such corporate seal; that it
was so affixed by authority of the board of directors of said corporation, and that
he/she/they signed his/her/their name(s) thereto by like authority



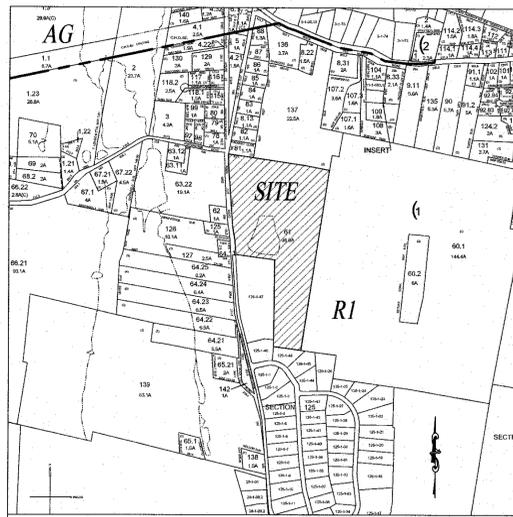
Notary Public

DAVID N. CHENAPHUN
Notary Public, State of New York
No. 01CH6309261
Qualified in Queens County
Commission Expires AVL 2026

E&C Property Holdings Site Plan

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

**Dig Safely.
New York**
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com



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.: 11-1-81
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'	31.8' (Existing)
Side One/Both	50'/100'	45.5'/474.2' (Existing)
Rear	50'	808.9'
Maximum Building Height		
Feet	35'	36' (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

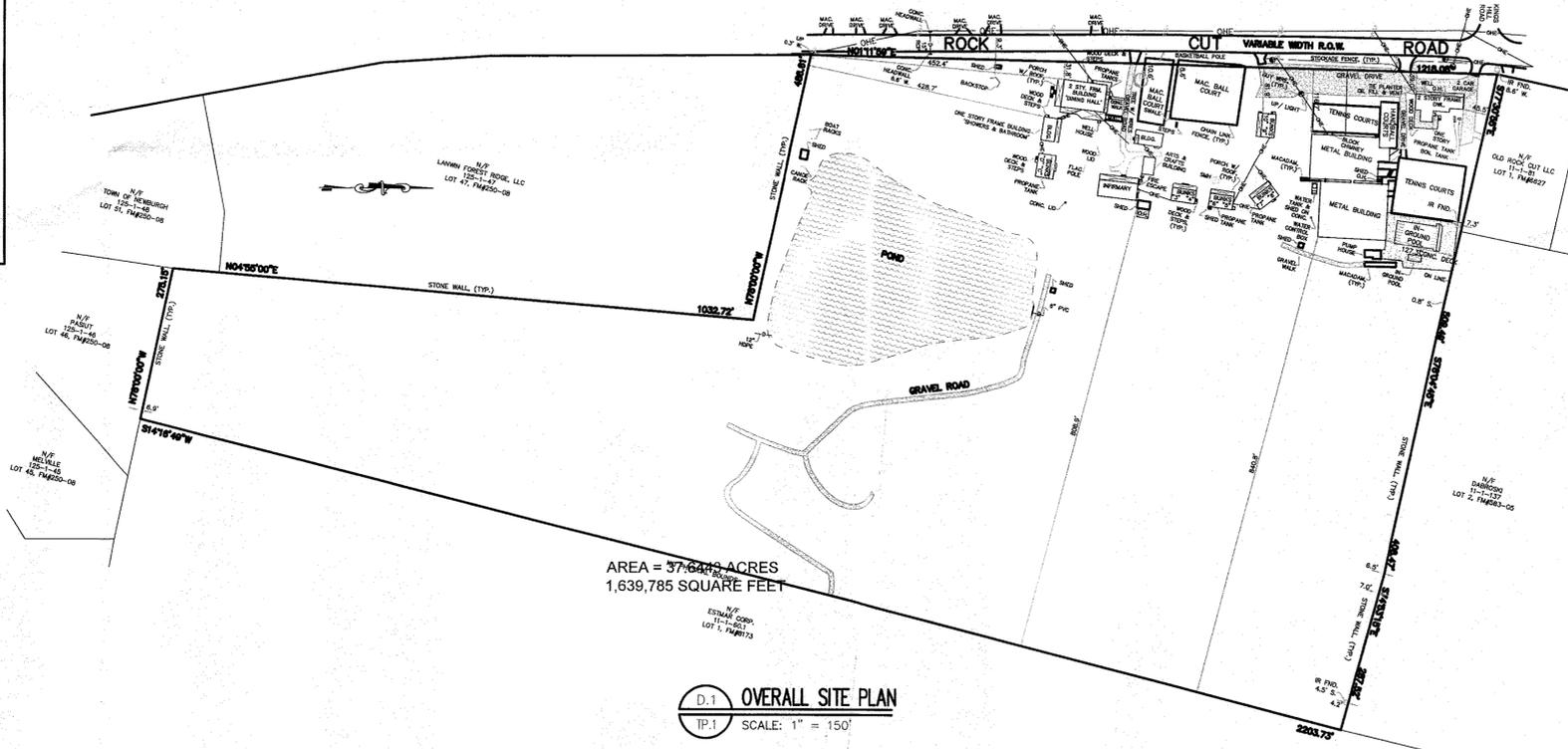
TOWN OF NEWBURGH PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH NEW YORK ON THE _____ DAY OF _____, 2024 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF NEWBURGH PLANNING BOARD
SIGNED THIS _____ DAY OF _____, 2024

TOWN OF NEWBURGH PLANNING BOARD CHAIRMAN

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



Adjoining Owners

334600 11-1-137 E & C Property Holdings North, Inc. 158-11 Henry Van Arsdale Jr. Ave Flushing NY, 11365	334600 11-1-125 Purcino, Kim D 555 Rock Cut Rd Walden NY, 12586	334600 11-1-64-22 Romaine, Charles A Jr 513 Rock Cut Rd Walden NY, 12586	334600 125-1-45 Melville, Richard 5 Copper Rock Rd Walden NY, 12586
334600 11-1-107.2 Austin, Nicholas 4 Chief's Ln Walden NY, 12586	334600 11-1-99 Lake, Bruce D Jr 12 Kings Hill Rd Walden NY, 12586	334600 11-1-83 McKenna, Ronald J Jr 12 Old Rock Cut Rd Walden NY, 12586	334600 125-1-47 All Mine of Orange Inc. P.O. Box 296 Salisbury Mills NY, 12577
334600 11-1-60.1 Estmar Corp 2 Landfall Ln Princeton NJ, 08540	334600 11-1-127 Kirkpatrick IRT, Linda J 549 Rock Cut Rd Walden NY, 12586	334600 11-1-98 Mann, Justin 8 Kings Hill Rd Walden NY, 12586	334600 125-1-46 Kogan, Savelly 3 Copper Rock Rd Walden NY, 12586
334600 11-1-84.21 Moses, Stuart 511 Rock Cut Rd Walden NY, 12586	334600 11-1-82 Cullen, Patrick J 4 Old Rock Cut Rd Walden NY, 12586	334600 11-1-63-22 Menendez, Edward 5 Kings Hill Rd Walden NY, 12586	334600 125-1-48 Town of Newburgh 1496 Route 300 Newburgh NY, 12550
334600 11-1-64.23 Messina, Helen M 519 Rock Cut Rd Walden NY, 12586	334600 11-1-126 Kirkpatrick, Trust Irt, Robert III J 525 Rock Cut Rd Walden NY, 12586	334600 11-1-64-24 Hyde, Maureen 525 Rock Cut Rd Walden NY, 12586	334600 11-1-97 Jaritzen, Mary C 186 Prester Rd Walden NY, 12589
334600 11-1-62 Merrill, Leon Jr 957 Rock Cut Rd Walden NY, 12586	334600 11-1-107.1 Kay, Jennifer 3 Chief's Ln Walden NY, 12586	334600 125-1-2 Granda, Christian 4 Copper Rock Rd Walden NY, 12586	334600 11-1-78 Azulay, Valerie 4 Kings Hill Rd Walden NY, 12586
334600 11-1-64.11 Kirkpatrick IRT, Linda J 549 Rock Cut Rd Walden NY, 12586	334600 11-1-65-21 Jordan, Daniel P 507 Rock Cut Rd Walden NY, 12586	334600 125-1-1 All Mine of Orange Inc. P.O. Box 296 Salisbury Mills NY, 12577	334600 11-1-81 E & C Property Holdings, North, Inc. 158-11 Henry Van Arsdale Jr Ave Flushing NY, 11365
334600 11-1-8.13 Schawane, Ralph F Jr 8 Old Rock Cut Rd Walden NY, 12586	334600 11-1-64.25 Pikus, Keith 533 Rock Cut Rd Walden NY, 12586	334600 125-1-3 Robles, Wilco 599 Rock Cut Rd Walden NY, 12586	334600 11-1-79 Wohlke, Thomas V 599 Rock Cut Rd Walden NY, 12586
334600 11-1-87 Grigo, John 1 Shire Ridge Ct Walden NY, 12586	334600 11-1-63.11 Equally Homes NY II, Inc. P.O. Box 665 Montgomery NY, 12549	334600 125-1-26 Reeves, William H Jr 54 Copper Rock Rd Walden NY, 12586	334600 11-1-80 Nielsen, Theodore C 803 Rock Cut Rd Walden NY, 12586
334600 11-1-4.21 Moses, Lynda 21 Old Rock Cut Rd Walden NY, 12586	334600 11-1-142 Lehmann, Michael 511 Rock Cut Rd Walden NY, 12586	334600 125-1-44 Lehmann, Michael 7 Copper Rock Rd Walden NY, 12586	

Table of Contents

Sheet No.	Sheet Title
TP.1	1 of 4 Title Page
EC.1	2 of 4 Existing Conditions Plan
SP.1	3 of 4 Site Plan
CD.1	4 of 4 Construction Details

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MHE Engineering, D.P.C.

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Mark A. Day, PE

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

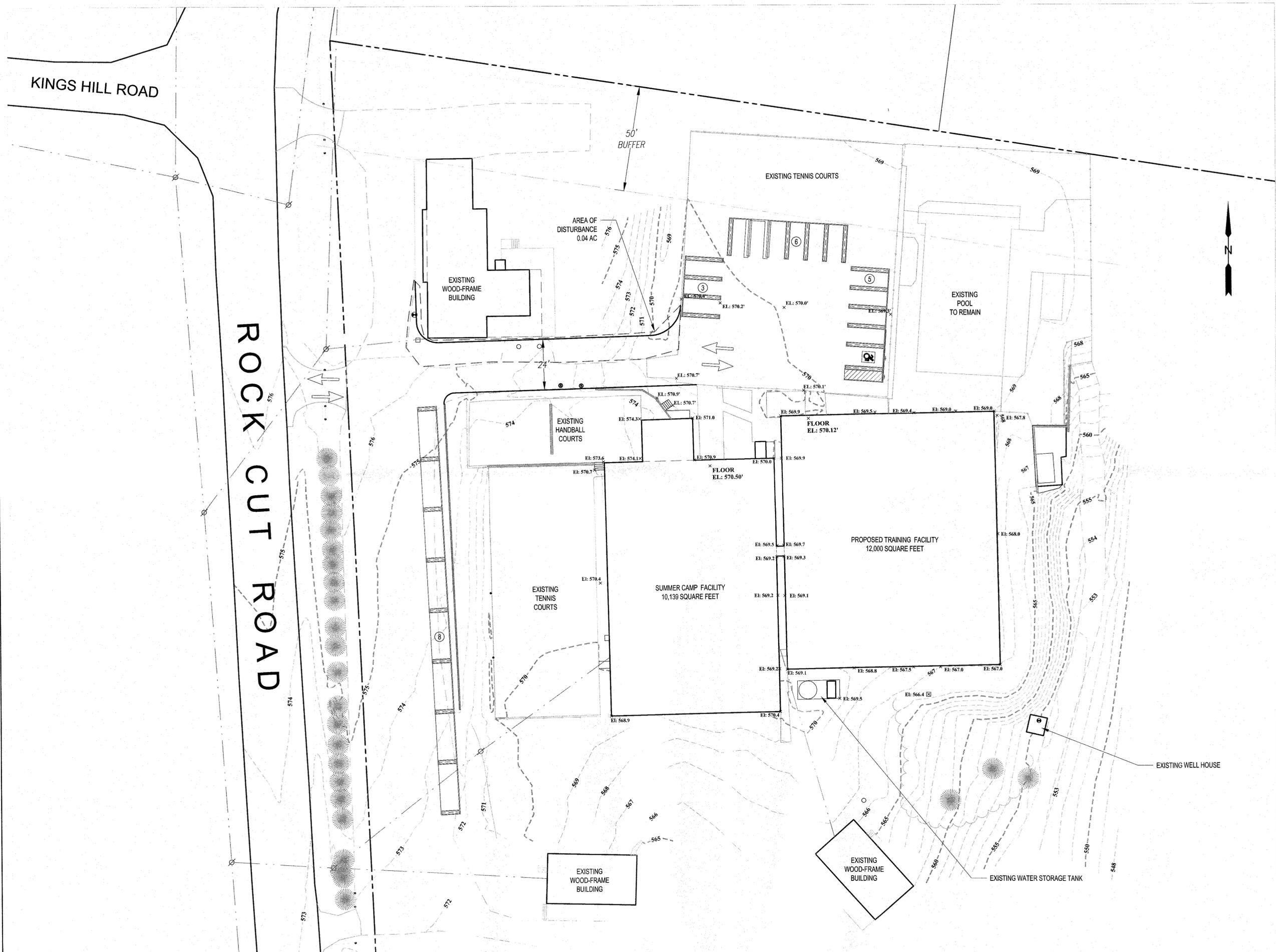
Title Page

Town Project No. 2023-22

SCALE	DRAWN BY	CHECKED BY	DATE
No Scale	MAD	MAD	10-02-23

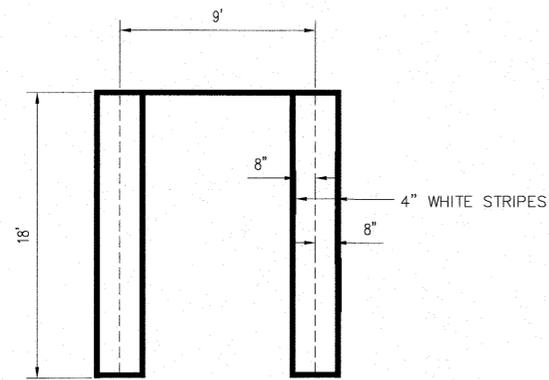
TP.1

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.



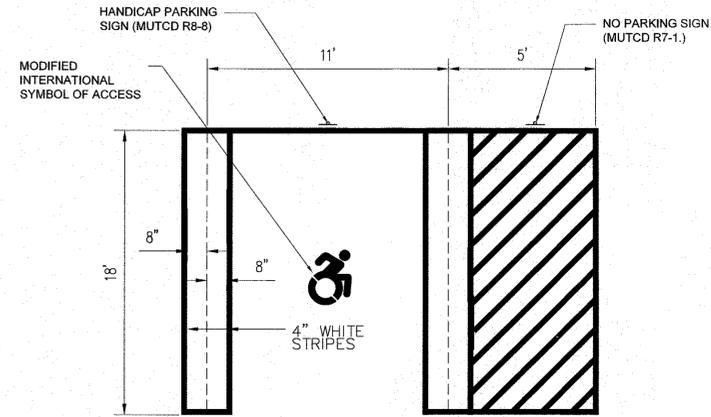
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Mark A. Day, PE	
Project No.	2021-288
License No.	089646
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT: E&C Property Holdings 576 Rock Cut Road Town of Newburgh, Orange County, New York	
Site Plan	
Town Project No. 2023-22	
SCALE	1" = 20'
DRAWN BY	MAD
CHECKED BY	MAD
DATE	10-02-23
SP.1	



STANDARD

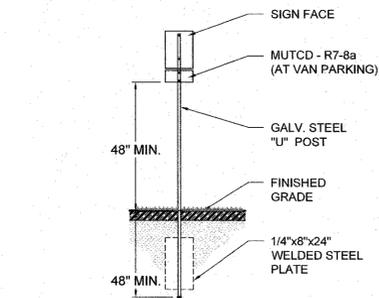
D.1 PARKING SPACE DETAIL
CD.1 SCALE: N.T.S.



ADA VAN SPACE

- NOTE:
1. SPACES SHALL BE MARKED WITH 4 INCH WIDE LINES. WIDTH MEASUREMENTS OF PARKING SPACES SHALL BE MADE FOR THE CENTERLINE OF THE MARKING.
 2. THE MAXIMUM SLOPE WITHIN ADA PARKING AND ACCESS AISLES SHALL NOT EXCEED 2%(1:48)
 3. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
 4. ACCESSIBLE ROUTES MUST CONNECT PARKING SPACES TO ACCESSIBLE ENTRANCES. IN PARKING FACILITIES WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES, MARKED CROSSINGS ENHANCE PEDESTRIAN SAFETY
 5. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

D.2 ADA VAN PARKING SPACE DETAIL
CD.1 SCALE: N.T.S.



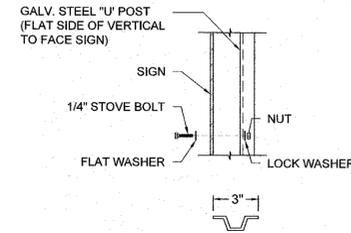
MUTCD NY R7-8



MUTCD R7-1



MUTCD R7-8a



D.3 ADA VAN PARKING SPACE SIGN DETAIL
CD.1 SCALE: N.T.S.

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<p>Mark A. Day, PE</p>
<p>Project No. 2021:288 License No. 069646</p>

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

Construction Details

Town Project No. 2023-22

SCALE	DATE	DRAWN BY	CD.1
As Noted	10-02-23	MAD	
DATE	CREATED BY	DATE	
10-02-23	MAD		