

Notes:

- THE RECORD OWNERS ARE:
ADA SEGARRA CINOSI
27 MERLIN AVENUE
SLEEPY HOLLOW, NY
- THE APPLICANT IS:
LEWIS DONNELLY
67 LESLIE ROAD
NEWBURGH, NY 12550
- IN ACCORDANCE WITH SECTION 305-52(C)(24) OF THE VILLAGE OF WALDEN ZONING CODE AND A RECENTLY PROPOSED LOCAL LAW MODIFYING SAID SECTION, THE PROPOSED SENIOR HOUSING DEVELOPMENT WILL CONTAIN THE FOLLOWING ANCILLARY FACILITIES:
 - SELF-SERVICE LAUNDRY
 - GAME ROOM OR RECREATION ROOM
 - EXERCISE ROOM
 - LIBRARY
 - OFFICE FACILITY FOR OPERATION OF THE FACILITY
 - TWENTY-FOUR HOUR SECURITY
 - CARETAKER'S DWELLING
 - ELEVATOR IN BUILDING
 - COMMUNITY ROOM -OR- SOCIAL HALL
 - PEDESTRIAN CONNECTION TO DOWNTOWN
 - ON-SITE WALKING PATHS, TRAILS AND/OR GARDENS

- WITH ELEVEN (11) ANCILLARY FACILITIES, THE DEVELOPMENT WOULD BE PERMITTED TO HAVE ELEVEN (11) DWELLINGS PER ACRE. WITH 6.22 ACRES OF LAND, THE PERMITTED DWELLING UNITS IS 68.4 UNITS. THE TOTAL UNITS PROPOSED IN THE SENIOR FACILITY IS 68 SENIOR UNITS AND 1 CARETAKER'S UNIT (2.3 PER FLOOR WITH 3 FLOORS).
- ALL WATER AND SEWER SERVICES PROPOSED TO SERVE THIS DEVELOPMENT AND LOCATED ON THE SUBJECT PARCEL SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. THE VILLAGE OF WALDEN HAS THE RIGHT, BUT NOT THE OBLIGATION TO CONDUCT REQUIRED MAINTENANCE OR REPAIRS TO THESE UTILITIES, IF NECESSARY.
- AS DESIGNED, THE SITE HAS A CALCULATED CUT OF 17,34 CUBIC YARDS AND FILL OF 17,605 CUBIC YARDS FROM EXISTING GRADE TO PROPOSED FINAL GRADES. THE GRADING RESULTS IN A NET IMPORT (FILL) OF 471 CUBIC YARDS.
- KNOX BOXES SHALL BE PROVIDED AT THE MAIN ENTRANCE TO THE BUILDING. THE BOX SHALL CONTAIN KEYS TO THE BUILDING, ALL LOCKABLE INTERIOR DOORS, FIRE ALARM SYSTEM, AND ELEVATOR. ADDITIONAL KNOX BOXES CONTAINING EXTERIOR KEYS SHALL BE PROVIDED AT THE DIRECTION OF THE WALDEN FIRE DEPARTMENT.

Orange County Department of Health Water Main Installation Notes:

- ALL PIPE, FIXTURES, AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER ACT", SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.
- ALL REFERENCES TO AWWA STANDARDS REFER TO THE MOST RECENT REVISION.
- WHENEVER PIPE LAYING IS NOT ACTIVELY IN PROGRESS, THE OPEN ENDS OF THE PIPE MUST BE CLOSED BY A TEMPORARY WATERTIGHT PLUG OR CAP TO PREVENT SOIL, WATER OR OTHER FOREIGN MATTER FROM ENTERING THE PIPE.
- DEFLECTION OF PIPES AT A JOINT MUST NOT EXCEED 80% OF THE MANUFACTURERS RECOMMENDED MAXIMUM.
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- BACKFLOW PREVENTION DEVICE SHALL BE REVIEWED AND APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH PRIOR TO INSTALLATION.
- THE PROJECT HAS DEMONSTRATED AN AVAILABLE FLOW OF 1,626 GPM WHILE MAINTAINING A MINIMUM OF 20 PSI AT ALL POINTS IN THE DISTRIBUTION SYSTEM.

Survey Notes:

- THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED BY MERCURIO-NORTON-TAROLLI-MARSHALL ENGINEERING & LAND SURVEYING, P.C. ON NOVEMBER 12, 2018.
- SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- SUBJECT TO UTILITY GRANTS OF RECORD.
- SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF NEW YORK STATE ROUTE 52 (A.K.A. NORTH MONTGOMERY STREET) TO BE UTILIZED AS A PUBLIC HIGHWAY.
- THE TOTAL SITE AREA 270,742 SQUARE FEET (6.22 ACRES).

Zoning Legend: Q-3

SENIOR HOUSING (1)	REQUIRED	PROPOSED
MINIMUM LOT AREA	100,000 SF	270,742 SF
MAXIMUM LOT COVERAGE (2)	40%	72.8%
MINIMUM LOT WIDTH	100'	466.9'
MAXIMUM HEIGHT	35'	35'
MINIMUM FRONT YARD	20'	267.7'
MINIMUM SIDE YARD (ONE)	15'	47.2'
MINIMUM SIDE YARD (BOTH)	30'	131.7'
MINIMUM REAR YARD	20'	98.4'
MINIMUM FLOOR AREA PER UNIT	500 SQ.FT.	4,050 SQ.FT.

- BULK ZONING REGULATIONS ARE PROVIDED AS REQUIRED IN SECTION 305-52(C)(24)(H) OF THE VILLAGE OF WALDEN ZONING CODE
- LOT COVERAGE DEFINED AS THE PERCENTAGE OF THE AREA OF THE LOT COVERED BY A BUILDING OR BUILDINGS.

Parking Requirements

USE:	VILLAGE PARKING REQUIREMENT:	PROPOSED CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED:
SENIOR CITIZEN DEVELOPMENTS	1 SPACES PER DWELLING UNIT	69 DWELLING UNITS	69	
OFFICE	1 SPACE PER 300 SQUARE FEET OF GROSS LEASABLE AREA	1,120 SQUARE FEET	3.7	97

FINAL APPROVAL GRANTED
Village of Walden Planning Board
4/29/21
DATE SIGNED
THIS STAMP VOID IF NOT SHOWN IN RED OR IF ALTERED IN ANY WAY



Location Map
SCALE: 1" = 2,000'

Parcel "A" Information

TAX PARCEL:	302-1-5J
AREA:	5.27 ACRES (229,430 SQ. FT.)
RECORD OWNER:	ADA SEGARRA CINOSI 27 MERLIN AVENUE SLEEPY HOLLOW, N.Y.
DEED REFERENCE:	L. 12342, P. 1937

Parcel "B" Information

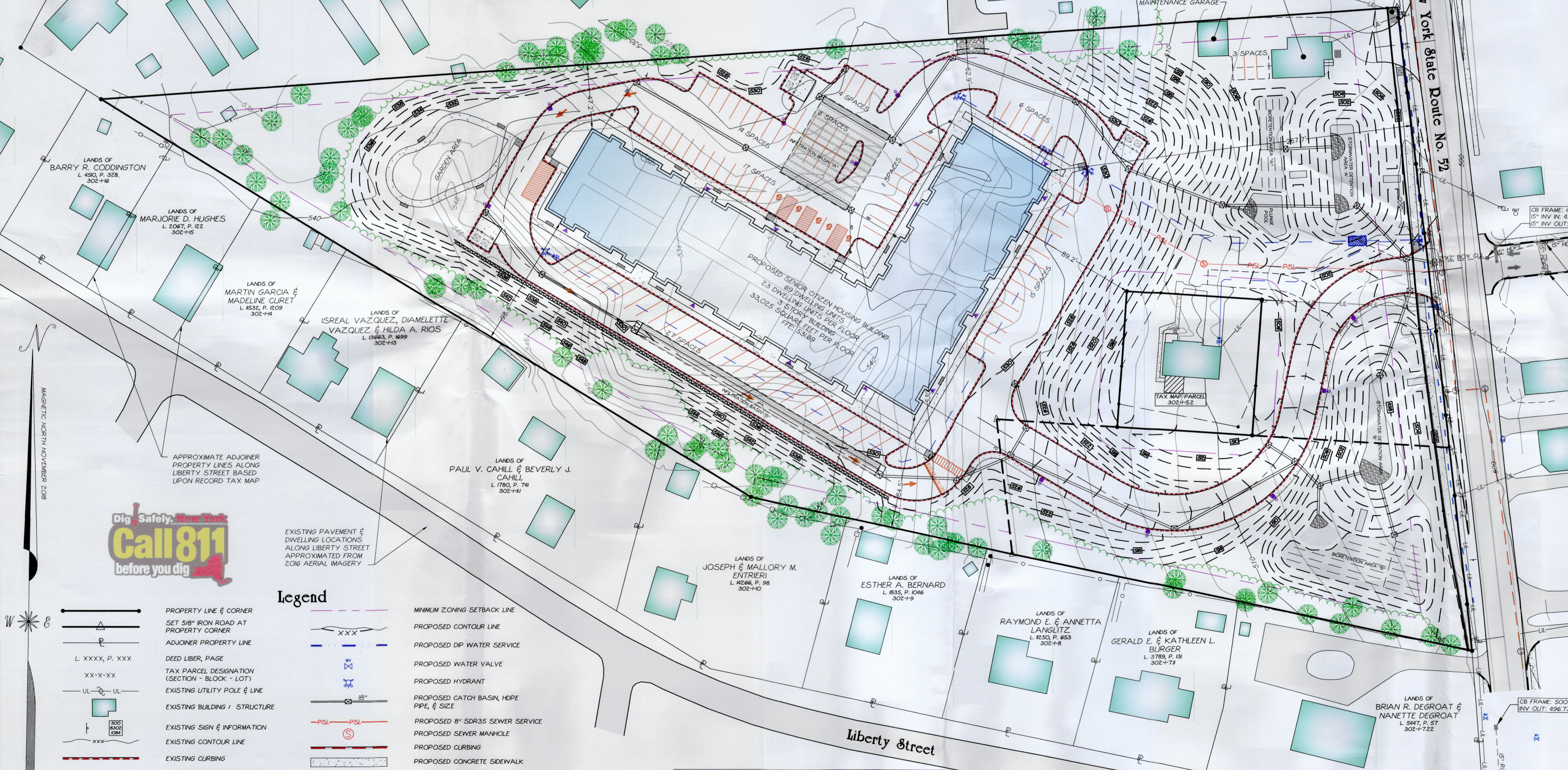
TAX PARCEL:	302-1-6
AREA:	0.95 ACRES (41,312 SQ. FT.)
RECORD OWNER:	ADA SEGARRA CINOSI 27 MERLIN AVENUE SLEEPY HOLLOW, N.Y.
DEED REFERENCE:	L. 12342, P. 1933

Sparks Residence Information

TAX PARCEL:	302-1-52
AREA:	0.23 ACRES (10,004 SQ. FT.)
RECORD OWNER:	DARLENE M. SPARKS 124 N. MONTGOMERY STREET WALDEN, NY 12586
DEED REFERENCE:	L. 2600, P. 205

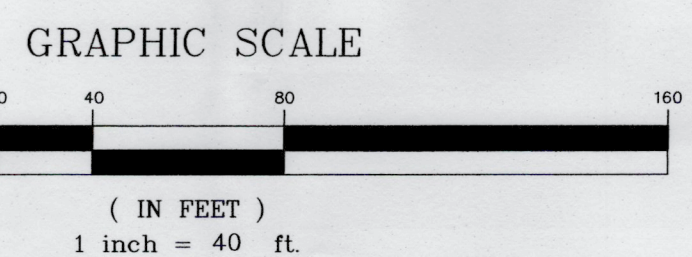
Sheet Index

SHEET	DESCRIPTION
1	SITE PLAN
2	SURVEY & LOT CONSOLIDATION PLAN
3	DEMOLITION - CLEARING PLAN
4	SITE PLAN DETAIL SHEET I
5	SITE PLAN DETAIL SHEET II
6	ENTRANCE DETAIL SHEET
7	CONSTRUCTION DETAIL SHEET
8	SEWER SERVICE DETAIL SHEET
9	WATER SERVICE DETAIL SHEET
10	WATER SERVICE PROFILE SHEET A
11	WATER SERVICE PROFILE SHEET B
12	STORMWATER DETAIL SHEET I
13	STORMWATER DETAIL SHEET II
14	EROSION & SEDIMENT CONTROL PLAN
15	EROSION CONTROL DETAIL SHEET
16	LANDSCAPING DETAIL SHEET
17	LIGHTING PLAN
18	TRUCK TURN DIAGRAMS



Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- DEED LIBER, PAGE
- TAX PARCEL DESIGNATION (SECTION - BLOCK - LOT)
- EXISTING UTILITY POLE & LINE
- EXISTING BUILDING / STRUCTURE
- EXISTING SIGN & INFORMATION
- EXISTING CONTOUR LINE
- EXISTING CURBING
- EXISTING CATCH BASIN, STORM CULVERT, & SIZE
- LIMITS OF MAINTAINED LAWN
- EXISTING CONCRETE SIDEWALK
- EXISTING GUY ANCHOR
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING TREELINE
- EXISTING INDIVIDUALLY LOCATED TREE
- MINIMUM ZONING SETBACK LINE
- PROPOSED CONTOUR LINE
- PROPOSED DIP WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED CATCH BASIN, HDPE PIPE, & SIZE
- PROPOSED 8" SDR35 SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED CURBING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ACCESSIBLE RAMP
- PROPOSED 6" SDR35 ROOF DRAIN & CLEANOUT
- PROPOSED SDR35 FOOTING DRAIN
- PROPOSED RETAINING WALL



ORANGE COUNTY DEPARTMENT OF HEALTH APPROVAL:

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY
13	3-8-21	WATER DEPARTMENT COMMENTS	LJM
12	3-8-21	FIRE DEPARTMENT COMMENTS	LJM
11	2-4-21	ENGINEER & OCCUPY COMMENTS	LJM
10	1-8-21	ODDH COMMENTS	LJM
9	1-8-20	NYSDOT COMMENTS	LJM
8	10-23-20	ODDH WATER EXTENSION	LJM
7	10-21-20	NYSDOT COMMENTS	LJM
6	8-24-20	ENGINEER & PE COMMENTS	ZAP
5	1-18-20	ENGINEER & FIRE DEPARTMENT COMMENTS	LJM
4	1-13-19	SWPPP REVISIONS	ZAP
3	1-13-19	BUILDING REDUCTION & ENGINEER COMMENTS	LJM
2	9-6-19	SWPPP REVISIONS	ZAP
1	1-13-19	REVISED ENTRANCE & LANDSCAPING	LJM



Site Plan for Falcons Rest

MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.
TAX MAP PARCEL: 302-1-5J, 52 & 6
VILLAGE OF WALDEN
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: KMV
DATE: JANUARY 15, 2019
PROJECT: #4427
SHEET: 1 / 18

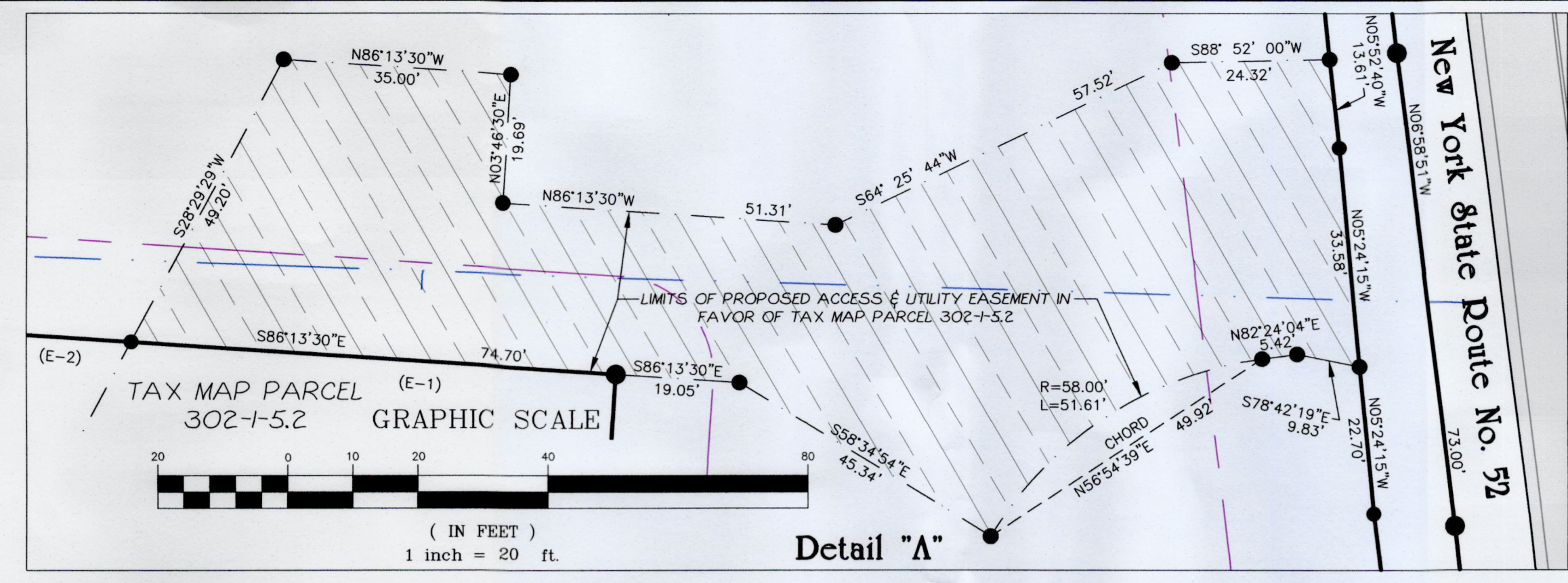
Survey Notes:

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- 2.) SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT.
- 3.) SUBJECT TO UTILITY GRANTS OF RECORD.
- 4.) SUBJECT TO THAT PORTION OF LAND WITHIN THE BOUNDS OF NEW YORK STATE ROUTE 52 (A.K.A. NORTH MONTGOMERY STREET) TO BE UTILIZED AS A PUBLIC HIGHWAY.
- 5.) THE TOTAL SITE AREA 270,742 SQUARE FEET (6.22 ACRES).

Notes:

- 1.) THE RECORD OWNERS ARE:
AIDA SEGARRA CINOSI
27 MERLIN AVENUE
SLEEPY HOLLOW, NY
- 2.) THE APPLICANT IS:
LEWIS DONNELLY
67 LESLIE ROAD
NEWBURGH, NY 12550
- 3.) TAX MAP PARCELS 302-1-51 & 302-1-6 SHALL BE COMBINED INTO ONE (1) PARCEL PRIOR TO THE SIGNING OF THE SITE PLAN MAP FOR THE SENIOR HOUSING DEVELOPMENT.

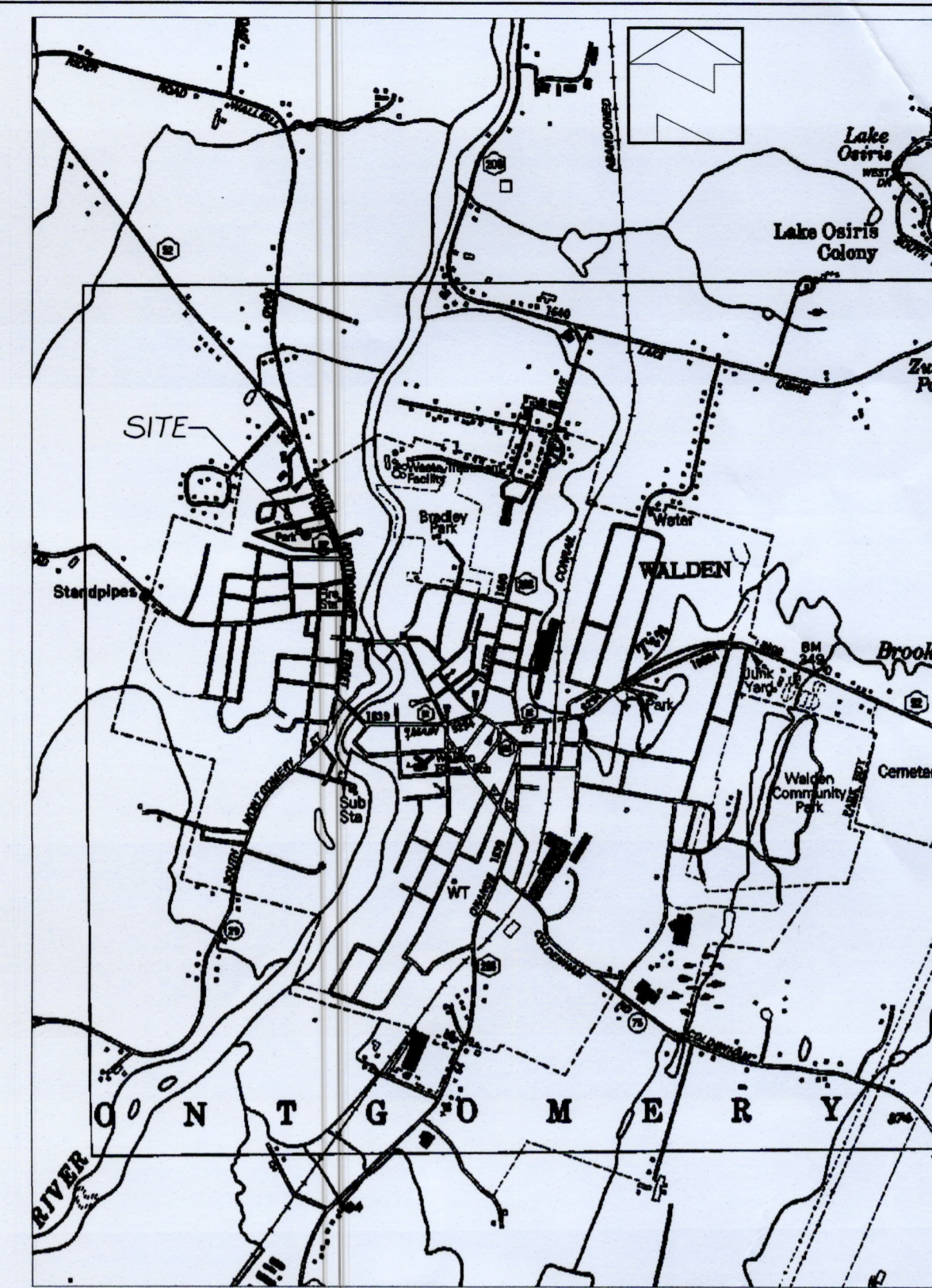
DARLENE M. SPARKS
124 N. MONTGOMERY STREET
WALDEN, NY 12586



Zoning Legend: R-3

SENIOR HOUSING (S)	REQUIRED
MINIMUM LOT AREA	100,000 SF
MAXIMUM LOT COVERAGE (%)	40%
MINIMUM LOT WIDTH	100'
MAXIMUM HEIGHT	35'
MINIMUM FRONT YARD	20'
MINIMUM SIDE YARD (ONE)	15'
MINIMUM SIDE YARD	30'
MINIMUM REAR YARD	20'

(1) BULK ZONING REGULATIONS ARE PROVIDED AS REQUIRED IN SECTION 305-52(2)(4)(H) OF THE VILLAGE OF WALDEN ZONING CODE.
(2) LOT COVERAGE DEFINED AS THE PERCENTAGE OF THE AREA OF THE LOT COVERED BY A BUILDING OR BUILDINGS.



Location Map
SCALE: 1" = 2,000'

Parcel "A" Information

TAX PARCEL:	302-1-51
AREA:	5.27 ACRES (229,430 SQ. FT.)
RECORD OWNER:	AIDA SEGARRA CINOSI 27 MERLIN AVENUE SLEEPY HOLLOW, N.Y.
DEED REFERENCE:	L. 12,342 P. 1937

Parcel "B" Information

TAX PARCEL:	302-1-6
AREA:	0.95 ACRES (41,312 SQ. FT.)
RECORD OWNER:	AIDA SEGARRA CINOSI 27 MERLIN AVENUE SLEEPY HOLLOW, N.Y.
DEED REFERENCE:	L. 12,342 P. 1933

Sparks Residence Information

TAX PARCEL:	302-1-5.2
AREA:	0.23 ACRES (10,004 SQ. FT.)
RECORD OWNER:	DARLENE M. SPARKS 124 N. MONTGOMERY STREET WALDEN, NY 12586
DEED REFERENCE:	L. 2,600, P. 205

EASEMENT LINE TABLE

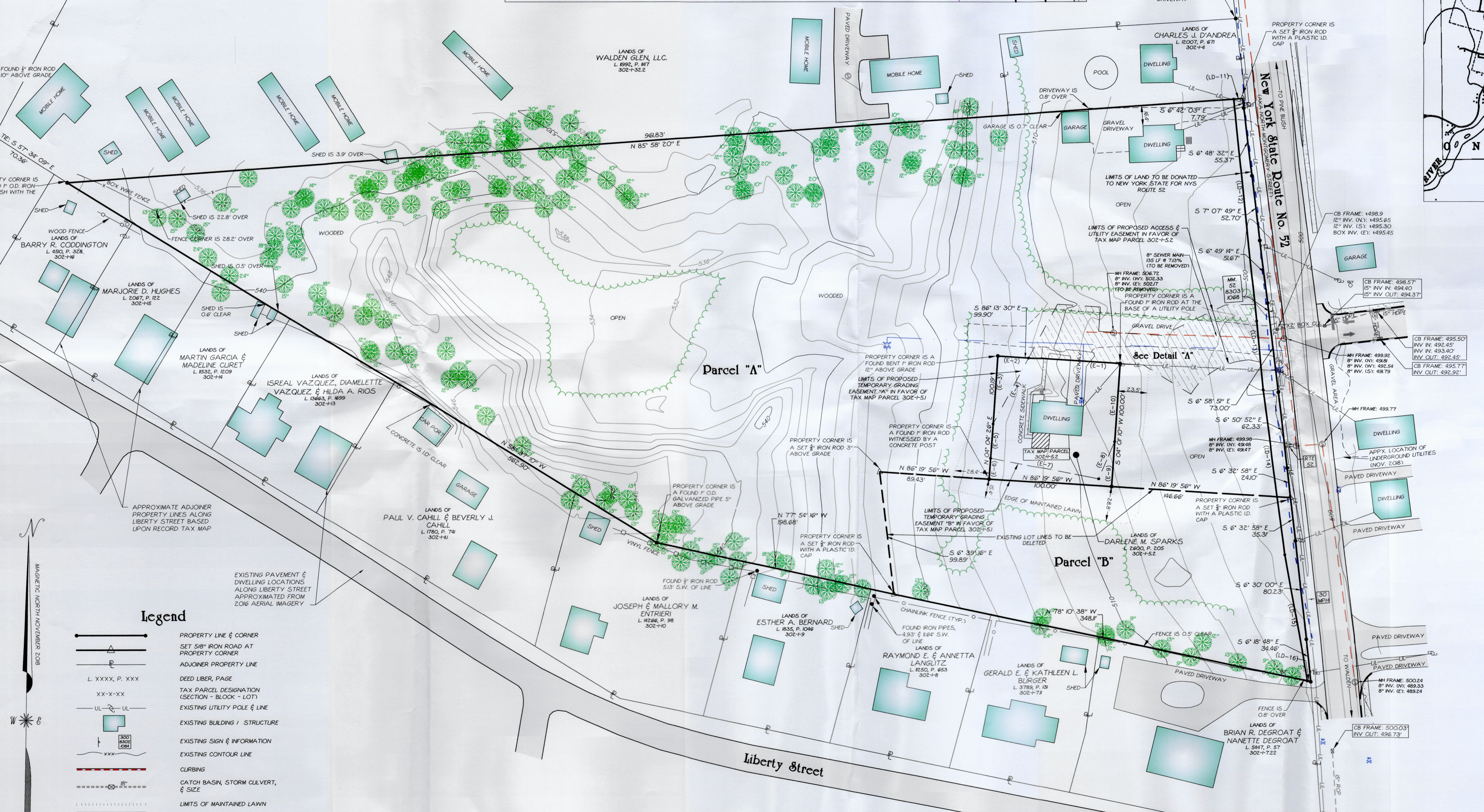
LINE	BEARING	LENGTH
E-1	S86°13'30"E	74.70
E-2	S86°13'30"E	25.20
E-3	N04°04'26"E	55.39
E-4	S28°29'29"W	60.98
E-5	N04°04'26"E	27.78
E-6	N04°04'26"E	17.02
E-7	S78°58'31"E	89.70
E-8	N23°24'12"E	32.99
E-9	S04°01'10"W	36.59
E-10	S04°01'10"W	63.41

LAND DONATION LINE TABLE

LINE	BEARING	LENGTH
LD-11	S85°58'20"W	7.35
LD-12	S05°52'40"E	181.29
LD-13	S05°24'15"E	56.28
LD-14	S07°41'45"E	135.21
LD-15	S10°20'28"E	103.85
LD-16	S78°10'38"E	2.89

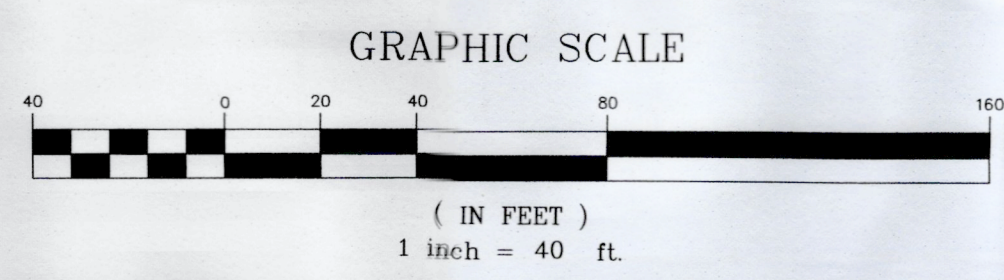
FINAL APPROVAL GRANTED
Village of Walden Board
DATE: 4/29/19
SIGNED: [Signature]

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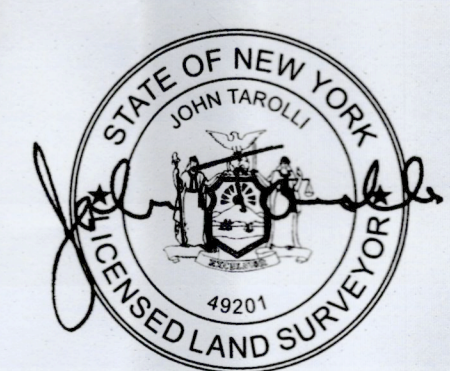
Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD AT PROPERTY CORNER
- ADJOINER PROPERTY LINE
- L. XXXX, P. XXX
- XX-X-XX
- UL-UL
- EXISTING UTILITY POLE & LINE
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- EXISTING TREELINE
- EXISTING INDIVIDUALLY LOCATED TREE & DIAMETER AT BREAST HEIGHT



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6	11-21	ODDH COMMENTS	LJM
5	10-22-20	EASEMENT NOTES & BOUNDS	LJM
4	10-20-20	115001 COMMENTS	LJM
3	4-24-20	ENGINEER & PS COMMENTS	ZAP
2	11-20	ENGINEER & FIRE DEPARTMENT COMMENTS	LJM
1	11-19	BUILDING REDUCTION & ENGINEER COMMENTS	LJM



Survey & Lot Consolidation Plan for Falcons Rest

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744-3620 F:(845)744-3805 MNTM@MNTM.CO

THIS MAP IS INCOMPLETE AND INVALID WITHOUT ALL SHEETS IN THE PLAN SET.
TAX MAP PARCEL: 302-1-51, 5.2 & 6
VILLAGE OF WALDEN
COUNTY OF ORANGE
STATE OF NEW YORK
DRAFTED BY: KMW
DATE: JANUARY 15, 2019
PROJECT: #4427
SHEET: 2 / 18

Survey Notes:

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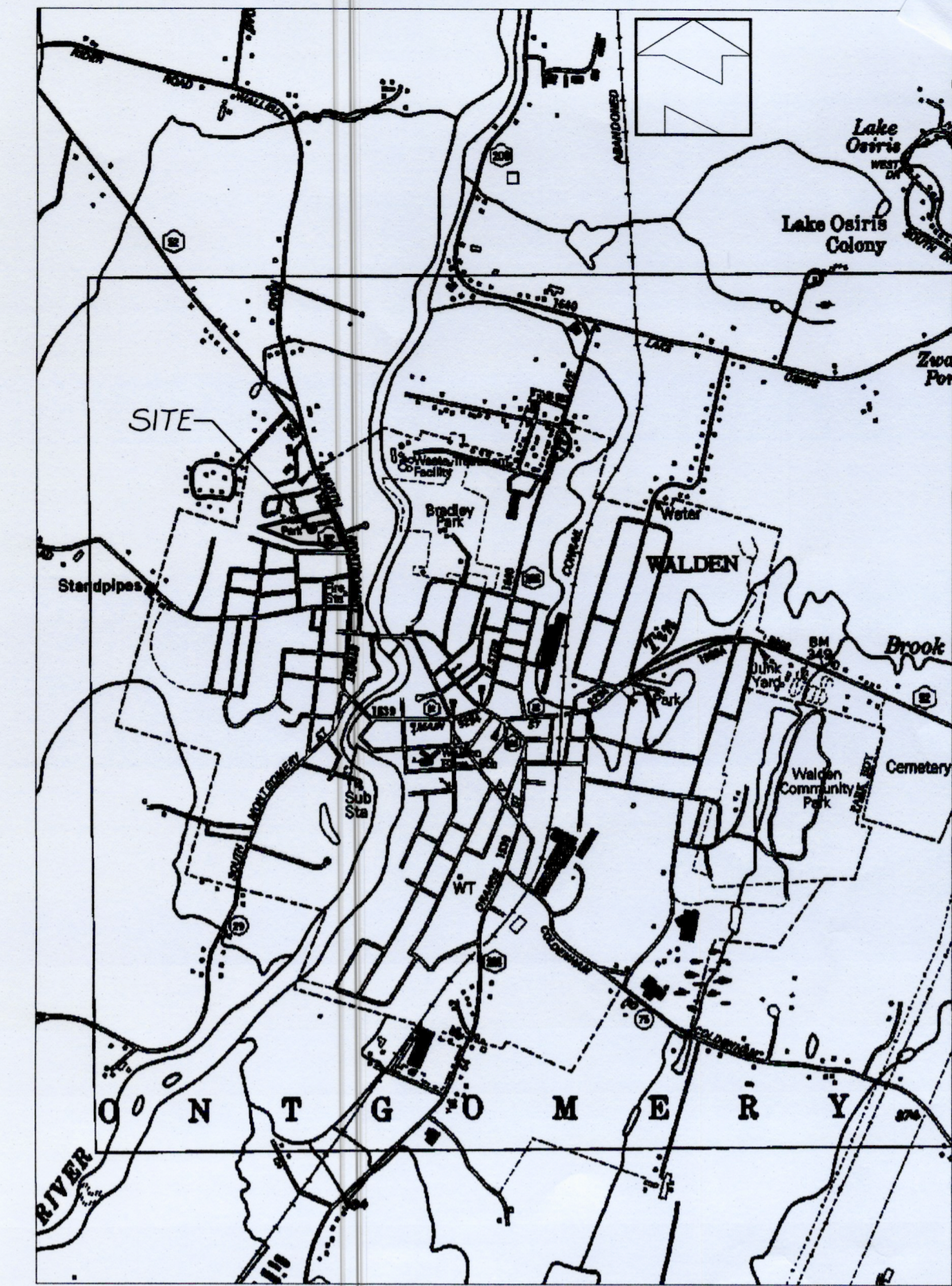
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124 N. MONTGOMERY STREET
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Legend

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- EXISTING TREELINE
- EXISTING INDIVIDUALLY LOCATED TREE & DIAMETER AT BREAST HEIGHT
- EXISTING INDIVIDUALLY LOCATED TREE & DIAMETER AT BREAST HEIGHT - TO BE REMOVED
- DEEP SOILS TEST LOCATION & LABEL
- INFILTRATION TEST LOCATION & LABEL

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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Demolition / Clearing Plan for Falcons Rest

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
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DRAFTED BY: KMW
DATE: JANUARY 15, 2019
PROJECT: #4427
SHEET: 3 / 18

FINAL APPROVAL GRANTED
Village of Walden Planning Board
4/29/21
DATE
SIGNED
THIS STAMP VOID IF NOT SHOWN IN RED OR IF ALTERED IN ANY WAY

