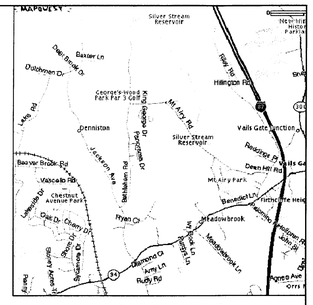

LOCATION MAP

GENERAL NOTES

1. APPLICANT: LAND MASTERS MEADOWBROOK, LLC
   C/O DAVID WEINBERG
   940 SOUTH AVENUE
   WESTFIELD, NJ 07091
2. TAX LOTS: CORNWALL 4-1-9.22 AND 4-1-11
   NEW WINDSOR 65-1-61.1 AND 65-1-78
3. OWNER: ETRUSCAN ENTERPRISES, INC.
   C/O FRANK CAVALARI
   10 MEADOWBROOK ROAD
   NEW WINDSOR, NY 12553
4. EXISTING LOT AREA:
   CORNWALL - 33.02 ACRES
   NEW WINDSOR - 136.33 ACRES
   TOTAL - 169.35 ACRES
5. PROPOSED NUMBER OF BUILDING LOTS:
   CORNWALL - 16
   NEW WINDSOR - 74
   TOTAL - 90
6. PROPOSED DENSITY:
   CORNWALL - 2.2 ACRES / UNIT
   NEW WINDSOR - 1.4 ACRES /UNIT

BULK REQUIREMENTS

TOWN OF CORNWALL - ZONING DISTRICT R-2

MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	40,000 SF
LOT WIDTH	135 FEET
LOT FRONTAGE	100 FEET
FRONT YARD	50 FEET
REAR YARD	40 FEET
SIDE YARD (ONE/BOTH)	30/80 FEET
LIVABLE FLOOR AREA MAXIMUM ALLOWABLE	850 SF/UNIT
DEVELOPMENT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	40 FT

TOWN OF NEW WINDSOR - ZONING DISTRICT R-1

MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	43,560 SF
LOT WIDTH	125 FEET
LOT FRONTAGE	70 FEET
FRONT YARD	45 FEET
REAR YARD	50 FEET
SIDE YARD (ONE/BOTH)	20/40 FEET
LIVABLE FLOOR AREA MAXIMUM ALLOWABLE	1,200 SF/UNIT
DEVELOPMENT COVERAGE	10%
MAXIMUM BUILDING HEIGHT	35 FT

TOWN OF NEW WINDSOR - ZONING DISTRICT R-3

MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	21,780 SF
LOT WIDTH	100 FEET
LOT FRONTAGE	60 FEET
FRONT YARD	35 FEET
REAR YARD	40 FEET
SIDE YARD (ONE/BOTH)	15/30 FEET
LIVABLE FLOOR AREA MAXIMUM ALLOWABLE	1,000 SF/UNIT
DEVELOPMENT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35 FT

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ORIGINAL SIZE IN INCHES

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Rev	Date	Revision	Approved
1	9/27/01	REVISED AS PER TOWN ENGINEER & HIGHWAY SUPERINTENDENT COMMENTS	
2	11/7/01	REVISED LAYOUT BASED ON WETLANDS DELINEATION	
3	3/20/02	REVISED LAYOUT	
4	5/17/02	REVISED LAYOUT TO MINIMUM ONE ACRE LOTS IN NEW WINDSOR	
5	8/14/02	REVISED LAYOUT AS PER CORNWALL PLANNING BOARD COMMENTS	

DRAWING CONTROL

Designed by: | Drawn by: | Checked by:

Purpose | Released by | Date
- For Comment
- For Approval
- For Bid
- For Construction

TECTONIC ENGINEERING CONSULTANTS P.C.
P.O. Box 37, 70 Pleasant Hill Road
Mountainville, NY 10953
(845) 534-5959

SUBDIVISION PLAN

MEADOWBROOK ESTATES
NYS ROUTE 94
TOWNS OF NEW WINDSOR AND CORNWALL
ORANGE COUNTY, NEW YORK

Date	Work Order	Drawing No.	Rev
9/5/01	3066.01	C-101	5
Scale 1" = 100'			

MATCHLINE C-101
MATCHLINE C-102

MATCHLINE C-101
MATCHLINE C-102

POND

POND

ACOE WETLAND

ACOE WETLAND

ACOE WETLAND

NYSDEC WETLAND

NYSDEC WETLAND

LOT 1
194,314 SF
4.46 AC

LOT 2
67,426 SF
1.55 AC

LOT 3
48,628 SF
1.12 AC

LOT 4
45,405 SF
1.04 AC

LOT 5
41,181 SF
0.95 AC

LOT 6
96,338 SF
2.21 AC

LOT 6A
97,889 SF
2.24 AC

LOT 7
37,531 SF
0.86 AC

LOT 8
40,158 SF
0.92 AC

LOT 9
114,290 SF
2.62 AC

LOT 10
75,158 SF
1.73 AC

LOT 11
69,467 SF
1.59 AC

LOT 12
60,507 SF
1.39 AC

LOT 13
54,762 SF
1.26 AC

LOT 14
56,605 SF
1.30 AC

LOT 15
143,618 SF
3.30 AC

LOT 16
186,073 SF
4.44 AC

LOT 17
70,411 SF
1.62 AC

LOT 18
68,648 SF
1.58 AC

LOT 19
43,560 SF
1.00 AC

LOT 20
43,800 SF
1.01 AC

LOT 21
43,800 SF
1.01 AC

LOT 22
43,560 SF
1.00 AC

LOT 23
43,560 SF
1.00 AC

LOT 78
53,248 SF
1.22 AC

LOT 79
54,782 SF
1.26 AC

LOT 80
78,713 SF
1.81 AC

LOT 81
60,020 SF
1.38 AC

LOT 82
67,822 SF
1.54 AC

LOT 83
48,365 SF
1.11 AC

LOT 84
43,560 SF
1.00 AC

LOT 85
43,560 SF
1.00 AC

LOT 86
43,560 SF
1.00 AC

LOT 87
43,560 SF
1.00 AC

LOT 88
43,560 SF
1.00 AC

LOT 89
43,572 SF
1.00 AC

LOT 90
93,678 SF
2.15 AC

LOT 72
43,560 SF
1.00 AC

LOT 73
54,440 SF
1.25 AC

LOT 74
47,989 SF
1.10 AC

LOT 75
48,621 SF
1.12 AC

LOT 76
49,363 SF
1.13 AC

LOT 77
43,560 SF
1.00 AC

LOT 71
93,559 SF
2.19 AC

LOT 70
58,138 SF
1.33 AC

LOT 69
58,017 SF
1.33 AC

LOT 68
129,268 SF
2.97 AC

LOT 67
66,101 SF
1.52 AC
100' BUFFER

LOT 66
50,243 SF
1.16 AC

LOT 65
50,547 SF
1.16 AC

LOT 64
43,560 SF
1.00 AC

LOT 63
43,560 SF
1.00 AC

LOT 62
62,151 SF
1.43 AC

LOT 61
43,560 SF
1.00 AC

LOT 60
57,436 SF
1.32 AC

LOT 59
59,068 SF
1.36 AC

LOT 58
43,560 SF
1.00 AC

LOT 57
43,560 SF
1.00 AC

LOT 47
46,900 SF
1.08 AC

LOT 46
118,829 SF
2.73 AC

ZONING DISTRICT R-2

ZONING DISTRICT R-2

ZONING DISTRICT R-2 (NEW WINDSOR)
ZONING DISTRICT R-2 (CORNWALL)

TOWN OF NEW WINDSOR
TOWN OF CORNWALL

REMAINING LANDS TO BE CONVEYED TO SECTION 65, BLOCK 1, LOT 61.2

PROPERTY LINE TO BE DELETED

100' BUFFER

BALANCE OF PARCEL SBL 4-1-1.1 TO BE CONVEYED TO SBL 4-1-1.2

PROJECT

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