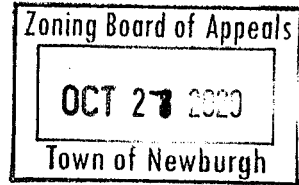


OFFICE OF ZONING BOARD
(845) 566-4901

TOWN OF NEWBURGH

Crossroads of the Northeast (A) 18.6 x 21.2 Sec. psch.

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550



APPLICATION

DATED: 9/20/2020

TO: THE ZONING BOARD OF APPEALS
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) JOHN & CELESTE BLOOMER PRESENTLY
RESIDING AT NUMBER 66 WINONA AVENUE
TELEPHONE NUMBER 845-561-1547

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

69-4-19 (TAX MAP DESIGNATION)
66 WINONA AVENUE (STREET ADDRESS)
R-3 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C-1

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 2/10/2020
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: _____

4. DESCRIPTION OF VARIANCE SOUGHT: FRONT YARD

SETBACK VARIANCE OF 19.1' (FEET)

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

N/A

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

N/A

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

N/A

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

N/A

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THE CONSTRUCTION OF THE SCREENED IN PORCH WILL BE SIMILAR TO THE EXISTING HOUSE.

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

THE NORTHEAST SIDE OF THE PROPERTY IS THE ONLY SIDE THAT IS BUILDABLE.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE EXISTING FRONT PORCH IS CLOSER TO THE FRONT YARD THAN THE PROPOSED PORCH.

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

THE DESIGN WILL MATCH THE ARCHITECTURE OF THE EXISTING HOUSE.

e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

THE FRONT YARD REQUIRED SET BACK GOES THROUGH THE FRONT OF THE EXISTING HOUSE.

7. ADDITIONAL REASONS (IF PERTINENT):

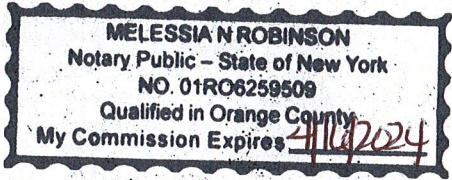
N/A.

Calvin Bloom
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF October 2020

Melessia Robinson
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.
(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

JOHN & CELESTE BLOMER DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 66 WINONA AVENUE
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF 66 WINONA AVENUE

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED STEPHEN WALKER, R.A.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 10/2³/20 CB Celeste Blomer

OWNER'S SIGNATURE

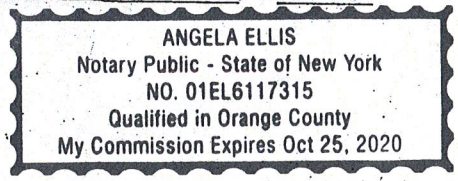
[Handwritten Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 3rd DAY OF October 2020

Angela Ellis



NOTARY PUBLIC



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2828-20 (A)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/10/2020

Application No. 19-1109

To: John Bloomer
66 Winona Ave
Newburgh, NY 12550

SBL: 69-4-19
ADDRESS: 66 Winona Ave

ZONE: R3

PLEASE TAKE NOTICE that your application dated 10/10/2019 for permit to build a 18' 6" x 21' 2" screened side porch on the premises located at 66 Winona Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal code:

1) 185-19-C-1: Shall not increase the degree of non-conformity. (Front yard)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION ***BUILT WITH OUT A PERMIT*** YES / **NO**

NAME: _____ John Bloomer **Building Application #** _____ 19-1109

ADDRESS: _____ 66 Winona Ave Newburgh NY 12550 _____

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: _____ **18'-6" x 21'-2" side screened in porch** _____

SBL: _____ 69-4-19 **ZONE:** _____ R-3 **ZBA Application #** 2828-20 A

TOWN WATER: YES / NO **TOWN SEWER:** YES / NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	40'	20.1'	30.25'	Increasing the degree of non-conformity / front yard	
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

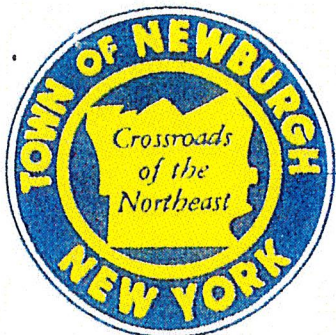
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES: The dwelling is existing non-conforming

VARIANCE(S) REQUIRED:

- 1 185-19-C-1: Shall not increase the degree of non-conformity
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: _____ Joseph Mattina **DATE:** _____ 10-Feb-20

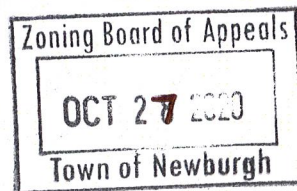


OFFICE OF ZONING BOARD
(845) 566-4901

TOWN OF NEWBURGH (b)

Crossroads of the Northeast 45 x 9 & 10 x 25 recorded

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550



APPLICATION

DATED: 9/20/2020

TO: THE ZONING BOARD OF APPEALS
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) JOHN & CELESTE BLOMER PRESENTLY
RESIDING AT NUMBER 66 WINONA AVENUE
TELEPHONE NUMBER 845-561-1547

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR
THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

69-A-19 (TAX MAP DESIGNATION)
66 WINONA AVENUE (STREET ADDRESS)
R-3 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

BULK TABLE, SCHEDULE 5 - 15' SIDE YARD SETBACK.

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 2/10/2020
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: _____

4. DESCRIPTION OF VARIANCE SOUGHT: 9.4 FEET SIDE

YARD VARIANCE

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

N/A

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

N/A

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

N/A

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

N/A

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THE EXISTING DECK IS IN THE REAR OF THE HOUSE AND IS CLOSE TO GRADE MAKING IT VISIBLE ONLY FROM THE REAR YARD.

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

THE SIDE OF THE DECK WHICH A VARIANCE IS BEING SOUGHT PROVIDES ACCESS TO THE SIDE OF THE HOUSE.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE 15' SIDE YARD SETBACK GOES THROUGH THE EXISTING HOUSE.

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

THE DECK CAN ONLY BE SEEN FROM THE REAR YARD AND IS ONLY 1.6' CLOSER TO THE PROPERTY LINE THAN THE HOUSE.

e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

THE 15' SIDE YARD SETBACK GOES THROUGH THE EXISTING HOUSE.

7. ADDITIONAL REASONS (IF PERTINENT):

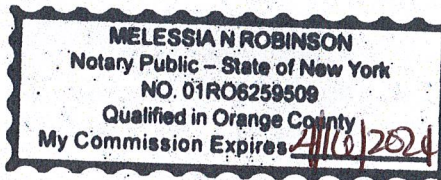
N/A.

Christina Blom
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF October 2020

Melessia Robinson
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

John & Celeste Bloomer DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 66 WINONA AVENUE
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF 66 WINONA AVENUE

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED STEPHEN WHALEN, R.A.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 10/23/20 Celeste Bloomer

OWNER'S SIGNATURE

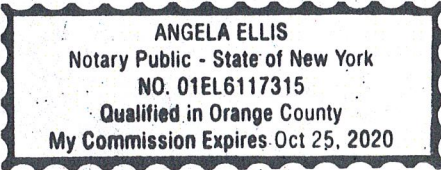
Angela Ellis [Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 3rd DAY OF October 2020

Angela Ellis



NOTARY PUBLIC



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2828-20(10)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/10/2020

Application No. 19-1349

To: John Bloomer
66 Winona Ave
Newburgh, NY 12550

SBL: 69-4-19
ADDRESS: 66 Winona Ave

ZONE: R3

PLEASE TAKE NOTICE that your application dated 12/23/2019 for permit to keep a 45' x 9' and 10' x 25' rear decks that were built without permits or approvals on the premises located at 66 Winona Ave is returned herewith and disapproved on the following grounds:


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION ***BUILT WITH OUT A PERMIT*** YES / **NO**

NAME: John Bloomer **Building Application #** 19-1349

ADDRESS: 66 Winona Ave Newburgh NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 45' x 9' / 10' x 25' rear decks built without permit

SBL: 69-4-19 **ZONE:** R-3 **ZBA Application #** 2928-206

TOWN WATER: **YES** / NO **TOWN SEWER:** YES / **NO**

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD	15'		5.6'	9.4'	62.66%
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:
 GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES: The dwelling is existing non-conforming

VARIANCE(S) REQUIRED:

1 Bulk table schedule 5: Requires a 15' minimum side yard setback.

2 _____

3 _____

4 _____

REVIEWED BY: Joseph Mattina **DATE:** 10-Feb-20

Short Environmental Assessment Form

Part 1 - Project Information

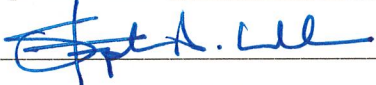
Instructions for Completing

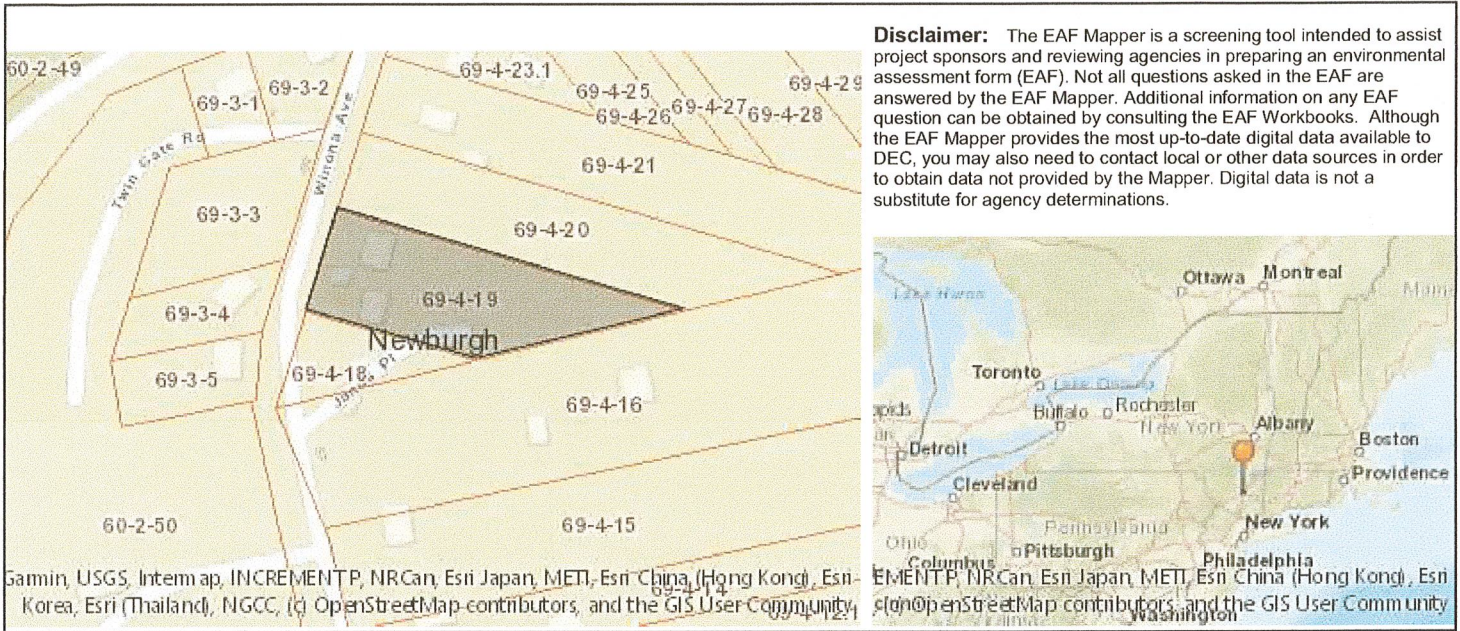
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: New screened in porch for the Bloomer Residence			
Project Location (describe, and attach a location map): 66 Winona Avenue, Newburgh, NY 12550			
Brief Description of Proposed Action: Proposed new 393 square foot screened in porch on the east side of the existing residence.			
Name of Applicant or Sponsor: John & Celeste Bloomer		Telephone: 845-561-1547 E-Mail: cdbloomer@msn.com	
Address: 66 Winona Avenue			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? .83 acres b. Total acreage to be physically disturbed? .01 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .83 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No water fixtures will be installed in this project.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No wastewater fixtures will be installed in this project.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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: <u>Stephen A. Whalen, RA, LEED AP</u> Date: <u>10/26/2020</u> Signature: <u></u> Title: <u>10/26/2020</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Gamin, USGS, Interm ap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Stephen A. Whalen, RA, LEED AP c/o

10/26/2020

Name of Lead Agency

Date

Whalen Architecture, PLLC

Principal

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer



Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

G-507

Filed.

0 3 5 9 1 0

GRANGE
COUNTY

REAL ESTATE
TRANSFER TAX



STATE OF
NEW YORK

Dept. of
Taxation
FEB-173
& Finance

PA. 10951

03.85

LIBER 1932 PC 809

Orange County Clerk's Office, s.s.

Recorded on the 19th day

of Feb. 13, 1932

at 11 o'clock

and Examined at page 806

E. M. Allen

PETER W. GRUPE and
KATHRYN M. GRUPE, his wife,

TO

JOHN D. BLOOMER.

Dated, January 23,

1932 OF NEW YORK (COUNTY OF ORANGE), SS.

I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS, GRANGE COUNTY, DO
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH
THE ORIGINAL THEREOF FILED IN RECORDED IN MY OFFICE
ON 21 11 73 AND THE SAME IS A CORRECT
TRANSCRIPT IN EVERY RESPECT WHEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

116 19 day 5 space
COUNTY CLERK OF THE SUPREME COUNTY COURT
GRANGE COUNTY

John D. Bloomer
385 Broadway
Newburgh, N.Y. 12550

BROWNING & STRADAR
388 BROADWAY
NEWBURGH, NEW YORK
12550

385
7-

March 30, 1911

This Indenture,

Made the 23rd day of January, nineteen hundred and seventy-three.

Between PETER W. GRUPE and KATHRYN M. GRUPE, his wife, both residing at No. 51 Winona Avenue, Town of Newburgh, Orange County, New York,

parties of the first part, and

JOHN D. BLOOMER, residing at No. 407 Carpenter Avenue, City of Newburgh, Orange County, New York,

party of the second part:

Witnesseth, that the parties of the first part, in consideration of -----TEN and 00/100----- (\$10.00)----- Dollars, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever,

All those certain lots, pieces or parcels of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, known as Lots Nos. 51, 52, 53 and 54 in Section B on a map of lands of Winona Lake Development Company made by Charles A. Gridley, Civil Engineer, dated September 17, 1925, and filed in the Orange County Clerk's Office on September 21, 1925, and which lots are situate on the easterly side of Winona Avenue.

Lot No. 51 is 30 feet wide in front and 60 feet wide in the rear, its southerly depth is 200 feet and its northerly depth is 252 feet.

Lot No. 52 is 30 feet wide in front and 60 feet wide in the rear, its southerly depth is 252 feet and its northerly depth is 304 feet.

Lot No. 53 is 30 feet wide in front and 60 feet wide in the rear, its southerly depth is 304 feet and its northerly depth is 356 feet.

Lot No. 54 is 30 feet wide in front and 60 feet wide in the rear, its southerly depth is 356 feet and its northerly depth is 408 feet.

SUBJECT to the same covenants, conditions and restrictions contained in and BEING the same premises described in that certain deed dated March 5, 1947, made by John Lunghi and Jennie B. Lunghi, his wife, to Joseph W. McGuirk and Ruth R. McGuirk, his wife, and recorded in the Orange County Clerk's Office on March 25, 1947, in Liber 1038 of Deeds at Page 427.

ALSO BEING the same premises described in that certain deed dated September 27, 1972, made by William F. Leinhart and Lois M. Leinhart, his wife, to Peter W. Grupe and Kathryn M. Grupe, his wife, recorded in the Orange County Clerk's Office on September 29, 1972, in Liber 1920 of Deeds at Page 365.

SUBJECT to such state of facts as an accurate survey and personal inspection of the premises may reveal.

SUBJECT to the building and zoning ordinances and regulations of the Town of Newburgh

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises held by Newburgh Savings Bank dated September 27, 1972, made by Peter W. Grupe and Kathryn M. Grupe, his wife, to Newburgh Savings Bank to secure the principal sum of \$23,000.00 and interest and recorded in the Orange County Clerk's Office on September 29, 1972, in Liber 1605 of Mortgages at Page 429, on which there is an unpaid principal amount of \$22,942.95 with interest at seven per cent (7%) from January 23, 1973, which said mortgage debt the party of the second part thereby assumes and agrees to pay as part of the purchase price of the above described premises, and the party of the second part hereby separately executes and acknowledges this instrument for the purposes of complying with the provisions of Section 5-705 of the New York General Obligations Law.

LIBER 1932 PG 807

Together with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises.

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

And the said parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as hereinabove set forth.

And The grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that they will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have herunto set their hands and seals the day and year first above written and the party of the second part

In the Presence of:

<u>Peter W. Grupe</u>	L.S.
Peter W. Grupe	
<u>Kathryn M. Grupe</u>	L.S.
Kathryn M. Grupe	
<u>John D. Bloomer</u>	L.S.
John D. Bloomer	

**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

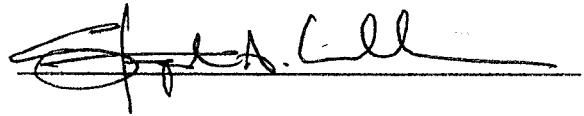
I STEPHEN WHALEY, R.A., being duly sworn, depose and say that I did on or before

December 8, 2020, post and will thereafter maintain at

66 Winona Ave 69-4-19 R3 Zone in the Town of Newburgh, New York, at or near the front

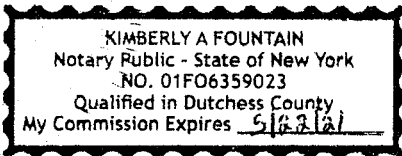
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.



Sworn to before me this 1

day of December, 2020.





TOWN OF NEWBURGH

County of the City and Town of Newburgh
ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD
TELEPHONE 845-564-1981
FAX LINE 845-564-7903

Notice of Public Hearing

PLEASE TAKE NOTICE that due to the current COVID-19 pandemic, the Zoning Board of Appeals meeting of the Town of Newburgh scheduled for December 22, 2020 at 7:00 p.m. at the Town Hall, 1496 Route 300, Newburgh, NY 12550 will be conducted in accordance with the applicable Executive Orders heretofore issued by New York State Governor Andrew Cuomo suspending certain provisions of the New York State Open Meetings Law. Accordingly, physical attendance by the public at the meeting will not be permitted.

PLEASE TAKE FURTHER NOTICE that the public may view the meeting live using the Zoom platform at the following link:

Topic: ZBA Meeting
Time: Dec 22, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://zoom.us/j/912626799?pwd=ZlRlR0pYUkVhbnR1aU51aUo3dDZkdz09

Meeting ID: 865 1572 3355
Passcode: 387269
One tap mobile
+16460769923_86515723355...0#_387269 US (New York)
+1312626799_86515723355...0#_387269 US (Chicago)

Dial by your location
+1 646 876 9923 US (New York)
+1 312 626 7999 US (Chicago)

Meeting ID: 865 1572 3355
Passcode: 387269
Find your local number: https://zoom.us/join?loc=US

Application of John & Celeste Bloomer for an area variance of (A) increasing the degree of non-conformity of the front yard to build a 18.6' x 21.7' screened side porch and (B) a side yard variance to keep a 45' x 9' and 10' x 25' rear deck.

Location: 66 Winona Ave 69-4-19 R3 Zone

After each hearing scheduled for December 22, 2020 is opened, the public will be able to make comments through the Zoom livestream or by telephone through the Zoom teleconference option. Written comments will be accepted prior to the meeting. Such comments may be submitted by email to zoningboard@townofnewburgh.org or by regular First Class mail to Town of Newburgh ZBA 21 Hudson Valley Professional Plaza Newburgh NY 12550. Meeting materials may be viewed on the Town of Newburgh web site at: https://www.townofnewburgh.org/development-services/zba. As permitted by Section 104 of the Public Officers Law and the Governor's Executive Orders, the ZBA Board Chairman and individual board members may participate from remote locations. Consistent with the aforementioned Executive Orders, physical attendance at said remote locations shall not be permitted.

BY ORDER OF THE ZONING BOARD OF APPEALS TOWN OF NEWBURGH

Dated: December 8, 2020
Newburgh, New York

[Signature]
Applicant

