



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901
FAX LINE 845-564-7802



APPLICATION

DATED: 9/26/24

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

I (WE) Richard Cavellero PRESENTLY
RESIDING AT NUMBER 11 Copper Rock Rd, Walden, NY
TELEPHONE NUMBER 845-590-1460

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:

125-1-42 (TAX MAP DESIGNATION)
11 Copper Rock Rd. (STREET ADDRESS)
R1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-(1)
185-15-A-(4)

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:

9/10/24

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: Height, Square Footage,

Storage of vehicles

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:

(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:

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

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

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 garage will be located behind the house, not near the front.

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

I am building the garage to store classic cars inherited from my late father, as well as my boat, snowblower, and lawn equipment.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The garage will be located in an area that is not in line of sight of other houses.

- 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 garage will be set back & will blend in with the characteristics of the neighborhood.

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

Inheriting my late father's classic cars has required me to create more storage space.

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4th DAY OF October 2024



NOTARY PUBLIC

CAROL A. LYNN
NOTARY PUBLIC, State of New York
Residing in Orange County
#4527111
Commission Expires 11/30/2026

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 13 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)

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <i>Richard Cavellero</i>		Telephone: <i>845-590-1460</i>	
Address: <i>11 Copper Rock Rd</i>		E-Mail:	
City/PO: <i>Walden</i>		State: <i>NY</i>	Zip Code: <i>12586</i>
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <i>155' x 295'</i> <u><i>(1.05)</i></u> acres			
b. Total acreage to be physically disturbed? <i>36 x 40 x 25</i> _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>155' x 295'</i> _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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: <u>located near Conservation Easement</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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	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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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 plain?	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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Richard Cavallero</u></p>	<p>Date: <u>9/26/24</u></p>	
<p>Signature: <u><i>Richard Cavallero</i></u></p>		

Agency Use Only [if applicable]

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

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.

Name of Lead Agency

Date

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)



ORANGE COUNTY – STATE OF NEW YORK
 ANN G. RABBITT, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 13882 / 1365
 INSTRUMENT #: 20150026041

Receipt#: 1925961
 Clerk: MRL
 Rec Date: 04/22/2015 11:54:07 AM
 Doc Grp: D
 Descrip: DEED R
 Num Pgs: 4
 Rec'd Frm: HUDSON ABSTRACT SVCS
 PROFESSIONAL LLC (1012)

Party1: LANWIN FOREST RIDGE LLC
 Party2: CAVALLERO RICHARD
 Town: NEWBURGH (TN)

Recording:	
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	190.00
Transfer Tax	
Transfer Tax - State	2048.00
Sub Total:	2048.00
Total:	2238.00
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 5939	
Transfer Tax	
Consideration: 511797.94	
Transfer Tax - State	2048.00
Total:	2048.00

Payment Type: Check
 Cash
 Charge
 No Fee

Comment: _____

STATE OF NEW YORK, COUNTY OF ORANGE ss:
 I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 4/22/2015 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 10/03/2024.

Kelly A. Eskew
 County Clerk & Clerk of the Supreme County Courts
 Orange County

Ann G. Rabbitt
 Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

HUDSON UNITED TITLE SERVICES LLC
 10 SCHRIEVER LANE
 NEW CITY NY 10956

HAS-20133

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

**CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND
REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.**

THIS INDENTURE, made the 5th day of February, two thousand and fifteen, between

Lanwin Forest Ridge, LLC, with an address of 281 Main Street, Cornwall-on-Hudson, New York 12520, party of the first part, and

Richard Cavallero and Marissa Cavallero, Husband and Wife, and Thomas Ruiz and ^{Cynthia}~~Cytha~~ Ruiz, Husband and Wife, with an address of 4 Elbern Drive, Poughkeepsie, New York 12603, party of the second part, as Joint Tenants with Rights of Survivorship.

(pd)

Sec:
125
Bl.
1
dot:
42

This conveyance is made in the regular course of business as conducted by the party of the first part, and does not constitute all or substantially all of the assets of the party of the first part.

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) DOLLARS, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, and State of New York, more particularly described on Schedule 'A' attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

HUDSON UNITED
TITLE SERVICES, LLC
10 SCHRIEVER LANE
NEW CITY, NY 10956
RER

Title Resources Guaranty Company

Title Number: **HAS-20133**

Page 1

SCHEDULE A DESCRIPTION

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as Lot No. 42 on a Subdivision Map entitled, "Mountain Lake Subdivision", dated August 31, 2005, last revised August 1, 2007 and filed in the Orange County Clerk's Office on April 7, 2008 as Map No. 250-08.

FOR INFORMATION ONLY:

Being and intended to be a portion of the same premises conveyed to the Grantor herein by Deed dated 5/16/2014 recorded 5/20/2014 in Liber 13752 Page 978 in the Orange County Clerk's Office.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above writte

Lanwin Forest Ridge, LLC

By:

Joseph Millstein
Joseph Millstein, Member and Manager

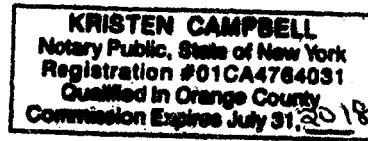
By: Lanwin Realty, LLC, Member and Manager

Philip R. Evans
Philip R. Evans, Sole Member

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 15th day of January, in the year 2015 before me, the undersigned, personally appeared Joseph Millstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kristen Campbell
(signature and office of individual taking acknowledgment)
NOTARY PUBLIC



STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 4th day of February, in the year 2015, before me, the undersigned, personally appeared Philip R. Evans, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Charles Frankel
(signature and office of individual taking acknowledgment)

NOTARY PUBLIC
~~Commission Exp. 3/31/15
Qualified in Orange Co.~~

Charles Frankel
Notary Public, State of New York
02FR 4744543
Qualified in Orange County
Commission Expires 3/30/15



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

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

2024-42.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/10/2024

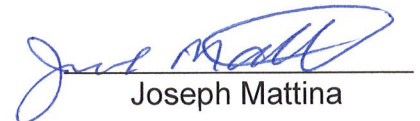
Application No. 24-0953

To: Lakeside Construction & Renovation Inc.
312 Lakeside Road
Newburgh, NY 12550

SBL: 125-1-42
ADDRESS: 11 Copper Rock Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 09/04/2024 for permit to build a 36' x 40' x 25' Accessory building on the premises located at 11 Copper Rock Rd is returned herewith and disapproved on the following grounds:


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



TOWN OF NEWBURGH ZONING CHART

NAME: Richard Cavallero ADDRESS: 11 Copper Rock Rd Walden NY 12589

STRUCTURE: 36' x 40' x 25' Accessory building TYPE OF VARIANCE: AREA

S:B:L: 125-1-42 ZONE: R-1 TOWN WATER: NO TOWN SEWER: NO

VARIANCE DISCRPTION	CODE SECTION	MAXIMUM	REQUESTED	VARIANCE	%
Building height	185-15-A-(1)	15'	25.25'	10.25'	68.33
Square footage	185-15-A-(4)	1000 sf	1400 sf	400 sf	40%
Storage of vehicles	Bulk table schedule 3 - A - 2	4	5	1	25%

COMMENTS: Total heeight includes the cupolas.

REVIEWED BY: JOSEPH MATINA DATE: 9-10-2024 APPLICATION: 24-0953

ZONA - 2024-12







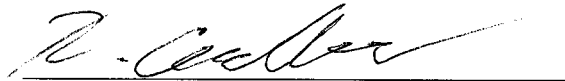


**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

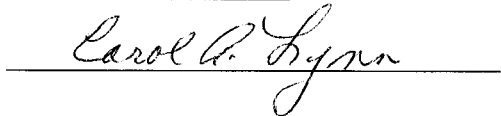
I Richard Cavellero, being duly sworn, depose and say that I did on or before
October 10, 2024, post and will thereafter maintain at
11 Copper Rock Rd 125-1-42 R1 Zone in the Town of Newburgh, New York, at or near the front
property line(s) and within view of each fronting street a copy(ies) of the Notice 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 4th

day of October, 2024.



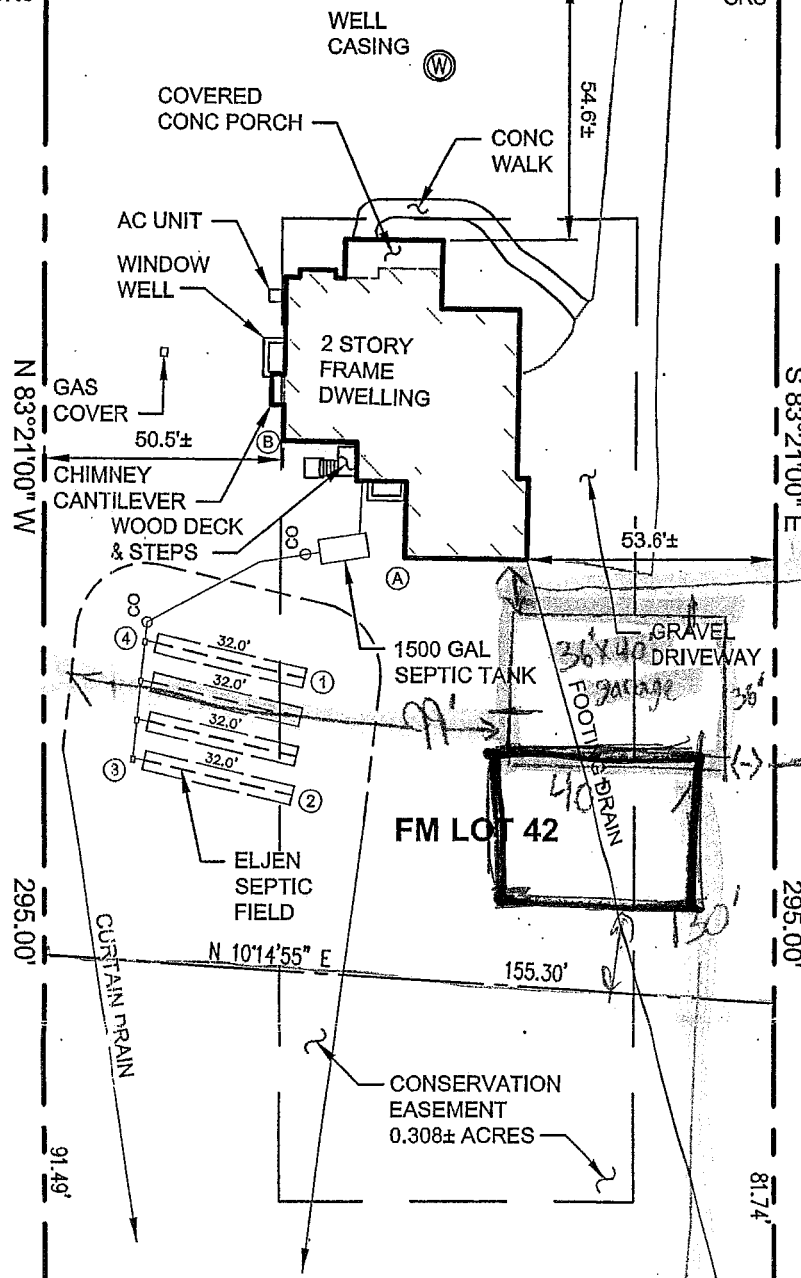
CAROL A. LYNN
NOTARY PUBLIC, State of New York
Residing in Orange County
#4527111
Commission Expires 11/30/2026



COPPER ROCK ROAD
(PAVED SURFACE)

N 06°39'00" E 155.00' CRS EBX
CRS PBX

40 Scale



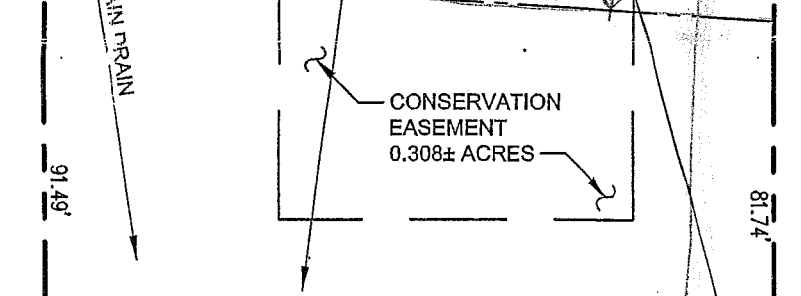
GARAGE 20' front House

REPUTED OWNI
LANWIN FOREST R
TAX MAP ID: 125-
DEED BOOK: 13500, P.
(FILED MAP 250-08, I

REPUTED OWNER:
MANNA DELLS, LLC
TAX MAP ID: 125-1-41
DEED BOOK: 12939, PAGE: 1118
(FILED MAP 250-08, LOT 41)

295.00' N 10°14'55" E 155.30' 295.00'

16' from Property line



CONSERVATION EASEMENT
0.308± ACRES

2664 FF
45 725 B

CRS S 06°39'00" W 155.00' CRS

REPUTED OWNER:
MANNA DELLS, LLC
TAX MAP ID: 125-1-28
DEED BOOK: 12939, PAGE: 1118
(FILED MAP 250-08, LOT 28)

REPUTED OWNER:
LANWIN FOREST RIDGE, LLC
TAX MAP ID: 125-1-27
DEED BOOK: 13745, PAGE: 214
(FILED MAP 250-08, LOT 27)



DIY POLE BARNS

9232 HOGPATH RD,
 ARCANUM, OH 45304
 PHONE: 937-547-9100
 WEB: WWW.DIYPOLEBARNS.COM



DRAWING INDEX:

- C1.0 COVER SHEET
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS - 1
- A2.1 ELEVATIONS - 2
- S1.0 FOUNDATION PLAN
- S2.0 ROOF FRAMING PLAN
- S3.0 FRAMING ELEVATION - 1
- S3.1 FRAMING ELEVATION - 2
- S4.0 PANEL PLAN
- S5.0 STRUCTURAL DETAILS - 1
- S5.1 STRUCTURAL DETAILS - 2
- S6.0 TRUSS DRAWINGS

NEW 36'x40'x14' POLE BARN

RICHARD CAVELLERO
 11 COPPER RD.
 WALDEN, NY 12586

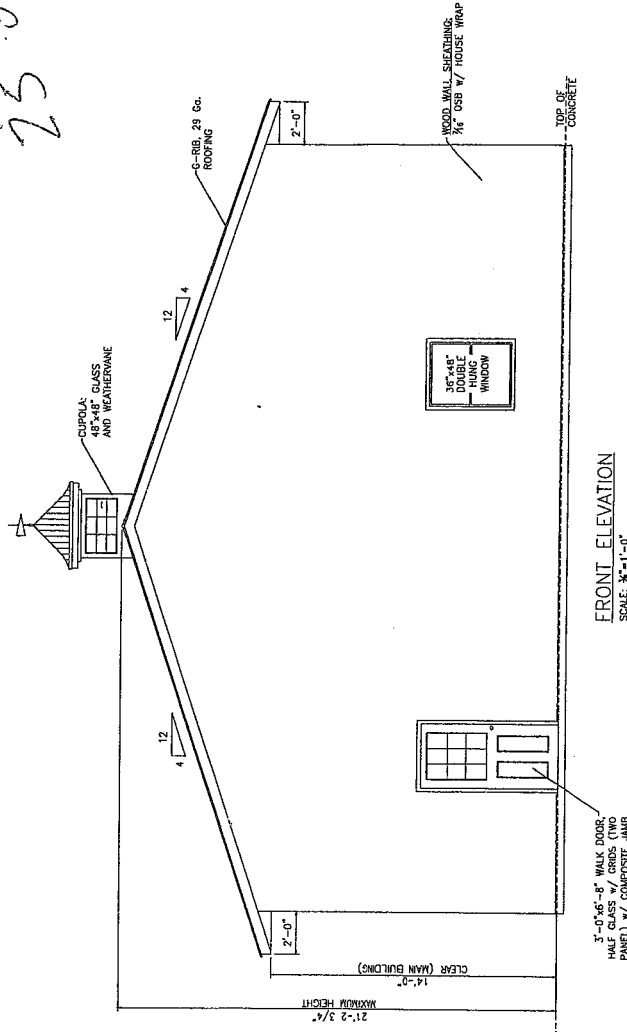
BUILDING DETAILS:

MAIN BUILDING:
 SIZE: 36'x40'x14'
 AREA: 1,440 SQ. FT.
 ROOF PITCH: 4/12
 EAVE OVERHANG: 24"
 GABLE OVERHANG: 12"
 TOTAL AREA: 1,440 SQ. FT.

DESIGN CRITERIA:

BUILDING CODE: IRC 2020
GROUND SNOW LOAD: 40 PSF
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 5 PSF
CEILING DEAD LOAD: 5 PSF
DESIGN WIND SPEED: 115 MPH
ASSUMED SOIL BEARING: 2,500 PSF
ROOF DEFLECTION: L/180
USE CODE: U
RISK CATEGORY: II

25.2 3/2



FRONT ELEVATION
 SCALE: 1/8"=1'-0"

DIY POLE BARNS
 9232 HOGPATH RD.
 ARCANUM, OH 45304
 PHONE: 937-547-9100
 WEB: WWW.DIYPOLEBARNS.COM



PROFESSIONAL SEAL NUMBER: 94122424
 RICHARD CAVELLERO
 ENGINEER
 STATE OF OHIO
 EXPIRES: 12/31/2024

PROJECT INFO:
 NEW 36'x40'x14' POLE BARN
 RICHARD CAVELLERO
 11 COPPER RD.
 WALDEN, NY 12586

DESIGNED BY: R. CAV
 APPROVED BY: R. CAV
 DATE: 08-10-2024
 SCALE: AS SHOWN

NO.	DATE	DESCRIPTION

DESIGNED BY: R. CAV
 APPROVED BY: R. CAV
 DATE: 08-10-2024
 SCALE: AS SHOWN

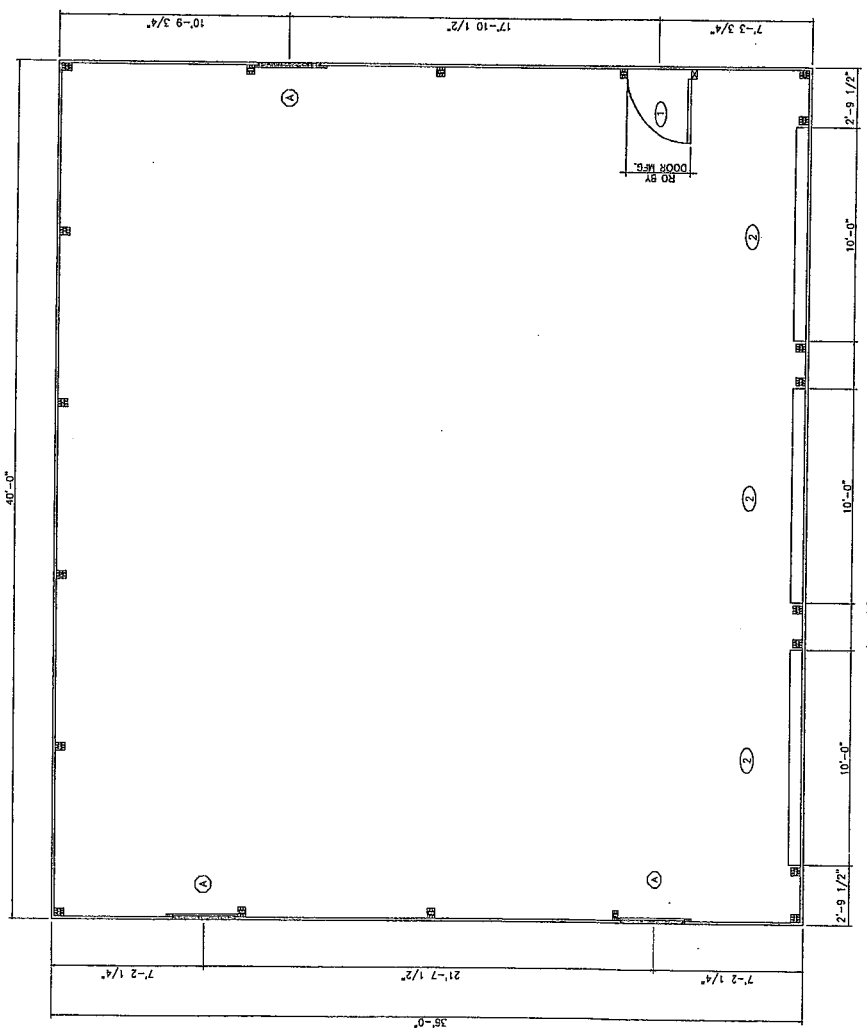
PROJECT NO.: 108-24-011-35
 SHEET NO.: COVER SHEET
 SHEET NAME: C1.0

DOOR SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	REMARKS
1	OVERHEAD DOOR	12'-0"	8'-0"	HALF GLASS W/ GRIDS (TWO PANEL)
2	DOOR	3'-0"	7'-0"	NON-INSULATED W/ ONE ROW OF GLASS

WINDOW SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	REMARKS
1	WINDOW	3'-0"	4'-0"	DOUBLE TRING, NO GRIDS



FLOOR PLAN
 SCALE: 1/8" = 1'-0"





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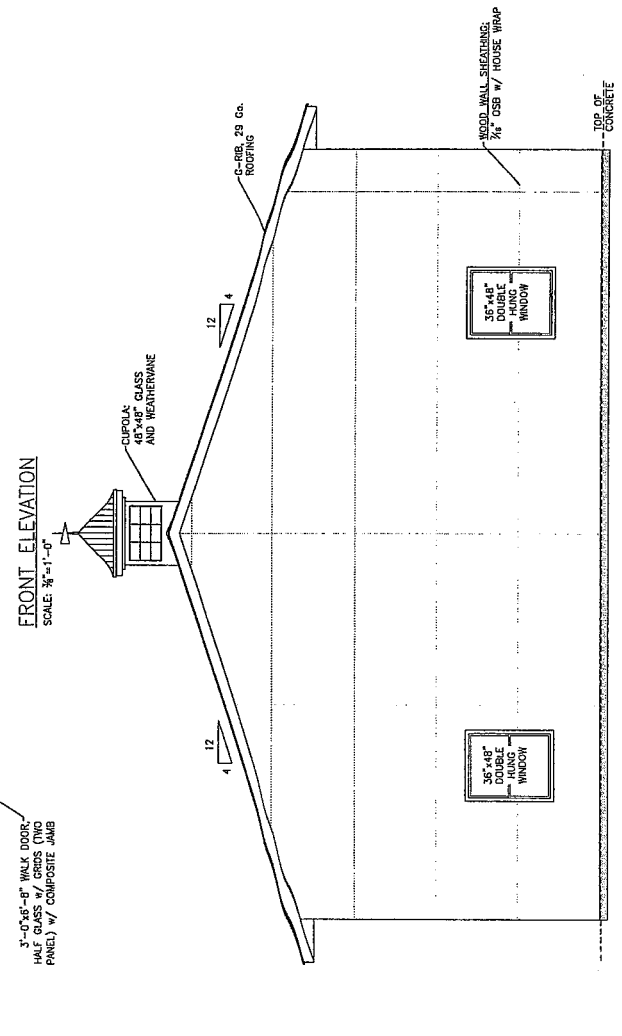
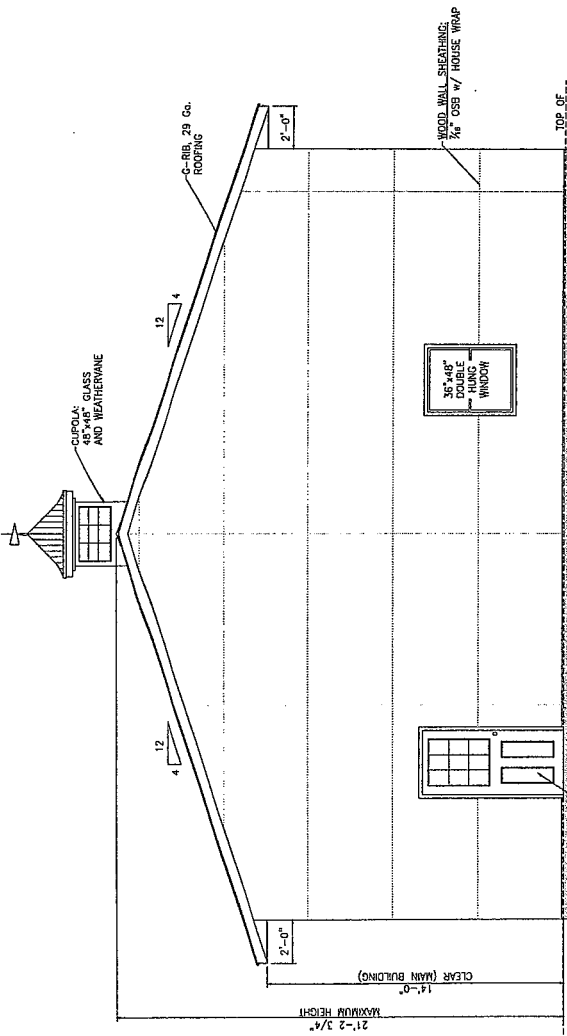
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PROJECT INFO:
 NEW 36'x40'x14' POLE BARN
 RICHARD CAVELLERIO
 11 COPPER RD.
 WALDEN, NY 12586

DATE: 08-10-2024
SCALE:
APPROVED BY:
DRAWN BY:

NO.	DATE	DESCRIPTION

PROJECT CODE: 18--24--014--35
TITLE: ELEVATIONS - 1
SHEET NUMBER: A2.0



BACK ELEVATION
 SCALE: 3/8"=1'-0"



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PROJECT INFO:
 NEW 36'x40'x14' POLE BARN
 RICHARD CAVALIERO
 11 COPPER RD
 WALDEN, NY 12586

DRAWN BY: R. VAY
 CHECKED BY: K. HES
 DATE: 08-10-2014
 SCALE: AS SHOWN

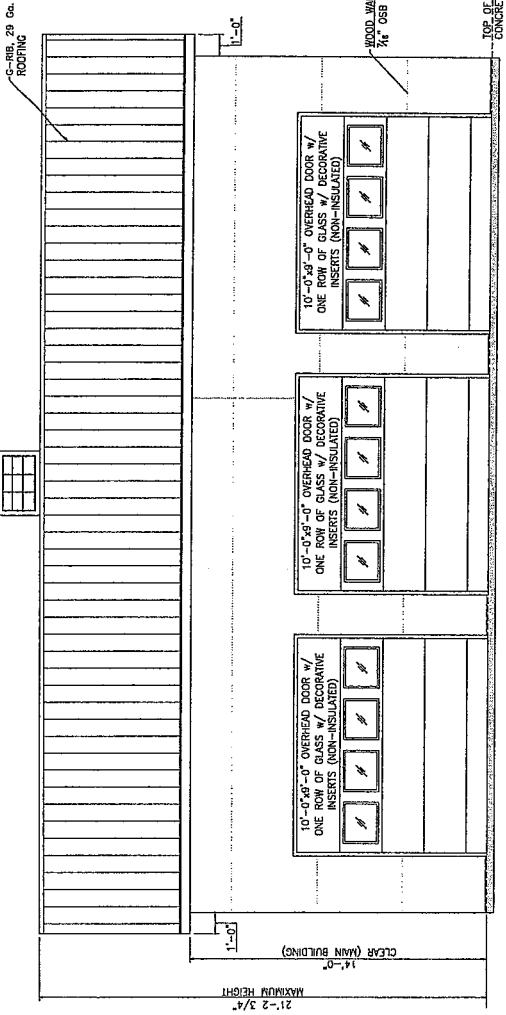
REV	DATE	DESCRIPTION

PROJECT'S NAME

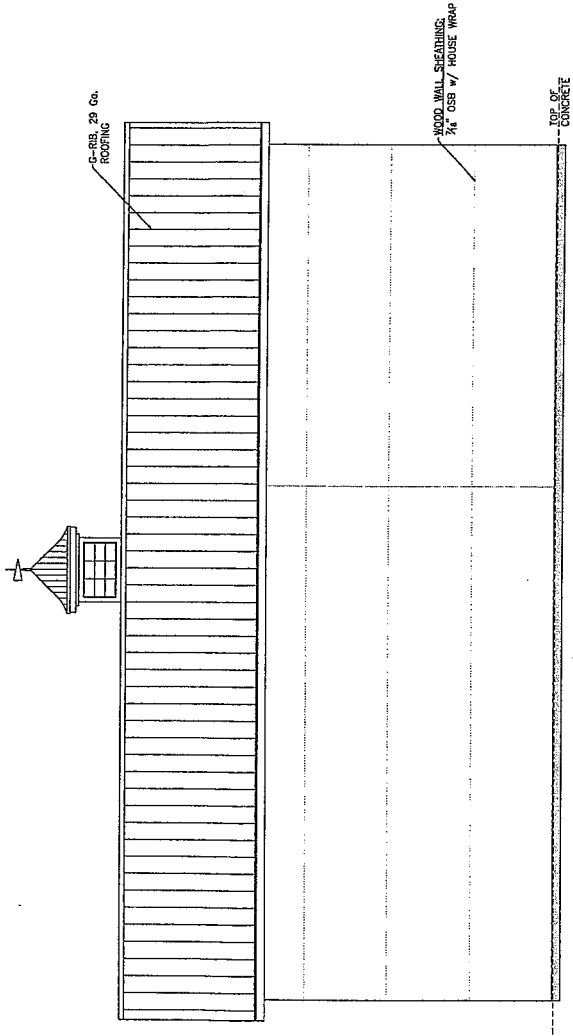
PROJECT CODE:
 16-24-D11-35

DATE:
 ELEVATIONS - 2

SHEET NUMBER:
 A2.1



RIGHT ELEVATION
 SCALE: 3/8"=1'-0"



LEFT ELEVATION
 SCALE: 3/8"=1'-0"

DIY POLE BARNS
9232 HOOPTON RD,
ARCAHUA, OH 45304
PHONE 937-547-9100
WWW.DIYPOLEBARNS.COM



FOR MORE INFORMATION
VISIT US AT
WWW.DIYPOLEBARNS.COM

PROJECT INFO:
NEW 36'x40'x14' POLE BARN
RICHARD CAVELLERO
11 COPPER RD.
WALDEN, NY 12586

DATE: 05-10-2024

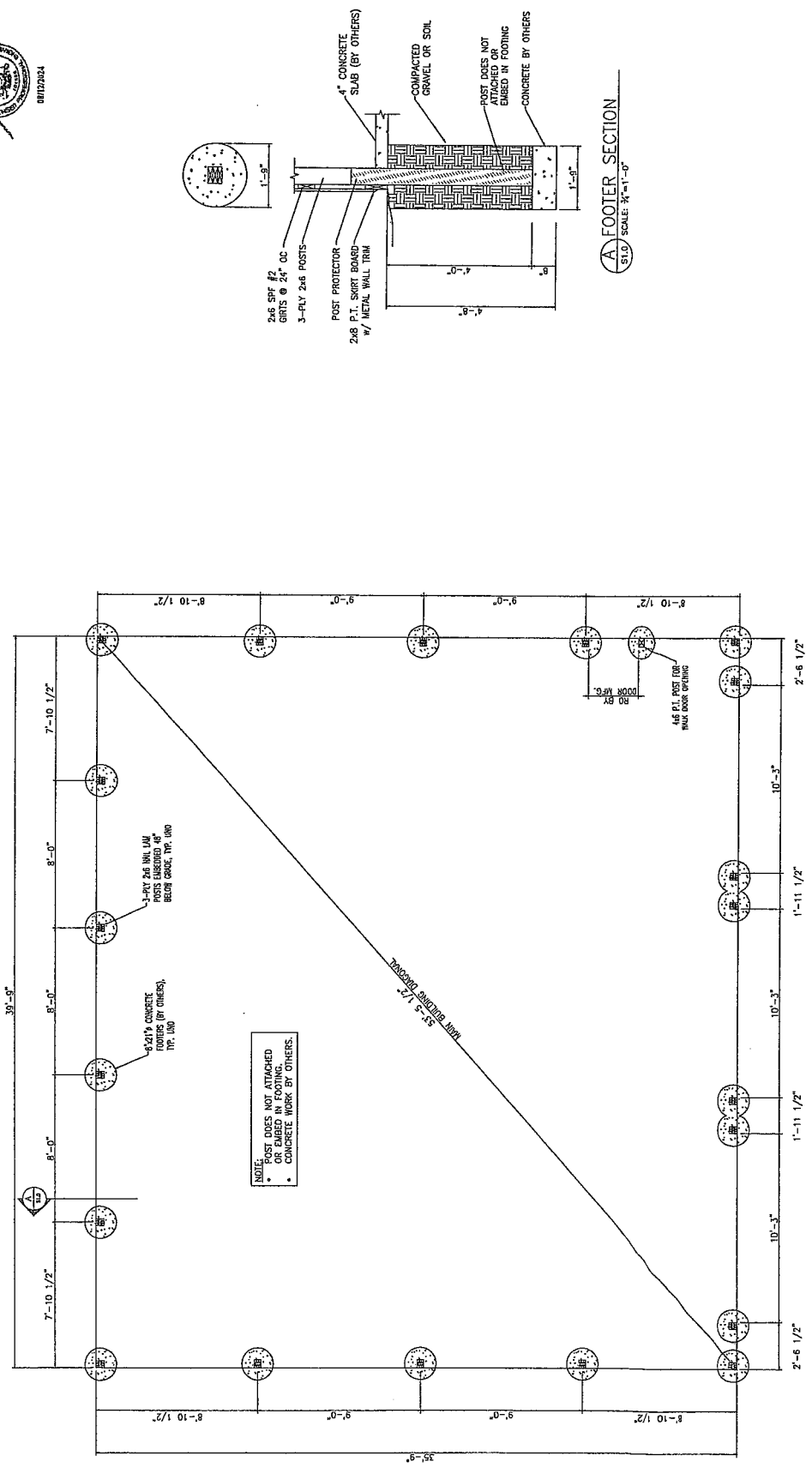
SCALE: AS SHOWN

REV	DATE	OCCUPATION

CONTRACT NUMBER: 1606-24-011-35

FOUNDATION PLAN

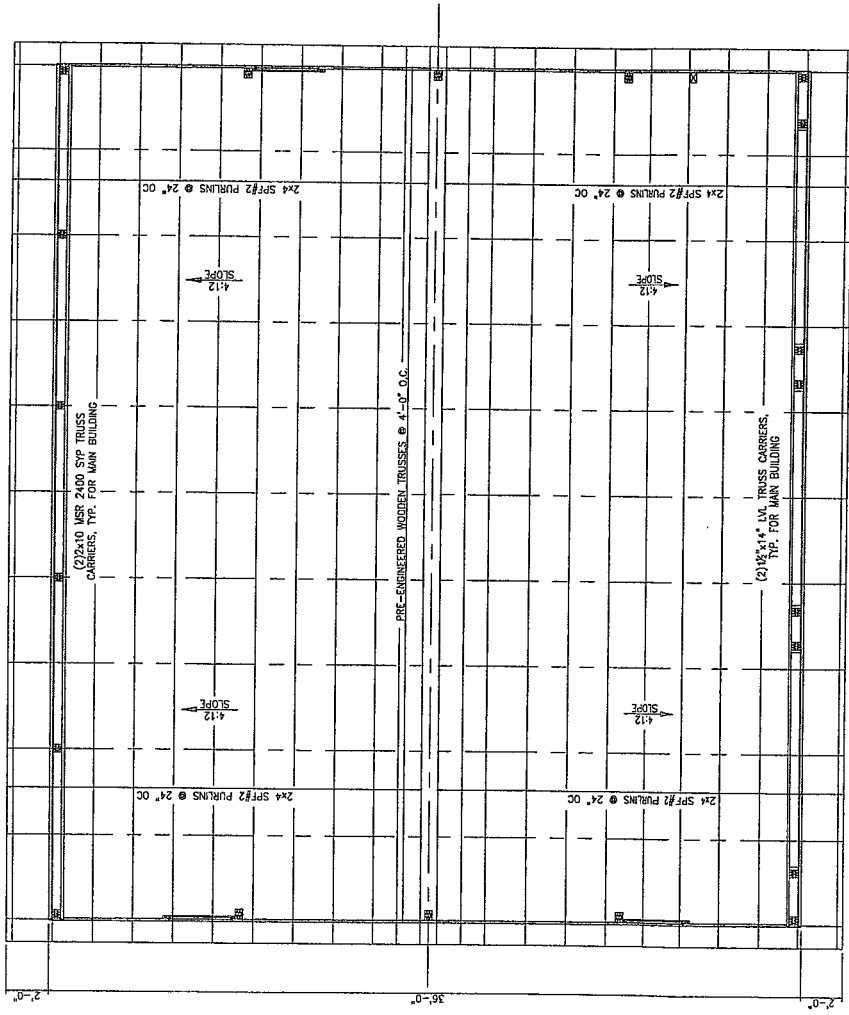
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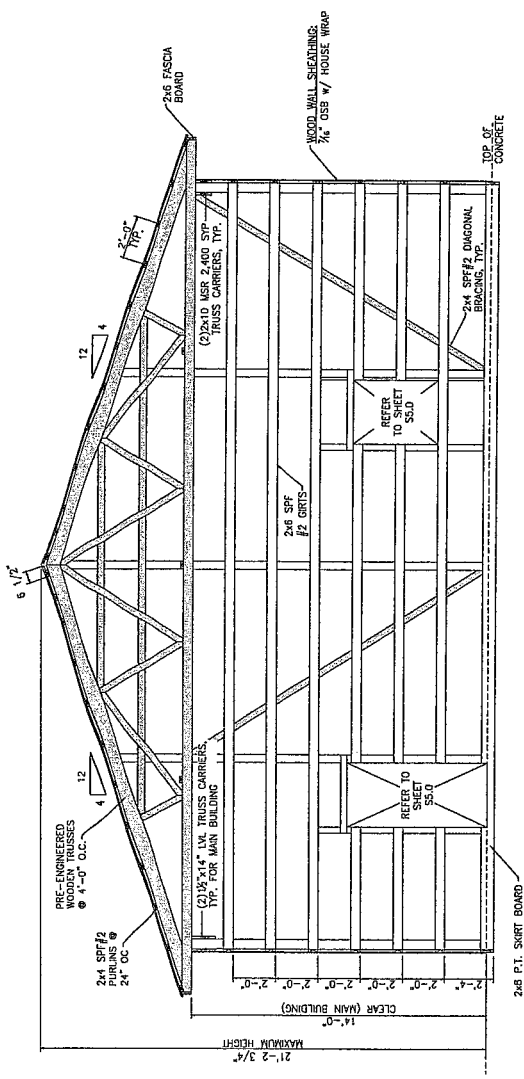
FOUNDATION PLAN
SCALE: 1/8"=1'-0"

NOTE:

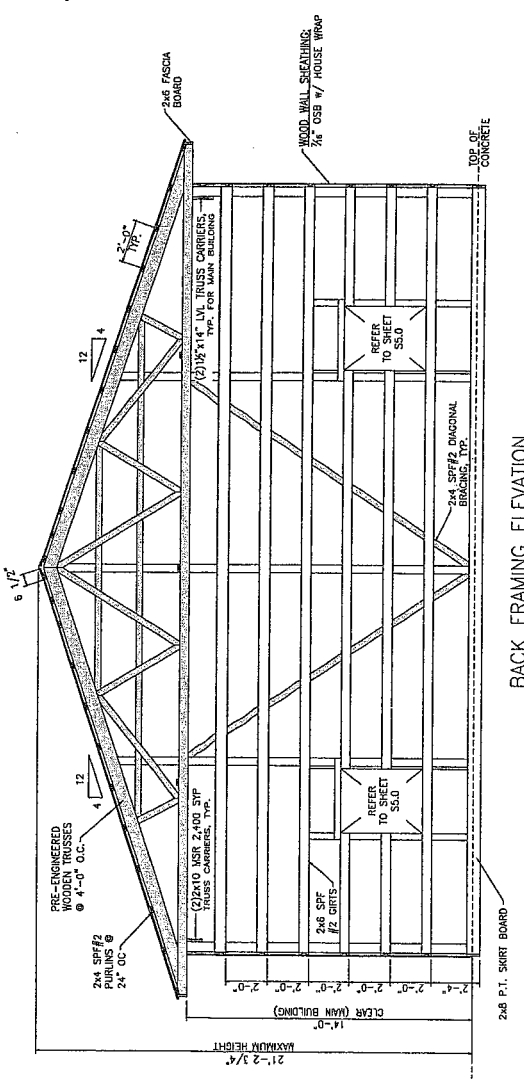
STAGGER ROOF PURLINS BY ALTERNATING ROWS WITH BOARD LENGTHS AS FOLLOWS:
 Row 1: 18', 16', 9'
 Row 2: 9', 16', 18'



ROOF FRAMING PLAN
 SCALE: 3/8"=1'-0"



FRONT FRAMING ELEVATION
 SCALE: 3/8"=1'-0"



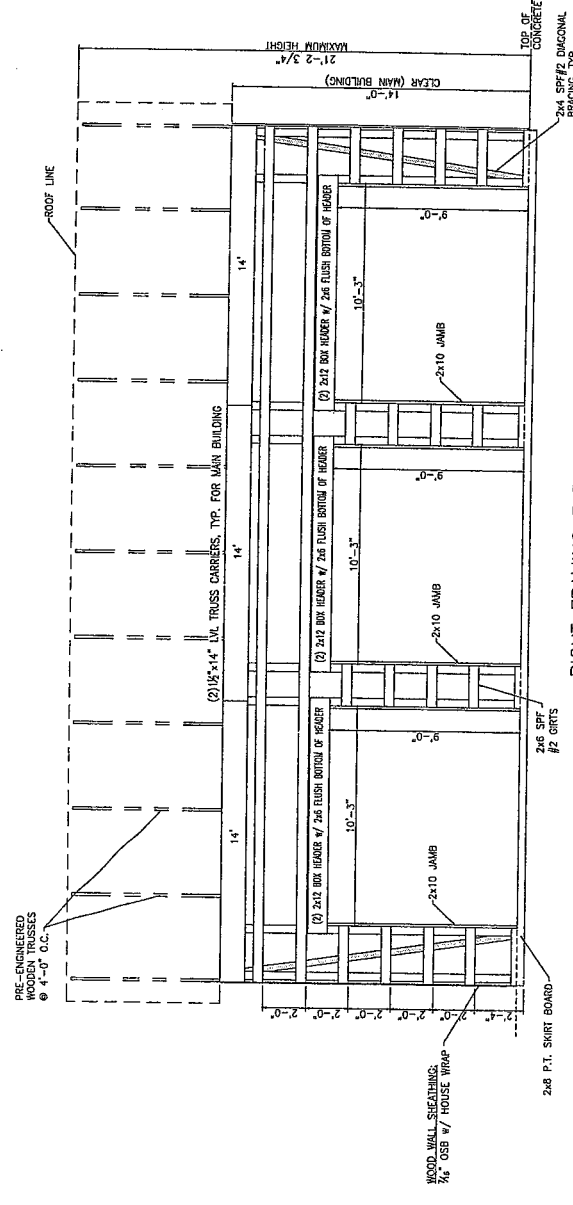
BACK FRAMING ELEVATION
 SCALE: 3/8"=1'-0"

IMPORTANT NOTES:

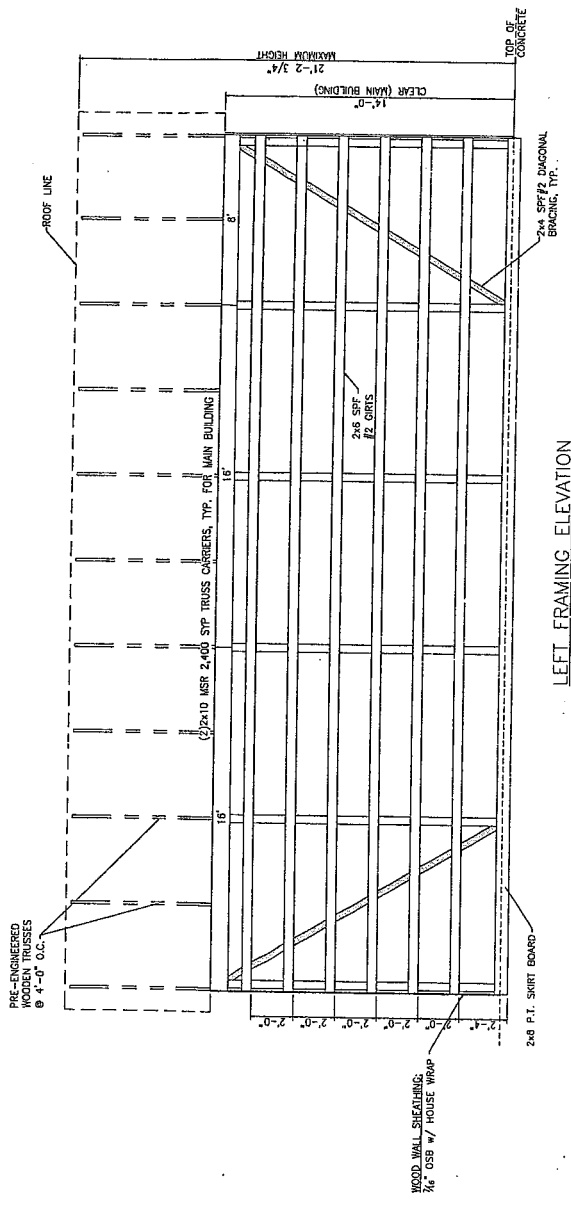
- FASTEN EACH TRUSS CARRIER WITH (6) 5/16" x 4" CRK ASS SCREWS.
- FASTEN EACH TRUSS CARRIER WITH (13) 5/16" x 4" CRK ASS SCREWS.

FOR OVERHEAD JOISTS:

- FASTEN EACH TRUSS CARRIER WITH (13) 5/16" x 4" CRK ASS SCREWS.



RIGHT FRAMING ELEVATION
 SCALE: 3/8"=1'-0"



LEFT FRAMING ELEVATION
 SCALE: 3/8"=1'-0"

DIY POLE BARNS
9232 HOGARTH RD.
ARCANUM, OH 45304
PHONE: 937-547-9100



CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE PERMITS OF THE LOCAL GOVERNMENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

PROJECT INFO:
NEW 36'x40'x14' POLE BARN
RICHARD CAVALLERO
11 COPPER RD.
WALDEN, NY 12586

OWNER: R. VIT
DESIGNER: K. HIG
DATE: 08-10-2024
SCALE: AS SHOWN
SHEET NO.: 1
SHEET TOTAL: 1

DATE PLOTTED: 08-10-2024
TIME: 10:00 AM

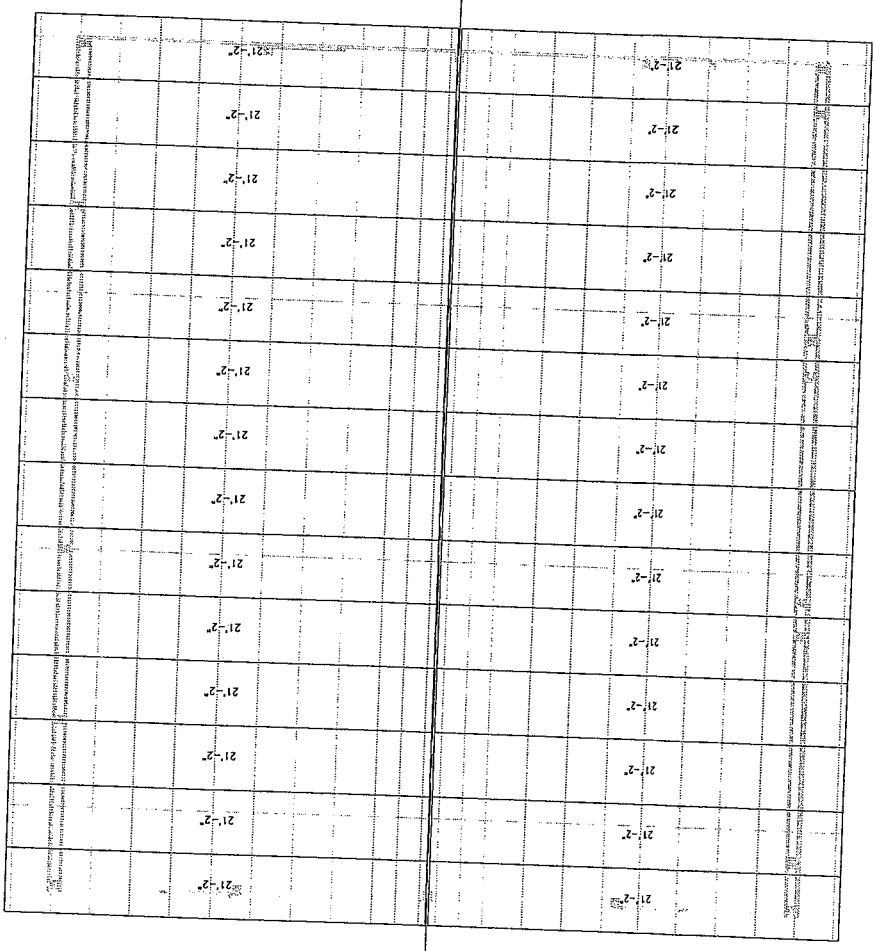
SCALE: 1/8" = 1'-0"

PANEL PLAN

SHEET NUMBER
S4.0

NOTE:

- TO AVOID MAIN CROSS PANE, THE CONFLICT WITH CABLE TRAIL, NO ACTION IS REQUIRED.



ROOF PANEL
SCALE: 1/8" = 1'-0"



TOWN OF NEWBURGH
 OFFICE OF ZONING BOARD OF APPEALS
 21 Bunker Hill Road
 Newburg, NY 12553

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that, pursuant to Section 246-a(1) of the Town Law and Article 7 of the Charter of the Town of Newburgh, New York, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on **Thursday, October 24th, 2024, at 7:00 PM**, at the Town Hall, 3 Pine Street, Newburgh, New York, to hear and determine upon the following matter:

APPLICATION OF BARRY CAVALLO FOR ZONING CHANGE FROM R-1 TO R-1A (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT TO R-1A (RESIDENTIAL SINGLE-FAMILY) ZONING DISTRICT.

PLEASE NOTICE: The applicant is advised of the hearing and is hereby notified that the applicant is required to appear at the hearing to defend the application. If the applicant fails to appear at the hearing, the application will be deemed withdrawn.

2024
 [Signature]
 Zoning Board of Appeals