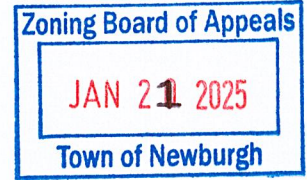




TOWN OF NEWBURGH

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: 1/16/25

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

I (WE) CERONE ENTERPRISES PRESENTLY
RESIDING AT NUMBER 9 STABLE LANE
TELEPHONE NUMBER 914-474-5314

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:

31-3-1.2 (TAX MAP DESIGNATION)
SMITH AVENUE (STREET ADDRESS)
R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

SECTION 185 - ATTACHMENT 7
BULK REQUIREMENTS SCHEDULE 3
R1-ZONE

1. 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:

1/8/25

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

2. DESCRIPTION OF VARIANCE SOUGHT: LOT AREA - 13,000 SF.
LOT DEPTN - 30'
SIDE YARD - 9.5'

3. 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:

4. 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:

THIS BUILDING LOT WILL MATCH
THE EXISTING NEIGHBORHOOD HOMES

- 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:

NO OTHER PROPERTY IS AVAILABLE
TO THE OWNER

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

THIS LOT WILL MATCH THE SMALLER
LOTS FROM THE EXISTING SUBDIVISION

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

THIS BUILDING WILL MATCH THE
EXISTING NEIGHBORHOOD HOMES

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

EXISTING NONCONFORMING LOT

5. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature] President
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16th DAY OF January 2025

[Handwritten Signature]
NOTARY PUBLIC

KIRSTYN PAULINE CERONE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CE6245023
Qualified in Orange County
Commission Expires November 25, 2027

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

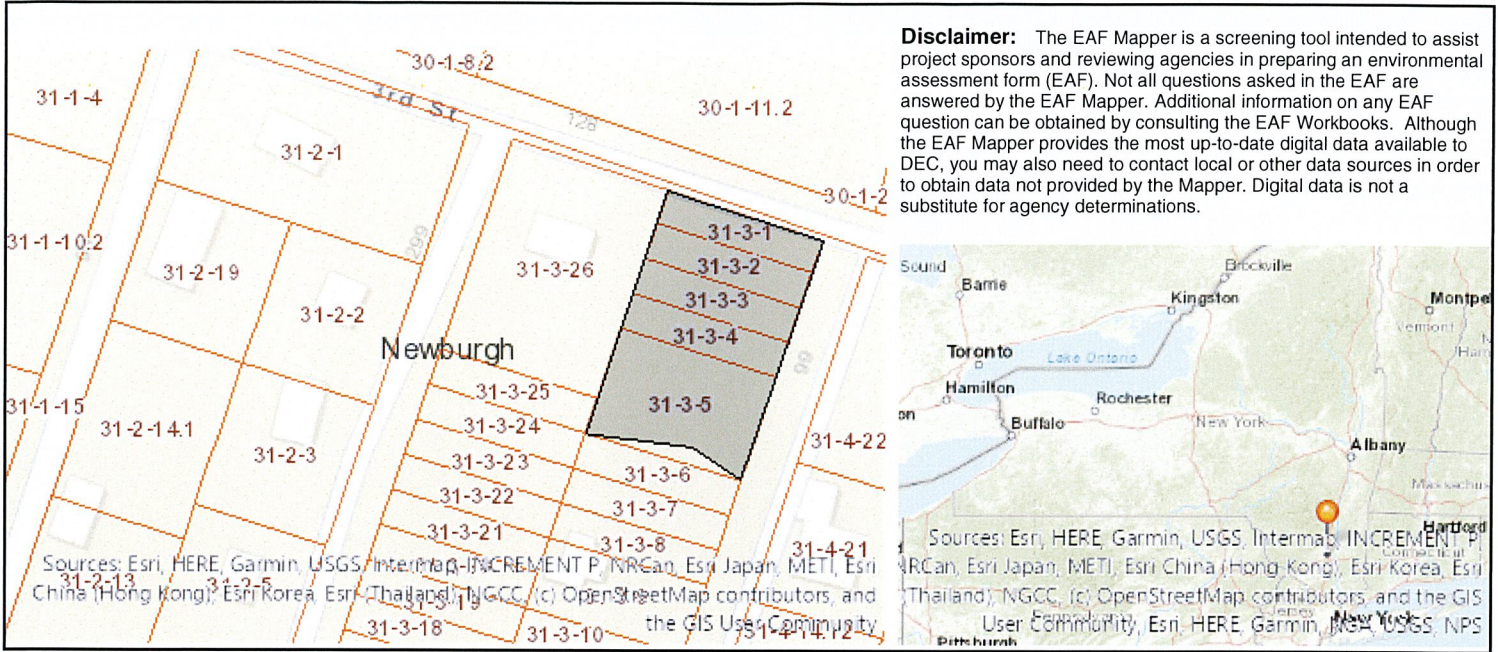
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Cerone Enterprises Zoning Variance			
Project Location (describe, and attach a location map): Corner of Smith Avenue & Third Street			
Brief Description of Proposed Action: Construct a single family residence			
Name of Applicant or Sponsor: Cerone Enterprises		Telephone: 914-474-5314	
		E-Mail: CPLUMBObE AOL.COM	
Address: 9 Stable Lane			
City/PO: Walden		State: New York	Zip Code:
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 Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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, <ul style="list-style-type: none"> 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 checked="" type="checkbox"/>	<input 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: _____ Individual Well	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: _____ Private Septic System	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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Bald Eagle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>KEN LITTLE</u> Date: <u>1/20/25</u> Signature: <u>[Signature]</u> Title: _____		



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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

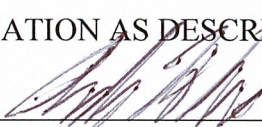
TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

ANDREW BREW, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 140 THIRD STREET WALDEN
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF SBL-31-3-1.2
SMITH AVE

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED ZEN CONSULTANTS, INC.
CERONE ENTERPRISES,
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 1-10-25



OWNER'S SIGNATURE

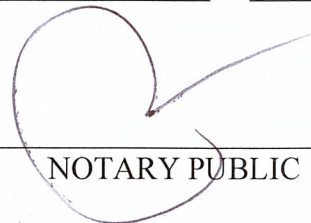
Mary Jo Flanck

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10th DAY OF JAN 2025

JOHN E. BACH, JR.
NOTARY PUBLIC
STATE OF NEW YORK
NO. 4526814
Qualified in Orange County
Commission Expires May 31, 2026



NOTARY PUBLIC

entirety of Anthony A. Gennarelli, deceased

Andrew Brew

Ronald J. Salvato, Esq.
10 Matthews Street
Goshen, NY 10924

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

CTI 2111032

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | |
|-------------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN) | 4289 MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) |
| 2003 SO. BLOOMING GROVE (VLG) | 4203 MONTGOMERY (VLG) |
| 2289 CHESTER (TN) | 4205 WALDEN (VLG) |
| 2201 CHESTER (VLG) | 4489 MOUNT HOPE (TN) |
| 2489 CORNWALL (TN) | 4401 OTISVILLE (VLG) |
| 2401 CORNWALL (VLG) | 4600 NEWBURGH (TN) |
| 2600 CRAWFORD (TN) | 4800 NEW WINDSOR (TN) |
| 2800 DEERPARK (TN) | 5089 TUXEDO (TN) |
| 3089 GOSHEN (TN) | 5001 TUXEDO PARK (VLG) |
| 3001 GOSHEN (VLG) | 5200 WALLKILL (TN) |
| 3003 FLORIDA (VLG) | 5489 WARWICK (TN) |
| 3005 CHESTER (VLG) | 5401 FLORIDA (VLG) |
| 3200 GREENVILLE (TN) | 5403 GREENWOOD LAKE (VLG) |
| 3489 HAMPTONBURGH (TN) | 5405 WARWICK (VLG) |
| 3401 MAYBROOK (VLG) | 5600 WAWAYANDA (TN) |
| 3689 HIGHLANDS (TN) | 5889 WOODBURY (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5801 HARRIMAN (VLG) |
| 3889 MINISINK (TN) | 5809 WOODBURY (VLG) |
| 3801 UNIONVILLE (VLG) | |
| 4089 MONROE (TN) | CITIES |
| 4001 MONROE (VLG) | 0900 MIDDLETOWN |
| 4003 HARRIMAN (VLG) | 1100 NEWBURGH |
| 4005 KIRYAS JOEL (VLG) | 1300 PORT JERVIS |
| | 9999 HOLD |

NO. PAGES 4 CROSS REF. _____
 CERT. COPY _____ ADD'L X-REF. _____
 MAP# _____ PGS. _____
 PAYMENT TYPE: CHECK
 CASH _____
 CHARGE _____
 NO FEE _____

Taxable
 CONSIDERATION \$ 30,000
 TAX EXEMPT _____
 Taxable
 MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:
 _____ (A) COMMERCIAL/FULL 1%
 _____ (B) 1 OR 2 FAMILY
 _____ (C) UNDER \$10,000
 _____ (E) EXEMPT
 _____ (F) 3 TO 6 UNITS
 _____ (I) NAT.PERSON/CR. UNION
 _____ (J) NAT.PER-CR.UN/1 OR 2
 _____ (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From CTI

RECORDED/FILED
03/23/2011/ 14:29:38
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

This Indenture, made the 10th day of January, Two Thousand Eleven

Between: ALBA A. GENNARELLI, as surviving tenant by the entirety of Anthony A. Gennarelli, deceased, residing at 42 Smith Avenue, Walden, NY 12586

party of the first part

and ANDREW BREW, residing at 140 Third Street, Walden, New York 12586,

party of the second part,

WITNESSETH, that the party 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, 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, State of New York, being known and being more particularly bounded and described on the attached Schedule "A".

BEING and intended to be the same premises as described in a deed from Fred J. Mascioli and Josephine Mascioli dated November 12, 1969 and recorded in the Office of the County Clerk of Orange County November 14, 1969 in Liber 1834 of Deeds at Page 638.

SUBJECT to (1) consents, agreements, restrictions, and easements of record, provided the same do not prevent the premises from being used for, nor prevent or prohibit construction and use as a single family residential dwelling on the premises;(2) rights, if any, acquired by utility companies to maintain and operate lines, wires, cables, poles, and distribution boxes in, over and upon the property; (3) all covenants, conditions, restrictions and reservations of record, if any. And (4) subject to public utility easements which may be observed by inspection of the premises, and subject to the natural flow of creeks or streams crossing the premises and rights of others to drain into same.

***The grantee is restricted from building on the premises during the lifetime of the grantor.**

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.

Anthony A. Gennarelli having died a resident of Orange County, New York on August 14, 2001.

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

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

In Presence Of:

[Handwritten signatures]

Chicago Title Insurance Company
Schedule A Description

Title Number 2111032

Page 1

PARCEL I

ALL that certain lot or parcel of land situate in the Town of Newburgh, Orange County, State of New York, known and distinguished as Lots 347, 348, 349 and 350 upon a certain map entitled "Section No. 1, Map of Orange Lake estates, located in the Town of Newburgh, Orange County, New York, Butler-Fornari Realty Corporation, Owner and Developers, Blake & Woodhull, Licensed Engineers and Surveyors, Newburgh, N.Y. March 20, 1928" and filed April 10, 1928 in the Orange County Clerk's Office in Plan file of Maps, Pocket 15 Folder 45.

PARCEL II

ALL those certain lots or parcels of land, situate in the Town of Newburgh, Orange County, State of New York, known and distinguished as Lots Nos. 351, 352, 353, upon a certain map entitled "Section No. 1, Map of Orange Lake Estates, located in the Town of Newburgh, Orange County, New York, Butler-Fornari Realty Corporation, Owner and Developers, Blake & Woodhull, Licenses Engineers and Surveyors, Newburgh, N.Y., March 20, 1928" and filed April 10, 1928 in the Orange County Clerk's Office in Plan File of Maps, Pocket 15, Folder 45.

On the 10 day of March in the year 2011, before me, the undersigned, a Notary Public in and for said state, personally appeared ~~ALBA A. GENNARELLI~~ ^{ROSE MARIE T. GLAS} personally known or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on this instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Angela Lempka
Notary Public State of New York

Angela Lempka
Notary Public, State Of New York
No. 01LE6193691
Qualified In Orange County
Commission Expires Sept. 22, 20 12

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST
GRANTOR'S ACTS**

**ANTHONY A. GENNARELLI and ALBA A.
GENNARELLI**

TO

ANDREW BREW

SECTION: 31

BLOCK: 3

LOT: 1,2,3,4 & 5

COUNTY OR TOWN: Orange

RETURN BY MAIL TO:

Ronald J. Salvato, Esq.
10 Matthews Street
Goshen, New York 10924



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

2025-01

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/08/2025

Application No. 25-0005

To: Andrew Brew, Jr.
140 Third Street
Walden , NY 12586

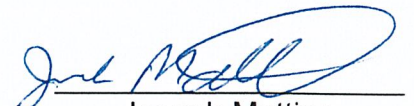
SBL: 31-3-1.2
ADDRESS: Smith Ave

ZONE: R1

PLEASE TAKE NOTICE that your application dated 01/06/2025 for permit to build a single family dwelling unit on the premises located at Smith Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3 requires: Minimum lot area of 40,000 sf.
- 2) Bulk table schedule 3 requires: Minimum lot depth of 150'
- 3) Bulk table schedule 3 requires: 30' Minimum side yard setback.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



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

STATE OF NEW YORK: COUNTY OF ORANGE:

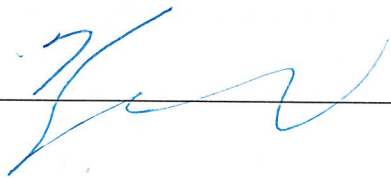
I KEN WYLLIE, being duly sworn, depose and say that I did on or before

February 13, 2025, post and will thereafter maintain at

Smith Ave 31-3-1.2 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 21st

day of January, 2025.

