



Orange County Department of Planning
Application for Mandatory County Review of Local Planning Action
(Variations, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.

To be signed by Local Official.

TONZBA Town of Newburgh
MUNICIPALITY: Zoning Board of Appeals

TAX MAP ID: 6-1-64
(Section-Block-Lot)

Local File #: 2288-12

Project Name:

Applicant: Anthony & Donna Corrado

Address: 356 Frozen Ridge Rd Newburgh

Attorney, Engineer, Architect:

Location of Site: 356 Frozen Ridge Road CANDLESTICK HILL
GONDOLF DRIVE
(Street, highway, nearest intersection)

Size of Parcel: 7.3 acres Existing Lots: Proposed Lots/Units

Present Zoning District: A/R

TYPE OF REVIEW:

Special Use Permit\* (SUP):

Variance\* USE (VU):

AREA (AV): Accessory Building - closer to the
FRONTING STREET than the FRONT of MAIN
Building

Zone Change\* FROM: TO:

Zoning Amendment\*\* To Section:

Subdivision Major Minor

Sketch

Preliminary

Final

DATE: 5/31/12

Shane Cardone

Chairperson, Signature and Title
Zoning Board of Appeals

\*Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID #

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

OFFICE OF ZONING BOARD  
(845) 566-4901

## APPLICATION

DATED: 5/3/12

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

I (WE) Anthony + Donna Corrado PRESENTLY  
RESIDING AT NUMBER 356 FROZEN RIDGE ROAD  
TELEPHONE NUMBER 565-3653

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

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE

1. LOCATION OF THE PROPERTY:

6-1-64 (TAX MAP DESIGNATION)  
356 Frozen Ridge (STREET ADDRESS)  
A/R (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-15

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: 4/25/12
- 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: AREA 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:

\_\_\_\_\_  
\_\_\_\_\_

(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:

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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:

ITS NOT VISIBL FROM ANY NEIGHBOR OR  
ROADWAY

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 GRADE OF THE LAND WILL NOT ALLOW FOR  
ANOTHER LOCATION

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

IT DOESN'T IMPACT ANYONE

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

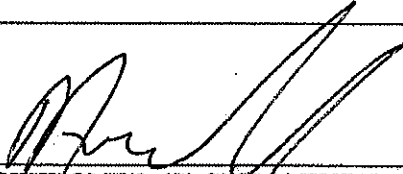
ITS A WOODEN TOOL SHED THAT WILL  
BE PLACED ON A 7 ACRE WOODED PARCEL  
THAT NO ONE CAN SEE BUT US.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

THE PHYSICAL CHARACTERISTICS OF THE PROPERTY  
ONLY ALLOW A SMALL AREA TO PLACE THE  
SHEED ON THAT WILL NOT REQUIRE EXTENSIVE  
EXCAVATING AND CONSTRUCTION OF RETAINING  
WALLS

7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 4<sup>th</sup> DAY OF May 20 12

  
\_\_\_\_\_  
NOTARY PUBLIC

**MARYANNE R. SHEEHAN**  
Notary Public, State of New York  
Qualified in Ulster County  
Reg. No. 01SH6067466  
Commission Expires 12/10/2013

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.

617.20  
**Appendix C**  
 State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR <i>Anthony Corrado</i>	2. PROJECT NAME <i>TOOL SHED</i>
3. PROJECT LOCATION: Municipality <i>NEWBURGH (TOWN)</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>356 FOREST RIDGE ROAD</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>INSTALL 10' x 16' WOODEN <del>TOO</del> STORAGE BUILDINGS</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1/10</i> acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <i>BUILDINGS WILL BE PROJECT CLOSER TO FRONTING STREET THAN FRONT OF MAIN ST</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <i>BORDERED BY FARM / VACANT LAND + RESIDENCE</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <i>TOWN OF NEWBURGH BUILDING PERMIT</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>NEED AREA VARIANCE</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>ANTHONY CORRADO</i>	Date: <i>4/30/12</i>
Signature: <i>[Signature]</i>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?  Yes  No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?  Yes  No If No, a negative declaration may be superseded by another involved agency.

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  
NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  
NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  
NO

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 AND provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
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)

ATTACHMENT: THIS 10'x16' WOODEN STORAGE BUILDING WILL SIT ON GRAVEL PAD AND NOT REQUIRE FOOTINGS OR ANY MAJOR MODIFICATION TO THE ENVIRONMENT. IT IS ON A TACK WOODEN PANEL OF LAND NOT VISIBL

Reset

TOWN OF NEWBURGH

*Crossroads of the Northeast*

OLD TOWN HALL

308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845)564-7801

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 2288-12

Date: April 25, 2012

To: ANTHONY CORRADO

SBL 6-1-64

356 FROZEN RIDGE ROAD

ADD: 356 FROZEN RIDGE RD

NEWBURGH, NY 12550

ZONE A / R

PLEASE TAKE NOTICE that your application dated April 18,

20 12 for permit to build an accessory structure (10 x 14 shed)

At the premises located at 356 Frozen Ridge Road

Is returned herewith and disapproved on the following grounds:

**185 - 15 - B - ACCESSORY BUILDINGS.**  
NO SUCH BUILDING SHALL PROJECT CLOSER TO THE FRONTING STREET  
THAN THE FRONT OF THE MAIN BUILDING.

  
JOSEPH MATTINA

Cc: Town Clerk & Assessor (300')  
File



# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

NO

2288-12

NAME: ANTHONY CORRADO

ADDRESS: 356 FROZEN RIDGE RD NEWBURGH NY 12550

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: 10 X 14 ACCESSORY STRUCTURE

SBL: 6-1-64 ZONE: A/R

TOWN WATER:  TOWN SEWER:

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
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-B -----  / 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

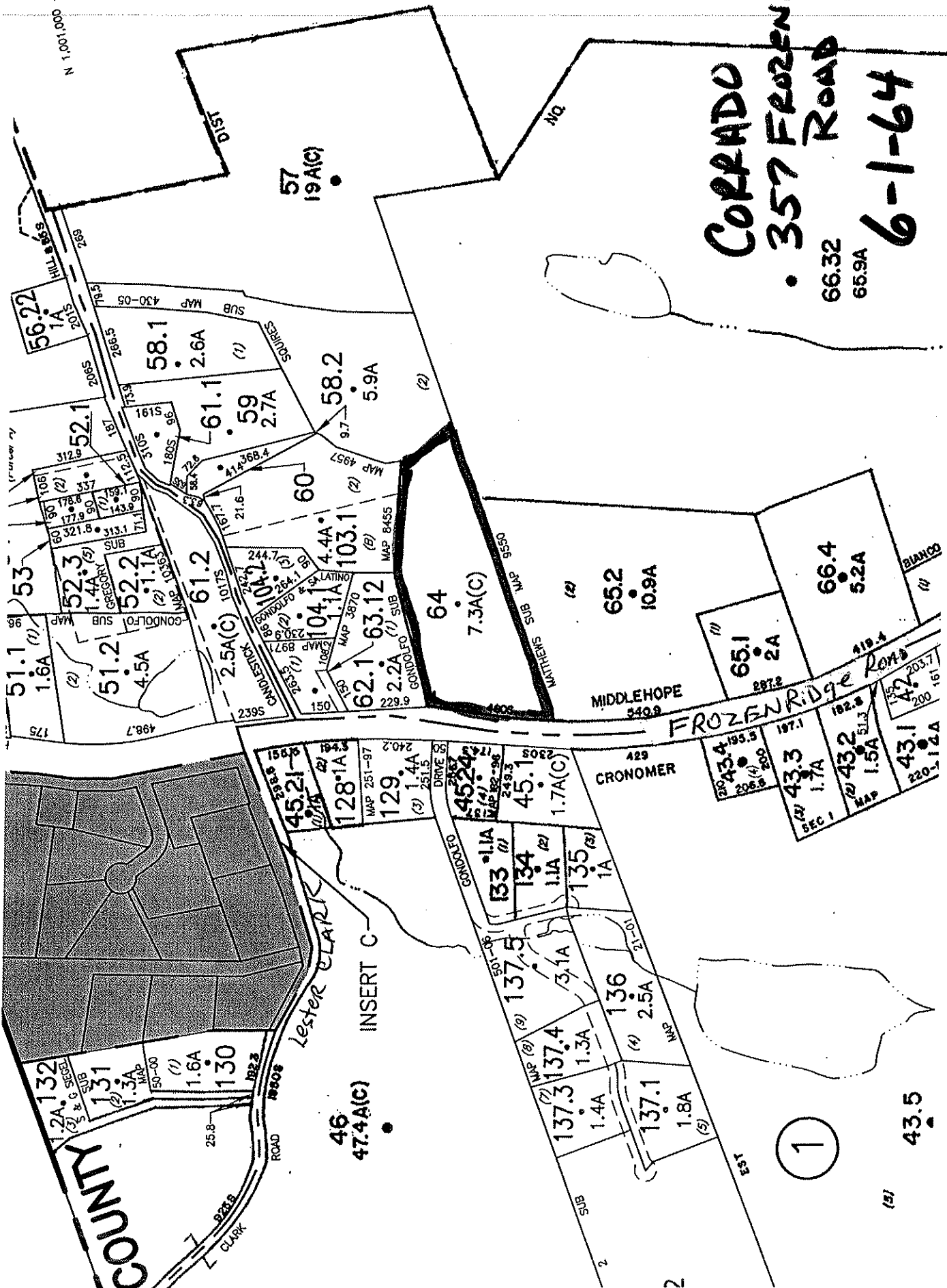
NOTES: **REQUESTING A 10 X 14 SHED.**

**VARIANCE(S) REQUIRED:**

- 1 185-15-B SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THEN THE MAIN DWELLING.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: JOSEPH MATTINA DATE: 25-Apr-12

N 1,001,000



**CORRADO**  
 • 357 Frozen Ridge  
 66.32  
 65.9A  
**6-1-64**

SECTION

**COUNTY**

Lester Clark

INSERT C

FROZEN RIDGE ROAD

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(B)

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43.5

46  
47.4A(C)

CRONOMER

MIDDLEHOPE

BIANCO

NQ

57  
19A(C)

56.22  
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7.3A(C)

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