



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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: 01/12/2021
- 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: 13.5% Building Coverage where allowed 10%.
39.1% Surface Coverage where allowed 20%. 1,786 SF Accessory Structure when allowed 1,000SF

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



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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 pool cabana and in-ground pool will replace existing block retaining walls with a structure that compliments the architecture and scale of the house. The structures location in the backyard will be nestled into the hillside and will shield the pool cabana from neighboring homes while helping to conceal the cabana.

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:

In order to conceal the pool equipment from neighboring properties, the mechanical equipment is housed in a room at the back of the pool cabana. This adds to the square footage of the accessory structure, as well as building and lot coverage, but removes the unsightly equipment from public view.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The area that is over the allowable square footage is buried into the hillside which contains the mechanical room, so while there is added square footage the structure appears smaller due to its location in the hillside. Also, many neighboring homes have large patios with in-ground pools and pool houses similar in scale.

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 existing house is located at the end of a cul-de-sac neighborhood, and the proposed pool cabana will be located in the backyard away from view of neighbors. The scale of the proposed structure is in line with the scale of the existing single family home.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

Due to the topography on the site the main level of the existing home is above grade. In order to add the least amount of surface coverage, the pool and cabana are located on the hillside so there can be direct access from the house terrace without excessive walkways. By locating the accessory structure on the hillside, it also requires housing the pool mechanical equipment inside on a flat surface, creating larger square footage and building coverage.



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21 DAY OF January 2021

WANDA J MCCARTHY
No. 01MC6230091
Notary Public - State of New York
Qualified in Dutchess County
My Commission Exp. 11/01/2022

Wanda J McCarthy
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)



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

PROXY

Nicolas DiBrizzi, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 13 Anchor Drive

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 13 Anchor Drive,

Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Thomas Jeffrey DeGraw

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 01/21/2021

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21 DAY OF January 2021

WANDA J MCCARTHY
No. 01MC6230091
Notary Public - State of New York
Qualified in Dutchess County
My Commission Exp. 11/01/2022

Wanda J McCarthy
NOTARY PUBLIC

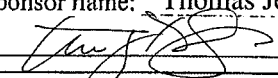
Short Environmental Assessment Form
Part 1 - Project Information

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: DiBrizzi Pool Cabana							
Project Location (describe, and attach a location map): 13 Anchor Drive, Newburgh, NY 12550							
Brief Description of Proposed Action: Construction of new structure - pool cabana and gazebo. Construction of in-ground pool.							
Name of Applicant or Sponsor: Thomas Jeffrey DeGraw		Telephone: (845) 343-8510					
		E-Mail: jdegraw@degrawanddehaan.com					
Address: 13 Anchor Drive							
City/PO: Newburgh		State: New York	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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		1.00 acres					
b. Total acreage to be physically disturbed?		0.15 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.00 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							

<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>_____</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>_____</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>_____</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>Thomas Jeffrey DeGraw</u></p>		<p>Date: <u>January 18, 2021</u></p>
<p>Signature: <u></u></p>		

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"/>

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 CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

O'DONNELL & SONS, INC.

TO

NICOLAS DIBRIZZI

SECTION 121 BLOCK 1 LOT 15

RECORD AND RETURN TO:
(name and address)



Finkelstein & Partners, LLP
THE INJURY ATTORNEYS
1279 ROUTE 300
PO Box 1111
NEWBURGH, NEW YORK 12551

THIS IS PAGE ONE OF THE RECORDING

SR/PK

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

DO NOT WRITE BELOW THIS LINE

K101141

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | |
|--------------------------------|--|
| ___ 2089 BLOOMING GROVE (TN) | ___ 4289 MONTGOMERY (TN) |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG) |
| ___ 2289 CHESTER (TN) | ___ 4203 MONTGOMERY (VLG) |
| ___ 2201 CHESTER (VLG) | ___ 4205 WALDEN (VLG) |
| ___ 2489 CORNWALL (TN) | ___ 4489 MOUNT HOPE (TN) |
| ___ 2401 CORNWALL (VLG) | ___ 4401 OTISVILLE (VLG) |
| ___ 2600 CRAWFORD (TN) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| ___ 2800 DEERPARK (TN) | ___ 4800 NEW WINDSOR (TN) |
| ___ 3089 GOSHEN (TN) | ___ 5089 TUXEDO (TN) |
| ___ 3001 GOSHEN (VLG) | ___ 5001 TUXEDO PARK (VLG) |
| ___ 3003 FLORIDA (VLG) | ___ 5200 WALKKILL (TN) |
| ___ 3005 CHESTER (VLG) | ___ 5489 WARWICK (TN) |
| ___ 3200 GREENVILLE (TN) | ___ 5401 FLORIDA (VLG) |
| ___ 3489 HAMPTONBURGH (TN) | ___ 5403 GREENWOOD LAKE (VLG) |
| ___ 3401 MAYBROOK (VLG) | ___ 5405 WARWICK (VLG) |
| ___ 3689 HIGHLANDS (TN) | ___ 5600 WAWAYANDA (TN) |
| ___ 3601 HIGHLAND FALLS (VLG) | ___ 5889 WOODBURY (TN) |
| ___ 3889 MINISINK (TN) | ___ 5801 HARRIMAN (VLG) |
| ___ 3801 UNIONVILLE (VLG) | |
| ___ 4089 MONROE (TN) | |
| ___ 4001 MONROE (VLG) | |
| ___ 4003 HARRIMAN (VLG) | |
| ___ 4005 KIRYAS JOEL (VLG) | |

- CITIES**
- ___ 0900 MIDDLETOWN
 - ___ 1100 NEWBURGH
 - ___ 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 \$ 1,175,000
TAX EXEMPT _____

Taxable
MORTGAGE AMT. \$ _____
DATE _____

- 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: Kevin

THIS INDENTURE, made the 18th day of March , 2011.

BETWEEN

O'DONNELL & SONS, Inc., 1022 Main Street Rear, Fishkill, New York 12524

party of the first part, and

NICOLAS DiBRIZZI, 1089 Little Britain Road, New Windsor, New York 12553

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten dollars and other 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, situate, lying and being in the Town of Newburgh, County of Orange and State of New York being designated as Lot No. 15, on a subdivision map entitled "Anchorage on the Hudson" prepared by Dennis Walden, being dated December 17, 1999 and last revised October 3, 2001 which map was filed in the Office of the Orange County Clerk on October 17, 2002 as Map No. 216-02..

BEING the same premises conveyed to grantor herein from Hudson Landings Corporation by deed dated January 25, 2006, and recorded in the Office of the Orange County Clerk on January 27, 2006 in Liber 12067 of Deeds at page 479.

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 line 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 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 or the improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

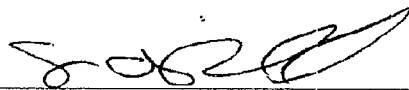
The intended use of the property conveyed herein is that of a single family residence.

The conveyance herein is made in the usual course of business of the grantor and does not constitute all, or substantially all, of grantor's assets.

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.

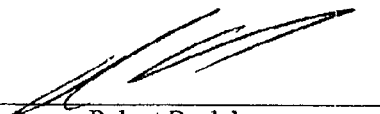
IN PRESENCE OF:



O'Donnell & Sons, Inc., by Sean O'Donnell,
President

STATE OF NEW YORK)
) SS.:
COUNTY OF DUTCHESS)

On the 18th day of March, in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared Sean O'Donnell, 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.



Robert Boolukos
Notary Public, State of New York
No. 4711036
Qualified in Dutchess County
Commission Expires March 30, 2014

RECORD AND RETURN TO:

Joseph Roncs, Esq.
Finkelstein & Partners, LLP
1279 Route 300
PO Box 1111
Newburgh, NY 12551

FIDELITY NATIONAL TITLE INSURANCE COMPANY

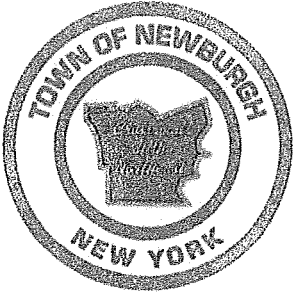
Commitment No: 101141

Schedule A Description

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York being designated as Lot No. 15. on a subdivision map entitled "Anchorage on the Hudson" prepared by Dennis E. Walden, being dated December 17, 1999 and last revised October 3, 2001 which map was filed in the Office of the Orange County Clerk on October 17, 2002 as Map No. 216-02 more particularly bound and described as follows:

Beginning at a point along the southerly line of Anchor Drive and said point being the northeasterly corner of Lot no. 14 as shown on a certain map entitled Anchorage-on-Hudson and filed in the Orange County Clerk's Office as filed map no. 216-02, thence in a easterly direction along the southerly line of Anchor Drive the following courses and distances, thence on a curve to the left with a radius of 50.00 feet and a length of 16.30 feet to a point, thence NORTH 00-15-54 EAST 25.00 feet to a point, thence on a curve to the right with a radius of 30.00 feet and a length of 21.78 feet to a point, thence on a curve to the right with a radius of 200.00 feet and a length of 33.13 feet to a point, thence NORTH 51-20-55 EAST 110.14 feet to the northwesterly corner of Lo no. 16, thence in a southerly direction along the westerly line of Lot no.16, SOUTH 38-37-59 EAST 268.70 feet to a point along the northerly line of Amended Lot no. 2, thence in a westerly direction along the northerly line of Lot no. 2, SOUTH 55-11-20 WEST 151.57 feet to the easterly line of the aforesaid Lot no. 14, thence in a northerly direction along the easterly line of lot no. 14 the following courses and distances, NORTH 45-48-52 WEST 194.69 feet to a point, thence NORTH 71-03-18 WEST 25.63 feet to the point of beginning. Containing 1.00 acres of land more or less.

Subject to a drainage easement over and through the northeasterly corner of the above described parcel as shown on filed map no. 216-02



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

2888-21

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/12/2021

Application No. 20-1303

To: Nicolas DiBrizzi
13 Anchor Dr
Newburgh, NY 12550

SBL: 121-1-15
ADDRESS: 13 Anchor Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 12/21/2020 for permit to build a 1426 sf pool house, 360 gazebo and in ground pool on the premises located at 13 Anchor Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 3: Allows a maximum lot building coverage of 10%
- 2) Buk table schedule 3: Allows a maximum lot surface coverage of 20%
- 3) 185-15-A-4: Allows 1000 sf maximum for all accessory buildings.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH

Crossroads of the Northeast

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

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

January 13, 2021

Nicolas DiBrizzi
13 Anchor Dr
Newburgh, NY 12550

Re: 13 Anchor Dr, Newburgh
121-1-15 R1 Zone


Dear Mr. DiBrizzi:

Enclosed please find Notice of Disapproval of Building Permit Application together with Application and Instructions for the Zoning Board of Appeals.

To build a pool house, gazebo and inground pool on your property in the Town of Newburgh you must obtain a variance from the Zoning Board of Appeals.

The next scheduled available meeting of the Zoning Board of Appeals is Thursday February 25, 2021. If this Agenda is full, the next meeting will be Thursday March 25, 2021. If you plan on applying to the Zoning Board of Appeals for variances, the application and all materials requested must be submitted to this office no later than 10 business days prior to the hearing date. Also, all mailings must be completed at least 10 business days prior to that date.

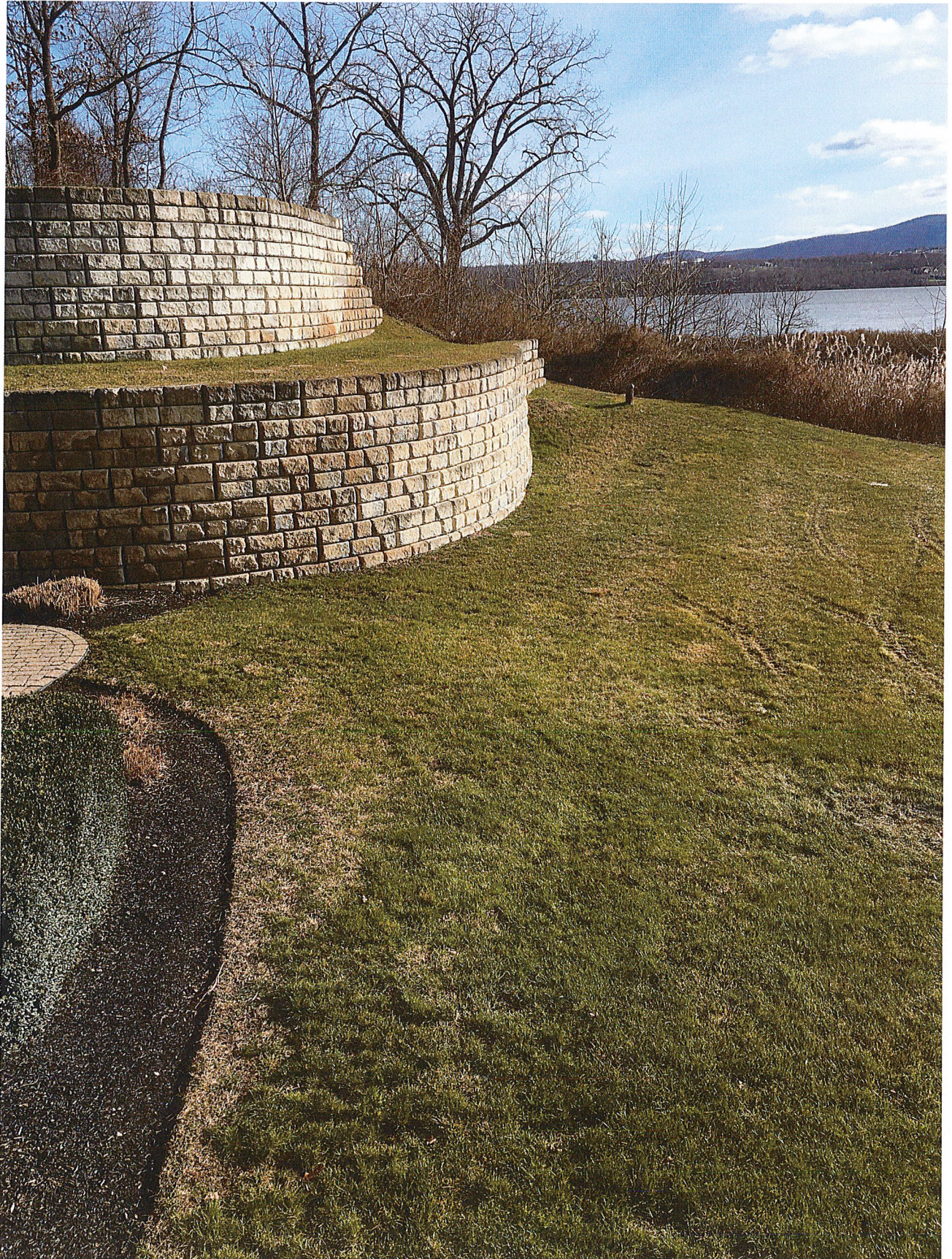
If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Siobhan Jablesnik, Acting Secretary
Zoning Board of Appeals

/BG
Encl. NYS GML Section 239 requires the Zoning Board of Appeals 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.



13 Anchor Drive
SBL: 121-1-15



13 Anchor Drive
SBL: 121-1-15



13 Anchor Drive
SBL: 121-1-15



13 Anchor Drive
SBL: 121-1-15

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I THOMAS JEFFREY DEGRAW, being duly sworn, depose and say that I did on or before

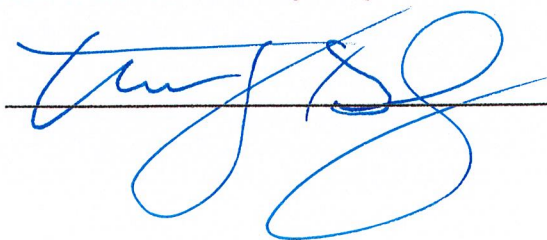
February 11, 2021, post and will thereafter maintain at

13 Anchor Dr 121-1-15 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 22

day of January, 2021.

ERICA SCOTT
Notary Public, State of New York
No. 01SC6082819
Qualified In Orange County
Commission Expires November 4, 2022

Erica Scott




**CITY OF NEWBURGH**
OFFICE OF THE CITY CLERK
300 S. STATE STREET
NEWBURGH, NY 10994
845.338.5500
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NOTICE OF PUBLIC HEARING
The City of Newburgh is holding a public hearing on the following proposed resolution:
Resolution No. 2023-001: To amend the City Code of Ordinances, Chapter 240, Article 2, Section 240-2.1, to update the definition of "residential" for the purpose of the City's Zoning Ordinance.
The public hearing will be held on **Monday, March 6, 2023, at 7:00 PM** in the **City Council Chamber**, 300 S. State Street, Newburgh, NY.

Anyone wishing to speak at the public hearing should contact the City Clerk at **845.338.5500** at least **three (3) business days** prior to the public hearing to request to speak.

The City Clerk's Office is available for any questions regarding this public hearing at **845.338.5500**.

Respectfully,

City Clerk