



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

## APPLICATION

OFFICE OF ZONING BOARD  
(845) 566-4901

DATED: 02/10/2021

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

I (WE) ROBERT DORRMAN PRESENTLY  
RESIDING AT NUMBER 35 COCCO LANE  
TELEPHONE NUMBER 845-527-2514

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

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

1. LOCATION OF THE PROPERTY:

11-1-93 (TAX MAP DESIGNATION)  
WEAVER ROAD (STREET ADDRESS)  
AR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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(A)  
\_\_\_\_\_  
\_\_\_\_\_



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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: \_\_\_\_\_
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: 02/05/2021

4. DESCRIPTION OF VARIANCE SOUGHT: EXISTING NON CONFORMING ACCESSORY BUILDING TO BE LOCATED IN FRONT YARD OF PROPOSED SIGNLE FAMILY RESIDENCE

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:

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





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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:

BOTH OF THE ACCESSORY BUILDINGS ARE EXISTING.

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

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 PROPOSED HOUSE LOCATION IS DICTATED BY THE WETLAND AND SEPTIC DESIGN.

\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:  
THE PROPOSED LOT IS 25+/- ACRES.

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

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

BOTH OF THE ACCESSORY BUILDINGS ARE EXISTING.

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

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

THE ACCESSORY BUILDING PREDATE THE CURRENT OWNERS.

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



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OFFICE OF ZONING BOARD  
(845) 566-4901

### 7. ADDITIONAL REASONS (IF PERTINENT):

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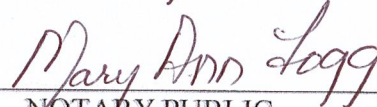
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\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5 DAY OF February 2021

MARY ANN FOGG  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01FO1262300  
Commission Expires October 31, 2021

  
\_\_\_\_\_  
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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NEWBURGH, NEW YORK 12550

## PROXY

Robert Dorrman, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 35 Cocco Lane

IN THE COUNTY OF Orange AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 11-1-93, Weaver Road

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Talcott Engineering Design PLLC

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 02/05/2021

OWNER'S SIGNATURE

WITNESS' SIGNATURE

MARY ANN FOGG  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01FO1262300  
Commission Expires October 31, 2021

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5 DAY OF February 2021

  
NOTARY PUBLIC

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

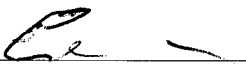
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

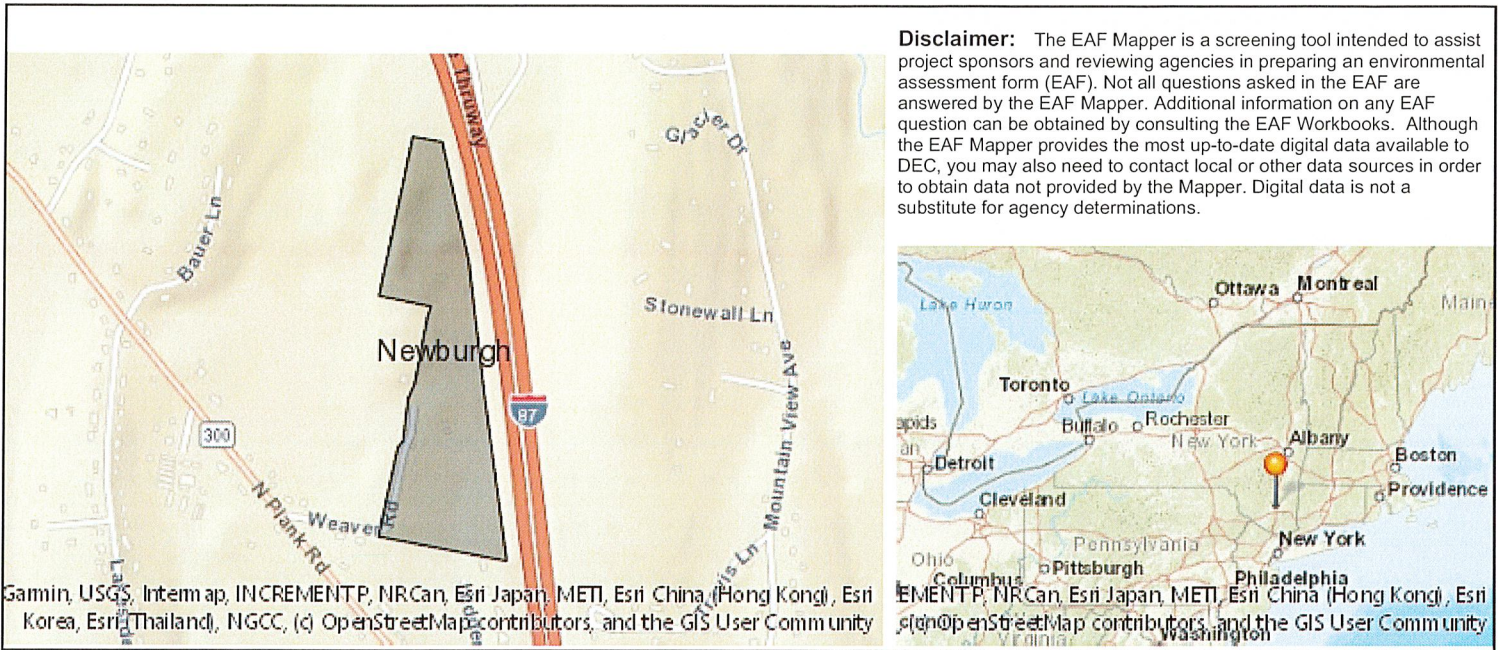
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: DORRMAN VARIANCES <span style="float: right;">TED # 21019-RDR</span>			
Project Location (describe, and attach a location map): 34 WEAVER ROAD, TOWN OF NEWBURGH, NY			
Brief Description of Proposed Action: VARIANCES REQUIRED TO SUBDIVIDE AN EXISTING 30.30 ACRE PARCEL CONTAINING AN EXISTING SINGLE FAMILY RESIDENCE TO CREATE ONE NEW BUILDING LOT FOR A NEW SINGLE FAMILY RESIDENCE.			
Name of Applicant or Sponsor: ROBERT DORRMANN		Telephone: 845-527-2514	
Address: 35 COCOA LANE		E-Mail: FDNYHARLEMHEART@AOL.COM	
City/PO: NEWBURGH		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 30.30 acres	
b. Total acreage to be physically disturbed?		_____ 0.50 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 30.30 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 checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<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: _____	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: _____ ON SITE 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: _____ ON SITE SUBSURFACE SEWERAGE DISPOSAL 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>CHARLES T BROWN, PE</u> Date: <u>2-10-2021</u></p> <p>Signature: <u></u> Title: <u>PROJECT ENGINEER</u></p>		





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

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

James R. Loeb  
Richard J. Drake, *retired*  
Glen L. Heller\*  
Marianna R. Kennedy  
Gary J. Gogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Ralph L. Puglielle, Jr.  
Nicholas A. Pascale

Alana R. Bartley  
Aaron C. Fitch  
Judith A. Waye  
Michael Martens

Jennifer L. Schneider  
Managing Attorney

\*L.L.M. in Taxation

February 5, 2021

BY EMAIL ONLY

Darrin J. Scalzo, Chairman  
Zoning Board of Appeals  
Town of Newburgh Town Hall  
1496 Route 300  
Newburgh, New York 12550

Re: Dorrman two-lot subdivision // ZBA re-referral  
Planning Board Project No. 2021-03

Dear Chairman Scalzo and Zoning Board Members:

At the Planning Board's February 5, 2021 meeting, the Planning Board resolved to refer this application to the Zoning Board of Appeals for its consideration of the following area variances that are required for this two lot subdivision of lands located on Weaver Road. The property is located in the Town's AR zoning district.

The property has a barn, shed and privy as accessory structures to an existing single family residence, all of which are located in the front yard along Weaver Road. Accessory structures may only be located in side or rear yards according to Town Zoning Code § 185-15(A). These existing structures are preexisting nonconforming structures. However, as you know, preexisting nonconforming protections are lost upon the subdivision of the existing parcel.

The applicant's representative stated that the applicant may voluntarily remove one or more of these nonconforming structures. In that event the variances required may be lessened or eliminated. But if the applicant wishes to keep the structures, the variances will be required before the Planning Board can process the subdivision application.

The Planning Board has not declared its intent to serve as lead agency so that the Zoning Board of Appeals may consider and process this application without the need to wait for the Planning Board to conclude its SEQRA review.

Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA  
Town of Newburgh Planning Board  
Patrick J. Hines, Planning Board Consulting Engineer





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: 14368 / 428  
 INSTRUMENT #: 20180015062  
 Receipt#: 2454385  
 Clerk: JM  
 Rec Date: 02/27/2018 11:20:09 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 5  
 Rec'd Frm: BENCHMARK ABSTRACT LLC

Party1: PENNYMAC CORP  
 Party2: DORRMANN ROBERT  
 Town: NEWBURGH (TN)  
 11-1-93

Recording:  
 Recording Fee 45.00  
 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: 195.00

Transfer Tax  
 Transfer Tax - State 680.00

Sub Total: 680.00

Total: 875.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 6951  
 Transfer Tax  
 Consideration: 170000.00

Transfer Tax - State 680.00

Total: 680.00

Payment Type: Check \_\_\_  
 Cash \_\_\_  
 Charge \_\_\_  
 No Fee \_\_\_

Comment: \_\_\_\_\_

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

MARC C KERCHMAN  
 1200 STONY BROOK CT SUITE 2  
 NEWBURGH, NY 12550

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 30 day of June, two thousand eighteen

BETWEEN

PennyMac Corp  
6101 Condor Drive., Suite 300  
Moorpark, CA 93021

party of the first part, and

Robert Dorrman + Jessica Ciacci, and  
35 Cocoa Lane  
Newburgh 12550

Paul  
Al

Jessica Ciacci and Fay Ciacci  
57 East Road  
Wallkill, 12589

All as joint tenants FC  
with rights of  
survivorship

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Hundred and Seventy Thousand Dollars (\$170,000.00) 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 of parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County Orange, and the State of New York, being more particularly described in Exhibit A attached hereto and made a part hereof,

SEE SCHEDULE "A" ATTACHED

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.



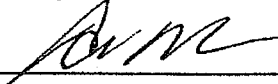
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires

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

IN PRESENCE OF:

**PennyMac Corp**

BY: PennyMac Loan Services, LLC, its attorney-in-fact

By: 

Name: Rob Schreiber

Title: Senior Vice President, Asset Management

STATE OF )

) SS.:

COUNTY OF )

On the \_\_\_\_ day of \_\_\_\_\_, 2018 before me the undersigned personally appeared \_\_\_\_\_ 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.

\_\_\_\_\_  
Notary Public

Bargain and Sale Deed

\_\_\_\_\_  
PennyMac Corp

TO

**Robert Dorrman, Jessica Ciacci and Fay Ciacci**

\_\_\_\_\_  
File 01-078470-R00

County: Orange

Section: 11

Block: 1

Lot: 29

Street Address: 34 Weaver Rd aka  
Plank Road North, Newburgh, NY  
12550

Record and Return to:

*Marie Karchman*  
1200 Stony Brook Ct.  
Suite 2  
Newburgh NY 12550

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

On 1-30- 2018 before me, Cynthia Hoff, Notary Public  
(insert name and title of the officer)

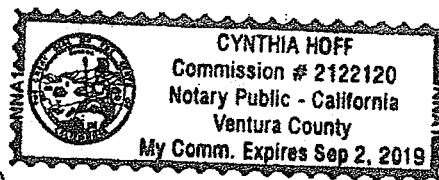
personally appeared Rob Schreiber  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



**Schedule A**

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, bounded and described as follows:

**PARCEL II**

BEGINNING at a point in a stonewall at the southeasterly corner of Weaver Road and on the northerly line of lands now or formerly of Rose B. Kumstar, said point being the following two (2) courses along the southerly line of Weaver Road and the southerly line of lands now or formerly of Zigmunt Cichoski from the northeast corner of Weaver Road and North Plank Road (N.Y.S. Route 300);

1) S 67° 57' 30" E 548.16' to an iron pipe;

2) S 67° 38' 20" E 86.59' to a point; and running thence along the easterly line of lands now or formerly of Cichoski and along a stonewall the following two (2) courses:

1) N 23° 26' 30" E 599.70' to a point;

2) N 42° 39' 10" E 52.0' to a point; thence still along lands now or formerly Cichoski and the remains of a stonewall, N 18° 48' 55" E 275.70' to a point; thence still along lands now or formerly Cichoski and a stonewall the following four (4) courses:

1) N 33° 36' 50" E 97.40' to a point;

2) N 22° 46' 15" E 456.0' to a point;

3) N 30° 39' 20" E 63.0' to a stonewall corner;

4) N 67° 04' 10" W 340.60' to a stonewall corner; thence still along a stonewall, N 23° 04' 15" E 1038.10' to a point in a stonewall on the southerly line of lands now or formerly of Nina R. Mazzeo; thence along said stonewall and the southerly line of lands now or formerly of Mazzeo, S 68° 53' 50" E 182.10' to a concrete highway monument found on the westerly line of the New York State Thruway; thence along said line of the New York State Thruway the following three (3) courses:

1) S 02° 32' 25" E, passing through a concrete highway monument at 382.21', a total distance of 787.71' to a concrete highway monument;

2) S 04° 05' 05" W 1114.59' to a concrete highway monument;

3) S 04° 22' 00" W 844.69' to a concrete highway monument in a stonewall; thence along said stonewall in part and the northerly line of lands now or formerly of David M. Noble, lands now or formerly of Anthony and Elaine Maraino and lands now or formerly of Ruth Timie Wells, N 68° 31' 35" W 425.0' to a point at the beginning of a stonewall; thence along said stonewall, the line of lands now or formerly Wells and lands now or formerly Rose B. Kumstar, N 67° 38' 20" W 415.15' to the point or place of BEGINNING.

S/B/L: 11 - 1 - 93

SUBJECT to Easements and Rights of Way of record.

BEING the same premises as conveyed in a certain Referee's Deed dated February 1, 2016 to PennyMac Corp. and recorded June 3, 2016 in the Office of the Clerk of the County of Orange in Liber 14058 at Page 1919.





















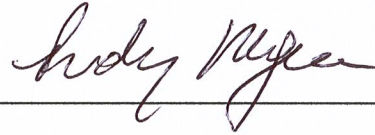


**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

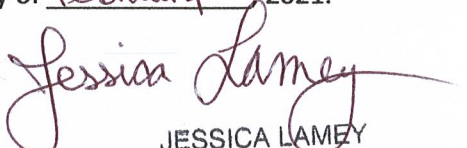
I Budy Mejia, being duly sworn, depose and say that I did on or before  
February 11, 2021, post and will thereafter maintain at  
Weaver Rd 11-1-93 AR Zone in the Town of Newburgh, New York, at or near the front  
property line(s) and within view of each fronting street a copy(ies) of the Notice of 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 11<sup>th</sup>

day of February, 2021.

  
JESSICA LAMEY  
Notary Public - State of New York  
No. 01-LA6282995  
Qualified in Orange County  
My Commission Exp. 5/28/2021







