



TOWN OF NEWBURGH

Crossroads of the Northeast

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

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: 05/06/24

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

I (WE) Colette Andree Drouin, Faith Rose-Evelyn Drouin & Nicholas Torraca PRESENTLY

RESIDING AT NUMBER 46 Old S Plank Road Newburgh, NY 12550

TELEPHONE NUMBER 845-541-6036

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:

51-2-13.2 (TAX MAP DESIGNATION)

Spencer Ave (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).
185-11, ATTACHMENT 7, SCHEDULE 3 C.1

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:
04/01/24

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

4. DESCRIPTION OF VARIANCE SOUGHT: lot area: 11340 SF, Lot Width: 92', Lot Depth: 110', Front Yard: 26.7'

Rear Yard: 27.4', One Side Yard: 20', Both Side Yards 43.4', Surface Covergae: 16%

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

Many of the neighboring properties have significant issues with meeting the Zoning requirements, particularly the building setbacks. The proposed location of the building is consistent with the neighborhood and as such would not be detrimental to the nearby properties.

- 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 size of the lot precludes adhering to the zoning regulations if the size of the proposed residence is consistent with the neighboring lots.

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

It is consistent with the adjacent parcels.

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

It is consistent with adjacent parcels.

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

The current zoning requirements are not consistent with the area requirements that apply to the lots developed prior to the zoning change.

7. ADDITIONAL REASONS (IF PERTINENT):

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Colette Andree Drouin, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 46 Old S Plank Road Newburgh. NY 12550
IN THE COUNTY OF Orange AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF SBL 51-2-13.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Jonathan N Millen PLS /Aces
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 4/16/2024 Colette A. Drouin

OWNER'S SIGNATURE

Marilyn Shenton

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11 DAY OF April 2024

Marilyn Shenton
NOTARY PUBLIC

MARILYN SHENTON
Notary Public, State of New York
Registration #01SH6309945
Qualified In Westchester County
Commission Expires Aug. 18, 2026

Cheryl A. Brown
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11 DAY OF April 2024

Marilyn Shenton
NOTARY PUBLIC

MARILYN SHENTON
Notary Public, State of New York
Registration #01SH6309945
Qualified In Westchester County
Commission Expires Aug. 18, 2026

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

Short Environmental Assessment Form

Part 1 - Project Information

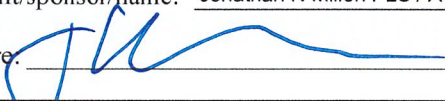
Instructions for Completing

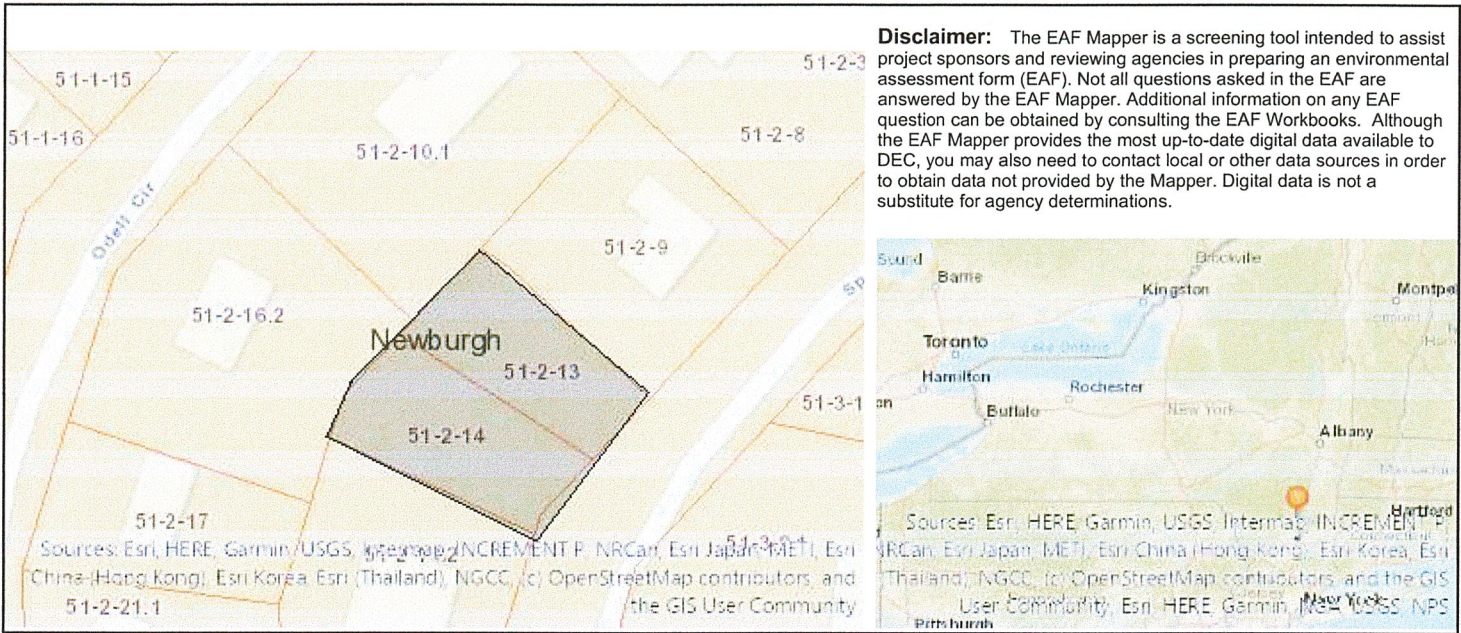
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Colette Andree Drouin, Faith Rose-Evelyn Drouin & Nicholas Torraca			
Project Location (describe, and attach a location map): SBL 52-2-13.2, Spencer Ave			
Brief Description of Proposed Action: Proposed construction of a single family residence on a vacant lot with town water and sewer.			
Name of Applicant or Sponsor: Colette Andree Drouin, Faith Rose-Evelyn Drouin & Nicholas Torraca		Telephone: 845-541-6036	
Address: 46 Old S Plank Rd		E-Mail: colette.drouin@yahoo.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: Zoning, Code Enforcement			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.26 acres	
b. Total acreage to be physically disturbed?		_____ 0.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.26 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, 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 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? Indiana Bat, Bald Eagle	NO	YES
	<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? 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jonathan N Millen PLS / ACES</u> Date: <u>05/06/2024</u> Signature:  _____ Title: <u>Surveyor</u>		

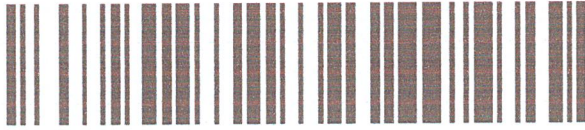


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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]	Indiana Bat, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ORANGE COUNTY – STATE OF NEW YORK
 KELLY A. ESKEW, 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: 15409 / 241
 INSTRUMENT #: 20230025181

Receipt#: 3152473
 Clerk: MAH
 Rec Date: 04/20/2023 10:27:49 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: ROGERS RAYMOND P BY EX
 Party2: DROUIN FAITH ROSE EVELYN
 Town: NEWBURGH (TN)
 51-2-14

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	220.00

Sub Total: 220.00

Total: 535.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 7999
 Commercial Transfer Tax
 Consideration: 55000.00

Transfer Tax - State	220.00
----------------------	--------

Total: 220.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Kelly A. Eskew
 Orange County Clerk

Record and Return To:

RICHARD D FORBES, ATTY
 372 FULLERTON AVE SUITE 5
 NEWBURGH, NY 12550

EXECUTOR'S DEED

THIS INDENTURE, made the 18th day of April, Two Thousand Twenty-Three

between Margaret Eggleston a/k/a Margaret Ray Eggleston f/k/a Margaret Ray Rogers, residing at 14011 Hunter Hill Lane, Nokesville, VA 20181, Individually and as Executrix of the ~~Last Will and Testament of~~ Estate of Raymond P. Rogers, late of Orange County, New York, who died on the 18th day of June, Nineteen Seventy Six,

party of the first part, and

Faith Rose-Evelyn Drouin, Colette Andree Drouin and Nicholas Torraca, residing at 1132 Washington Green, New Windsor, NY 12553

as joint tenants with rights of survivorship.

parties of the second part,

WITNESSETH, that Margaret Ray Eggleston, to whom Letters Testamentary were issued by the Surrogate's Court, Orange County, New York on July 31, 1976 (Orange County Surrogate's File No. 642-76) and by virtue of the power and authority given in and by said last will and testament, and pursuant to Article 11 of the Estates, Powers and Trusts Law, and

in consideration of Fifty-Five Thousand Dollars (\$55,000.00), lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

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

BEING AND INTENDED to be the same premises conveyed to Raymond P. Rogers and Frances H. Rogers, husband and wife, by deed from Morris M. Levinson dated April 16, 1957 and recorded in the Orange County Clerk's Office on April 23, 1957 in Liber 1423 at Page 33. The said Frances H. Rogers died on November 17, 1975, leaving Raymond P. Rogers as surviving tenant by the entirety. The said Raymond P. Rogers died on June 18, 1976. Letters Testamentary were issued to Margaret Ray Eggleston by the Orange County Surrogate's Court on July 21, 1976 under File No. 642-76.

The premises are located at (no number) Spencer Avenue, Town of Newburgh, County of Orange and State of New York, and are identified on the tax map of the Town of Newburgh as Section 51 Block 2 Lots 13 & 14.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

SBL
51-2-13 and
51-2-14

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 costs 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.

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

IN PRESENCE OF:

ESTATE OF RAYMOND P. ROGERS

Margaret Ray Eggleston
BY: Margaret Ray Eggleston, Executrix

*aka Margaret Eggleston
fka Margaret Ray Rogers

Margaret Ray Eggleston
BY: Margaret Ray Eggleston fka
Margaret Ray Rogers, Individually
aka Margaret Eggleston

STATE OF VIRGINIA)
COUNTY OF *Prince William* ^{ss.:}

On the 13th day of April, 2023, before me, the undersigned, a Notary Public in and for the State of Virginia, personally appeared *Margaret Eggleston* *known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that said individual executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument *aka *Margaret Ray Eggleston fka Margaret Ray Rogers*

GRETCHEN M SHREVE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7807080 COMM. EXP. 07/31/2026

Gretchen M. Shreve
Notary Public
Commission Expires: *07-31-2026*

RECORD and RETURN TO:

RICHARD D. FORBES, ESQ.
372 Fullerton Avenue, Suite 5
Newburgh, NY 12550

SECTION 51
BLOCK 2
LOTS 13 and 14
COUNTY OF ORANGE
TOWN OF NEWBURGH

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-22-12959-O

Policy No.: Owner Policy: O-8911-000948367

FOR CONVEYANCE PURPOSES ONLY:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being shown and designated as Lot No. 69 and 70 on a certain map entitled, "Orange Lake Park located in the Town of Newburgh, Orange County, N.Y.", which map was filed on June 26, 1951 in the Orange County Clerk's Office as Filed Map No. 1476.

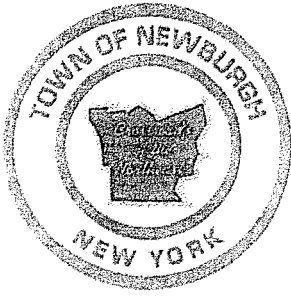
TOGETHER WITH an undivided 1/51 interest in and to the Lot Nos. 12 and 13 on a certain map entitled, "Orange Lake Park located in the Town of Newburgh, Orange County, N.Y.", which map was filed on June 26, 1951 in the Orange County Clerk's Office as Filed Map No. 1476, to be held and enjoyed by the parties of the second part hereto in common with all other owners of interior Lot Nos. 28 to 91.

For Information Only:

Said premise(s) being known as:

Spencer Avenue, Orange Lake, NY 12550 (Section: 51 Block: 2 Lot: 13)

Spencer Avenue, Orange Lake, NY 12550 (Section: 51 Block: 2 Lot: 14)



TOWN OF NEWBURGH

~Crossroads of the Northeast~

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

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

2024-20

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/01/2024

Application No. 24-0256

To: Nicolas Torraca
46 Old South Plank Rd
Newburgh, NY 12550

SBL: 51-2-13
ADDRESS: Spencer Ave

ZONE: R1

PLEASE TAKE NOTICE that your application dated 03/25/2024 for permit to build a single family dwelling on the premises located at Spencer Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3: Requires a lot area of 40000 sf
- 2) Bulk table schedule 3: Requires a lot width of 150'
- 3) Bulk table schedule 3: Requires a lot depth of 150'
- 4) Bulk table schedule 3: Requires a front yard of 50'
- 5) Bulk table schedule 3: Requires a rear yard of 40'
- 6) Bulk table schedule 3: Requires one side yard of 30'
- 7) Bulk table schedule 3: Requires a combined side yard of 80'
- 8) Bulk table schedule 3: Allows a maximum lot surface coverage of 10%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



April 16, 2024
NC



Apr 16, 2024

NC



Apr 16, 2024

NC



April 16, 2024

NY

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Raymond B McKeiver, being duly sworn, depose and say that I did on or before

June 11, 2024, post and will thereafter maintain at

Spencer Ave 51-2-13.2 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.

Raymond B McKeiver

Sworn to before me this 14

day of May, 2024.

[Signature]



