

ZBA 2016-13

(A)



Steven M. Neuhaus  
County Executive

Orange County Department of Planning  
Submittal Form for Mandatory Review of Local Planning Action  
as per NYS General Municipal Law §239-l,m, & n

Referral ID#:  
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh	Tax Map #:	84-2-1.1
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	
Applicant:	Zef Gjurashaj	Tax Map #:	
Project Name:	VALON & VATAN RESTAURANT	Local File No.:	2549-16 A 2550-16 B
Location of Project Site:	34 PLANK ROAD / STONE ROAD	Size of Parcel*:	1.1 ACRES
Reason for County Review:	within 500 FT. City of Newburgh & I 84	Current Zoning District (include any overlays):	B

**Type of Review:**

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from \_\_\_\_\_ to \_\_\_\_\_

Ordinance Modification (cite section): \_\_\_\_\_

Local Law

Site Plan      Sq. feet proposed (non-residential only): \_\_\_\_\_

Subdivision      Which approval is the applicant currently seeking?      SKETCH / PRELIM / FINAL (circle one)

Number of lots proposed: \_\_\_\_\_

Which approval is the applicant currently seeking?      SKETCH / PRELIM / FINAL (circle one)

Special Use Permit

Lot Line Change

Variance      AREA USE (circle one) 3 closer than 15ft to streetline & MAXIMUM ALLOWED AMOUNT SIGNAGE

Other

Is this an update to a previously submitted referral? YES / NO (circle one)

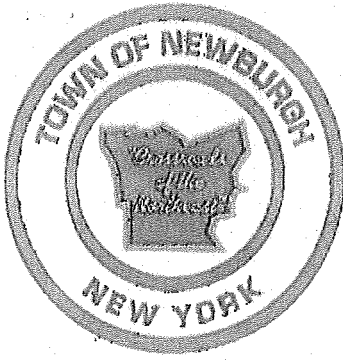
Local board comments or elaboration:

Signature of local official: [Signature]      Date: 2/29/16      Title: Chairperson Zoning Board of Appeals

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924  
Question or comments, call: 845-615-3840 or email: [planning@orangecountygov.com](mailto:planning@orangecountygov.com)



25/9-16

(A)

TOWN OF NEWBURGH  
Crossroads of the Northeast

1  
Prior Built  
Free Standing Sign

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

Zoning Board of Appeals  
FEB 29 2016  
Town of Newburgh

APPLICATION

OFFICE OF ZONING BOARD  
(845) 566-4901

DATED: 02/23/16

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

I (WE) Zef Gjurashaj PRESENTLY

RESIDING AT NUMBER 126 Barbara Dr.

TELEPHONE NUMBER 718-930-3532

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:

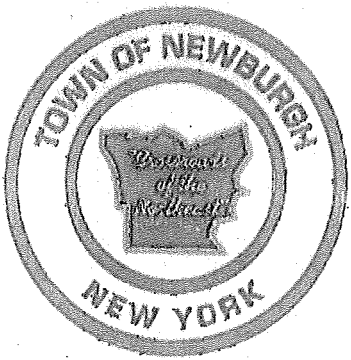
84-2-1.1 (TAX MAP DESIGNATION)

34 Plank Rd (STREET ADDRESS)

B (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).

185-14-B1-c



# 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: 02/11/16
- 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: Sign located 4.78' from Plank Rd, 15' required 10.22' variance. Sign located 11.05' from Stone St, 15' required (3.95' variance)

N/A

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:

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

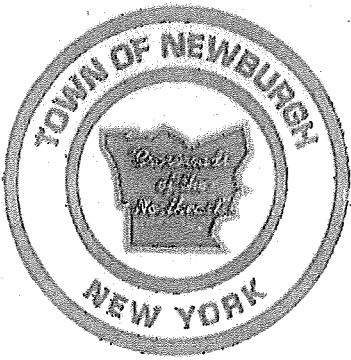
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- 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:

THE PROPOSED SIGN IS OVER 15' FROM N. PLANK ROAD PAVEMENT (WIDE R.O.W). STONE STREET IS A MINOR STREET

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 SIGN NEEDS TO BE VISIBLE AND THE OWNER SAWS A 60" MAPLE TREE THAT WOULD HAVE TO BE CUT DOWN TO MEET SETBACKS

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

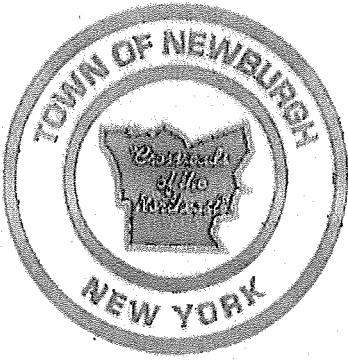
THE PROPOSED LOCATION IS 14' FROM SEVERE SE EDGE OF PAVEMENT AND 30' FROM N. PLANK ROAD EDGE OF PAVEMENT

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 PROPERTY IS IN THE B BONE. OTHER COMMERCIAL USES IN THE AREA HAVE LARGER SIGNS.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

ITS AN EXISTING CORNER LOT WITH AN EXISTING BUILDING.



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

OFFICE OF ZONING BOARD  
(845) 566-4901

## 7. ADDITIONAL REASONS (IF PERTINENT):

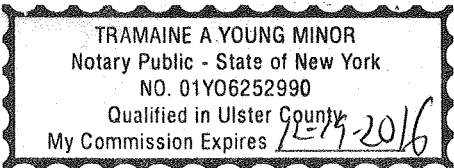
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PETITIONER (S) SIGNATURE

STATE OF NEW YORK; COUNTY OF ORANGE:

SWORN TO THIS 29<sup>th</sup> DAY OF Feb 2016

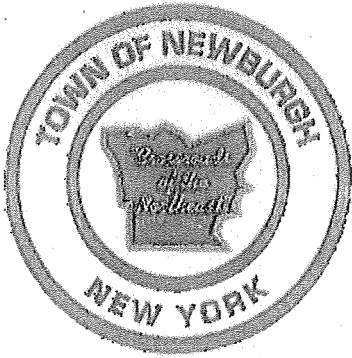
NOTARY PUBLIC



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)



# TOWN OF NEWBURGH

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

## PROXY

Zef Gjurashaj, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 126 Barbara Dr Newburgh NY 12550  
IN THE COUNTY OF Orange AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF 34 Plank Rd

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Talcott Engineering Design  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 2-29-2016

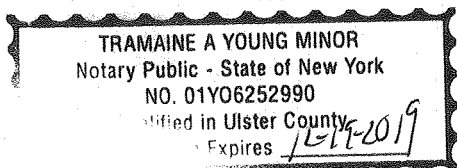
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK; COUNTY OF ORANGE:

SWORN TO THIS 29<sup>th</sup> DAY OF Feb 20 16

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: <i>Valon &amp; Vatan</i>			
Project Location (describe, and attach a location map): <i>34 Plank Rd SBL 84-2-1.1</i>			
Brief Description of Proposed Action: <i>Building permit and zoning variance of a half built free standing sign. Sign is under the required 15' minimum setback on two streets</i>			
Name of Applicant or Sponsor: <i>Zef Gjurashaj</i>		Telephone: <i>718-930-3532</i>	
		E-Mail: <i>zpgju@aol.com</i>	
Address: <i>126 Barbara Dr.</i>			
City/PO: <i>Newburgh</i>		State: <i>NY</i>	Zip Code: <i>12550</i>
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 checked="" type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.33</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.33</i> 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 checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO/	YES	N/A
	<input checked="" type="checkbox"/>	<input 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?	NO/	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input 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?	NO/	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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 plain?		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? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO/	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		<input type="checkbox"/> NO <input type="checkbox"/> YES	



<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>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: CHARLES T. BROWN, PE Date: 2/29/16

Signature: *[Signature]*

Agency Use Only [If applicable]

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:	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

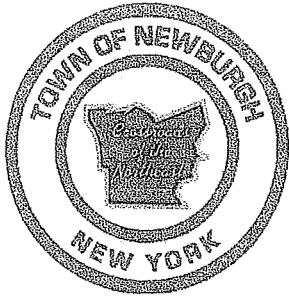
Agency Use Only [If applicable]

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.

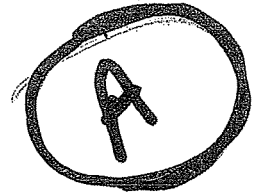
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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)



**TOWN OF NEWBURGH**

*~Crossroads of the Northeast~*

**CODE COMPLIANCE DEPARTMENT  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550**



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

**2549-15**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 02/11/2016**

**Application No. 16-0060**

**To: Zef Gjurashaj  
126 Barbara Dr  
Newburgh, NY 12550**

**SBL: 84-2-1.1  
ADDRESS: 34 Plank Rd**

**ZONE: B**

**PLEASE TAKE NOTICE** that your application dated 01/29/2016 for permit to keep a 32 square foot free standing sign on the premises located at 34 Plank Rd is returned herewith and disapproved on the following grounds:

**Town of Newburgh Municipal Code:**

- 1) 185-14-B-1-c Signs shall not be closer than 15' from any street line. (North Plank Rd)**
- 2) 185-14-B-1-c Signs shall not be closer than 15' from any street line. ( Stone Street)**

  
**Joseph Mattina**

**Cc: Town Clerk & Assessor (500')  
File**

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7549.16

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# Town of Newburgh Code Compliance

OWNER INFORMATION *BUILT WITH OUT A PERMIT*  YES / NO

NAME: ZEF GJURASHAJ

ADDRESS: 126 BARBARA DR NEWBURGH NY 12550

## PROJECT INFORMATION:

TYPE OF STRUCTURE: FREE STANDING SIGN @ 34 PLANK RD

SBL: 84-2-1.1 ZONE: B

TOWN WATER:  YES / NO TOWN SEWER:  YES / NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
FRT STREET LINE (N PLANK)	15'	4.78'		10.22'	68.13%
FRT STREET LINE (STONE)	15'	11.05'		3.95'	26.33%
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

## ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 ----- YES / NO  
 FRONT YARD - 185-15-A ----- YES / 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: **HALF BUILT FREE STANDING 32 SF SIGN.**

## VARIANCE(S) REQUIRED:

- 1 185-14-B-1-c Shall not be closer than 15' from any street line. (North Plank Rd)
- 2 185-14-B-1-c Shall not be closer than 15' from any street line. (Stone Street)
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina DATE: 12-Feb-16

A

# Percentage Calculator

Percentage Calculator is a free online tool to calculate percentages.

What is  % of  ?

is what percent of  ?   %

What is the percentage increase/decrease from  to  ?   %

**Tips:** Use tab to move to the next field. Use shift-tab to move to the previous field. Press enter to calculate.

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Stone street

A

# Percentage Calculator

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North Plank RD

12126-ADM

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

Zef Gjurashaj & Lula Gjurashaj TO Valon & Vatan LLC

SECTION 84 BLOCK 2 LOT 1.1



RECORD AND RETURN TO: (name and address)

Thomas J. Murphy Esq. 717 Broadway Newburgh NY 12550

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED [X] MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

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

NO. PAGES 4 CROSS REF.
CERT. COPY 1 ADD'L X-REF.
MAP# PGS.
PAYMENT TYPE: CHECK [X]
CASH
CHARGE
NO FEE
Taxable
CONSIDERATION \$ -0-
TAX EXEMPT
Taxable
MORTGAGE AMT. \$

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

Donna L. Benson DONNA L. BENSON ORANGE COUNTY CLERK

Received From Thomas Murphy & Assoc

RECORDED/FILED 05/14/2013/ 14:23:48 DONNA L. BENSON County Clerk ORANGE COUNTY, NY FILE#20130050055 DEED R / BK 13563PG 1685 RECORDING FEES 195.20 TTX# 005743 T TAX 0.00 Receipt#1604659 jbm

STATE OF NEW YORK (COUNTY OF ORANGE) SS: I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON May 14, 2013 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL.

Ann G. Rabbitt February 23, 2016 COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY





QUITCLAIM DEED

THIS INDENTURE made the 22<sup>nd</sup> day of March, two thousand thirteen

BETWEEN ZEF GJURASHAJ and LULA GJURASHAJ  
126 Barbara Drive  
Newburgh, NY 12550

party of the first part, and

VALON & VATAN LLC  
34 Plank Road  
Newburgh, NY 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) DOLLARS and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

BEING AND INTENDED TO BE the same premises conveyed by Diether Fanz to Zef Gjurashaj and Lula Gjurashaj by deed dated July 31, 2012, and recorded in the Orange County Clerk's Office on August 8, 2012, in Book/Liber 13389 of Deeds at page 1539.

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 party 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, 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.

11/27/2012 10:33

5694583

TACONIC DESI

PAGE 02

Heritage Land Surveying, P.C.  
(845)662-4148  
[Heritagesurvey@hotmail.com](mailto:Heritagesurvey@hotmail.com)

P.O. Box 579, Plattekill, NY 12568 Phone  
Darren J. Stridiron, P.L.S. Email:  
Fax (845)666-1416

### TAX LOT 84-2-1.1

All that certain plot, piece or parcel of land lying in the Town of Newburgh, County of Orange, State of New York; bounded and described as follows:

BEGINNING at a concrete monument at the intersection of the northerly bounds of North Plank Road (NYS Route 32) and the southeasterly corner of lands of McCullom (Tax lot 84-2-4); thence,

North 12 degrees 21 minutes 29 seconds East 140.61 feet along the easterly bounds of lands of McCullom (Tax lot 84-2-4); thence.

South 70 degrees 57 minutes 03 seconds East 99.27 feet along the southerly bounds of lands of F L G & T Realty Company (Tax lot 84-2-1.2) to the westerly line of Stone Street; thence,

South 11 degrees 47 minutes 07 seconds West 143.36 feet along the westerly bounds of Stone Street; thence,

Along the northerly line of North Plank Road (NYS Route 32) the following two (2) courses:


North 72 degrees 53 minutes 43 seconds West 42.38 feet to a concrete monument; thence,

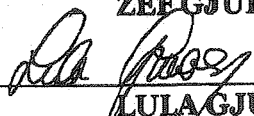
North 67 degrees 03 minutes 34 seconds West 58.80 feet to the point or place of BEGINNING.

Containing 14,218 square feet or 0.33 acres of land, more or less.

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

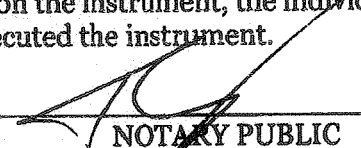
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

  
 \_\_\_\_\_  
 ZEF GJURASHAJ

  
 \_\_\_\_\_  
 LULA GJURASHAJ

STATE OF NEW YORK }  
 } ss.:  
 COUNTY OF ORANGE }

On the 21 day of March in the year 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared ZEF GJURASHAJ and LULA GJURASHAJ, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

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

Thomas J. Murphy  
 Notary Public, State of NY  
 No. 02MU469059  
 Qualified in Orange County  
 Commission Expires 9/30/13

BARGAIN AND SALE DEED

ZEF GJURASHAJ & LULA GJURASHAJ

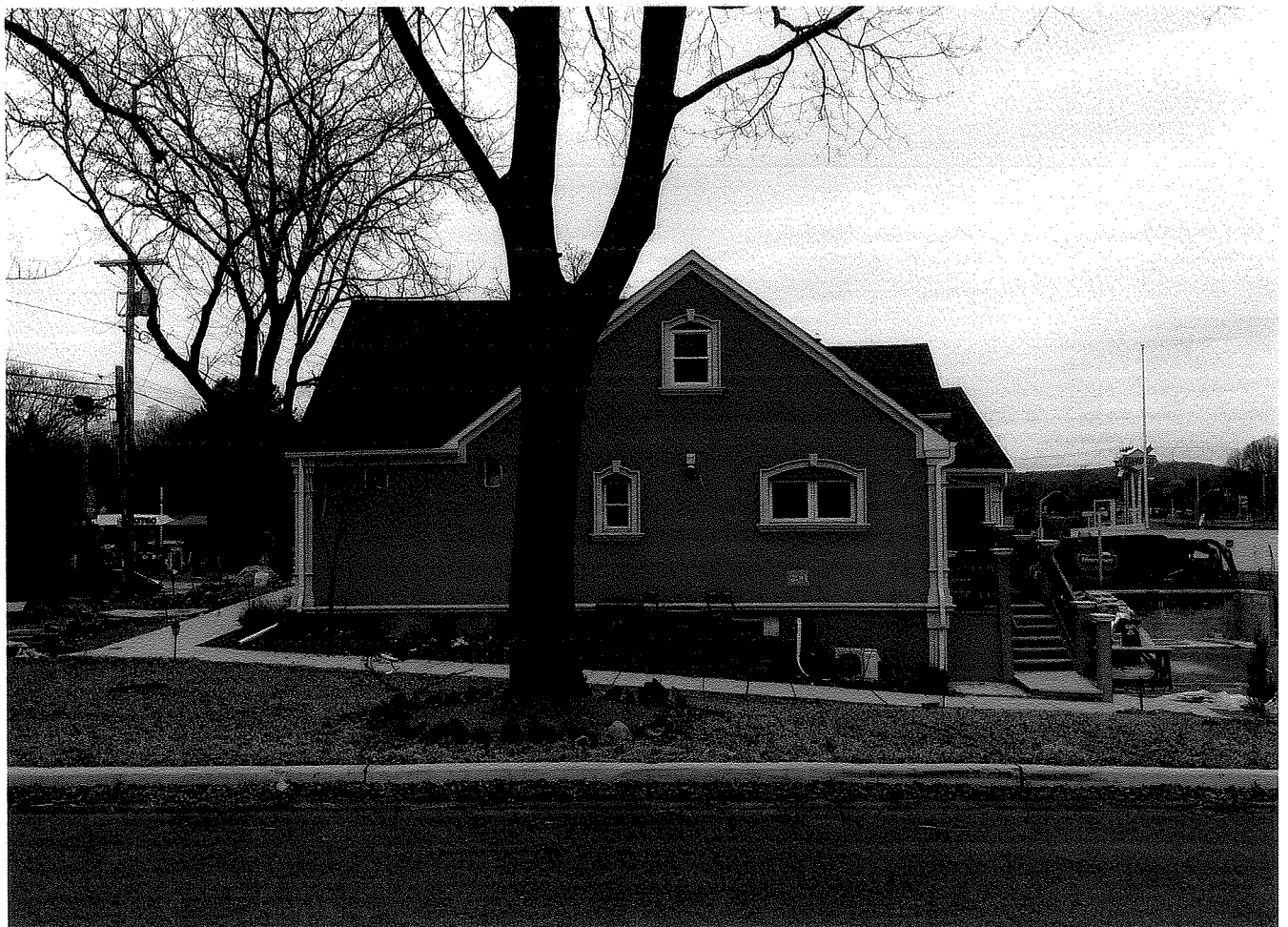
TO

VALON & VATAN LLC

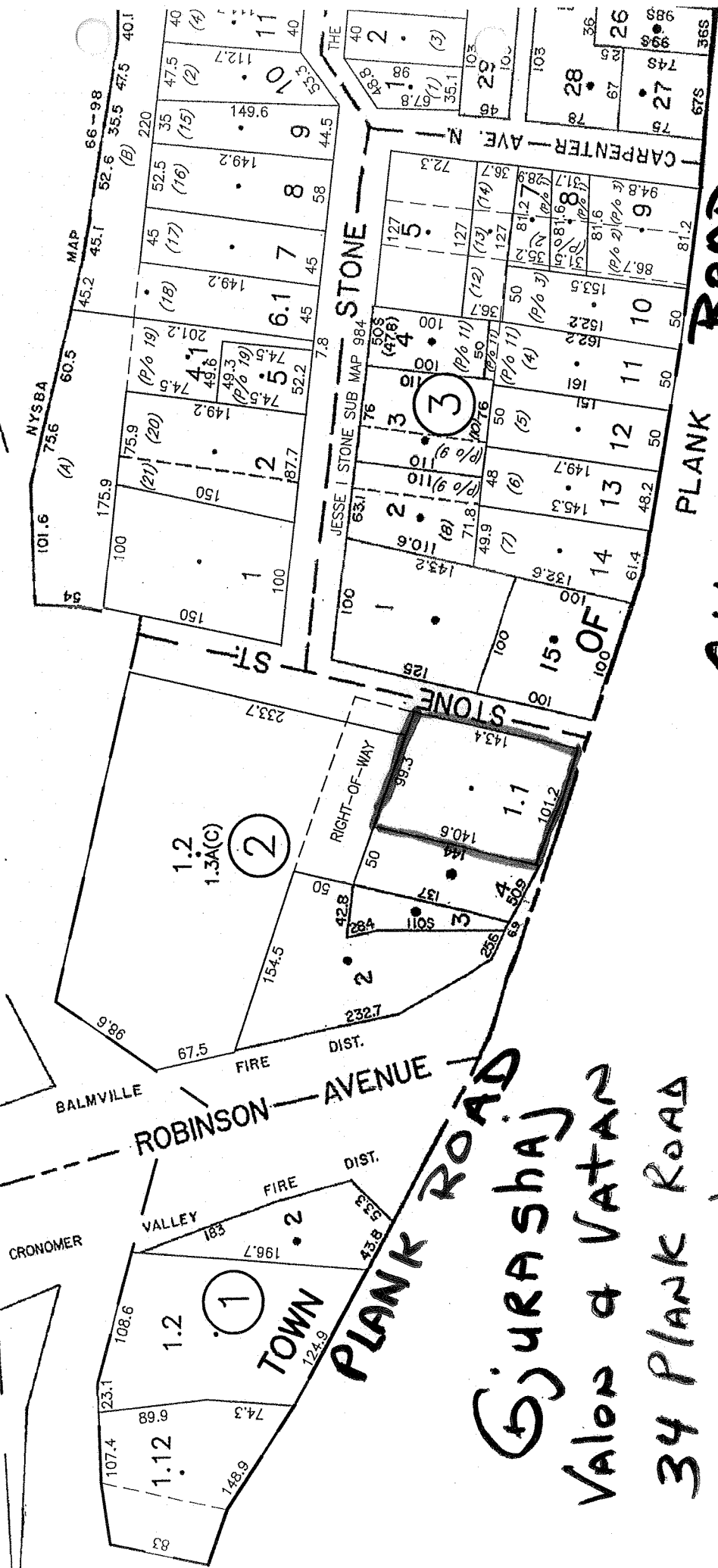
ADDRESS: 34 PLANK ROAD  
 SECTION: 84  
 BLOCK: 2  
 LOT: 1.1  
 TOWN OF NEWBURGH

RECORD & RETURN TO:

THOMAS J. MURPHY, ESQ.  
 717 Broadway  
 Newburgh, NY 12550



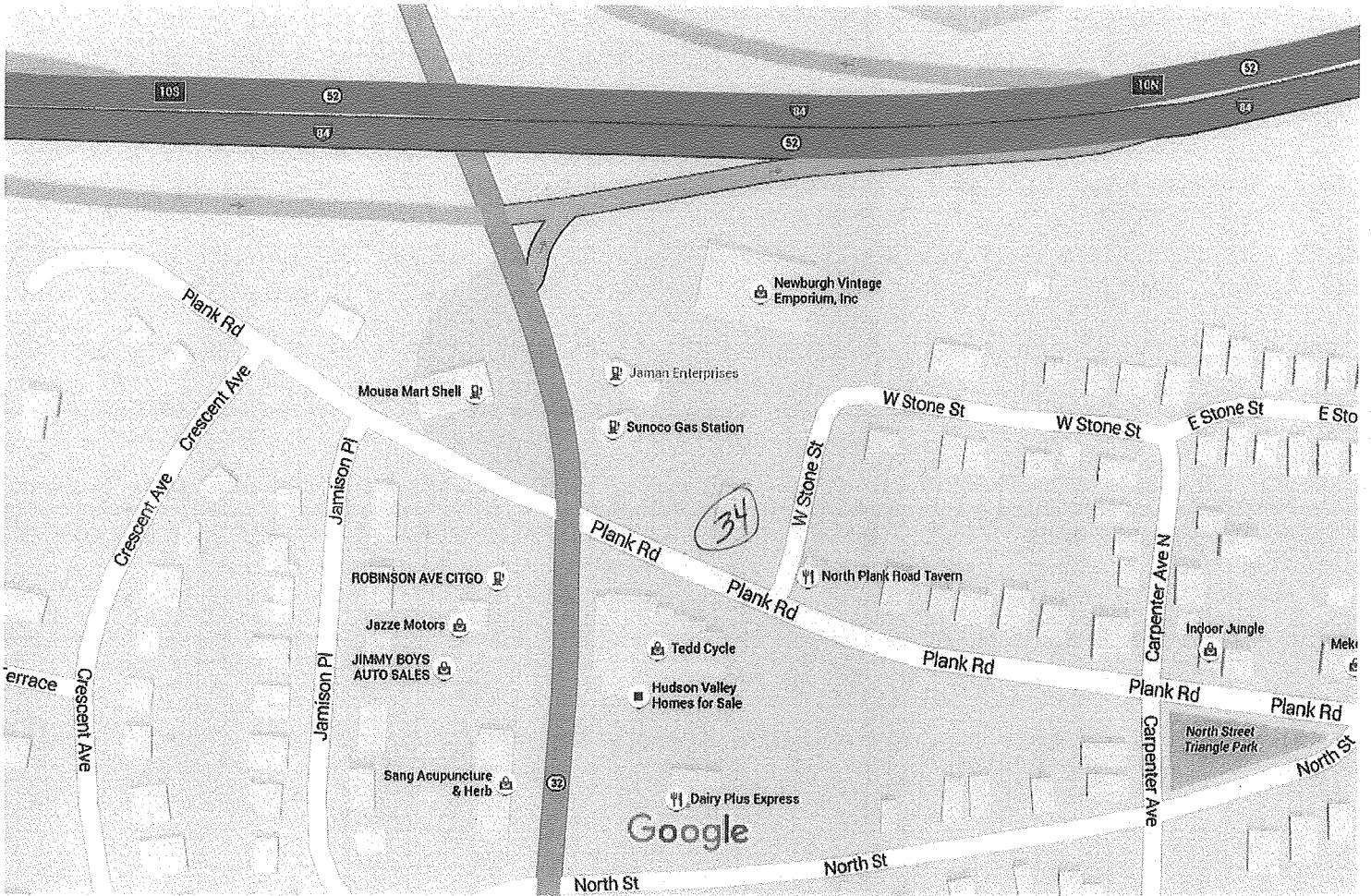
INTERSTATE



PLANK ROAD  
City of Newburgh

PLANK ROAD  
Gjura Shahaj  
Valon & Vatan  
34 Plank Road  
(84-2-1.1)

Google Maps



Map data ©2016 Google 100 ft

Google Maps

GJURASHAJ  
34 PLANK ROAD  
(84-2-1.1)