



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

To be completed by Local Board having jurisdiction.  
 To be signed by Local Official.

TONZBA Town of Newburgh  
 MUNICIPALITY: ZONING BOARD of Appeals TAX MAP ID: 84-2-1.1  
 (Section-Block-Lot)

Local File #: PB left Project Name: \_\_\_\_\_

Applicant: Zef. Gjurashaj  
 Address: 126 BARBARA DRIVE, Newburgh, NY 12550

Attorney, Engineer, Architect: CHARLES T BROWN

Location of Site: 34 PLANK ROAD - Stone Street I-84  
 81X150 (Street, highway, nearest intersection) US 9 W

Size of Parcel: 12150 Existing Lots: \_\_\_\_\_ Proposed Lots/Units \_\_\_\_\_

Present Zoning District: B

TYPE OF REVIEW:

Special Use Permit\* (SUP): \_\_\_\_\_

Variance\* USE (VU):  
 lot AREA, width, depth, Two FRONT YARD set BACKS, ONE  
 AREA (AV): Side YARD set BACK to convert residence  
 into 80-seat restaurant.

Zone Change\* FROM: \_\_\_\_\_ TO: \_\_\_\_\_

Zoning Amendment\*\* To Section: \_\_\_\_\_

Subdivision Major \_\_\_\_\_ Minor \_\_\_\_\_

Sketch  Preliminary  Final

DATE: 1/9/13

*Grace Cardone*

Chairperson, Signature and Title  
 ZONING BOARD of Appeals

\*Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID # \_\_\_\_\_

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

## APPLICATION

OFFICE OF ZONING BOARD  
(845) 566-4901

DATED: JANUARY 3, 2013

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

I (WE) Zef Gjurashaj for Valon & Vaton Restaurant PRESENTLY  
RESIDING AT NUMBER 126 Barbara Drive, Newburgh, NY 12550  
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:

SBL: 84.2.1.1 (TAX MAP DESIGNATION)  
34 Plank Road (STREET ADDRESS)  
"B" (Business) (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Table of Use and Bulk Requirements - B District - Schedule 7  
Restaurants

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: December 26, 2012

4. DESCRIPTION OF VARIANCE SOUGHT: See Addendum "A"

attached hereto

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

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:

See Addendum "A" attached hereto  
\_\_\_\_\_  
\_\_\_\_\_

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:

See Addendum "A" attached hereto  
\_\_\_\_\_  
\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

See Addendum "A" attached hereto  
\_\_\_\_\_  
\_\_\_\_\_

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

See Addendum "A" attached hereto  
\_\_\_\_\_  
\_\_\_\_\_

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

See Addendum "A" attached hereto  
\_\_\_\_\_  
\_\_\_\_\_

7. ADDITIONAL REASONS (IF PERTINENT):

See Addendum "B" Project Narrative attached hereto



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 3 DAY OF JANUARY 2013



NOTARY PUBLIC

THOMAS R. LYNCH  
Notary Public, State of New York  
Qualified in Ulster County  
Registration No. 01LY6201381  
Commission Expires February 23, 2013

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

TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

Zef Gjurashaj, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 126 Barbara Drive, Newburgh, NY 12550  
IN THE COUNTY OF Orange AND STATE OF New York  
AND THAT HE/~~SHE~~ IS THE OWNER IN FEE OF 34 Park Road  
SBL: 84-2-1.1

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

DATED: 1/3/13

Zef Gjurashaj  
OWNER'S SIGNATURE

J. S. Rode  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:  
SWORN TO THIS 3 DAY OF JANUARY 20 13

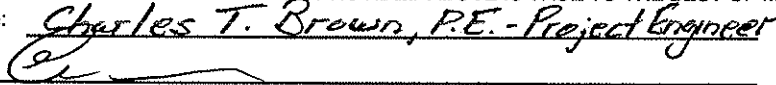
[Signature]

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

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

1. APPLICANT/SPONSOR Applicant: Zef Gjurashaj	2. PROJECT NAME Valon & Vaton Restaurant
3. PROJECT LOCATION: Municipality <u>Town of Newburgh</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>34 Plank Road SBL: 84-2-1.1</u>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Conversion of an existing 2600 sq. ft. single family structure into an 80 seat full service restaurant</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.33</u> acres    Ultimately <u>0.33</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <u>6 area variances are required including front yard (2), side yard, Lot Area, Width and Depth</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Offices, retail (gas &amp; convenient marts) and a restaurant ("B" Zone) Single Family and Two Family Residences ("R-1" Zone)</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals: <u>Site Plan Approval - Town of Newburgh Planning Board, Building Permits - Code Compliance GML Referral - Orange County Dept. of Planning, Restaurant permits - OCHD</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Charles T. Brown, P.E. - Project Engineer</u>	Date: <u>January 3, 2013</u>
Signature: <u></u>	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.47  Yes  No If yes, coordinate the review process and use the FULL EAF.

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

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

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

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

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

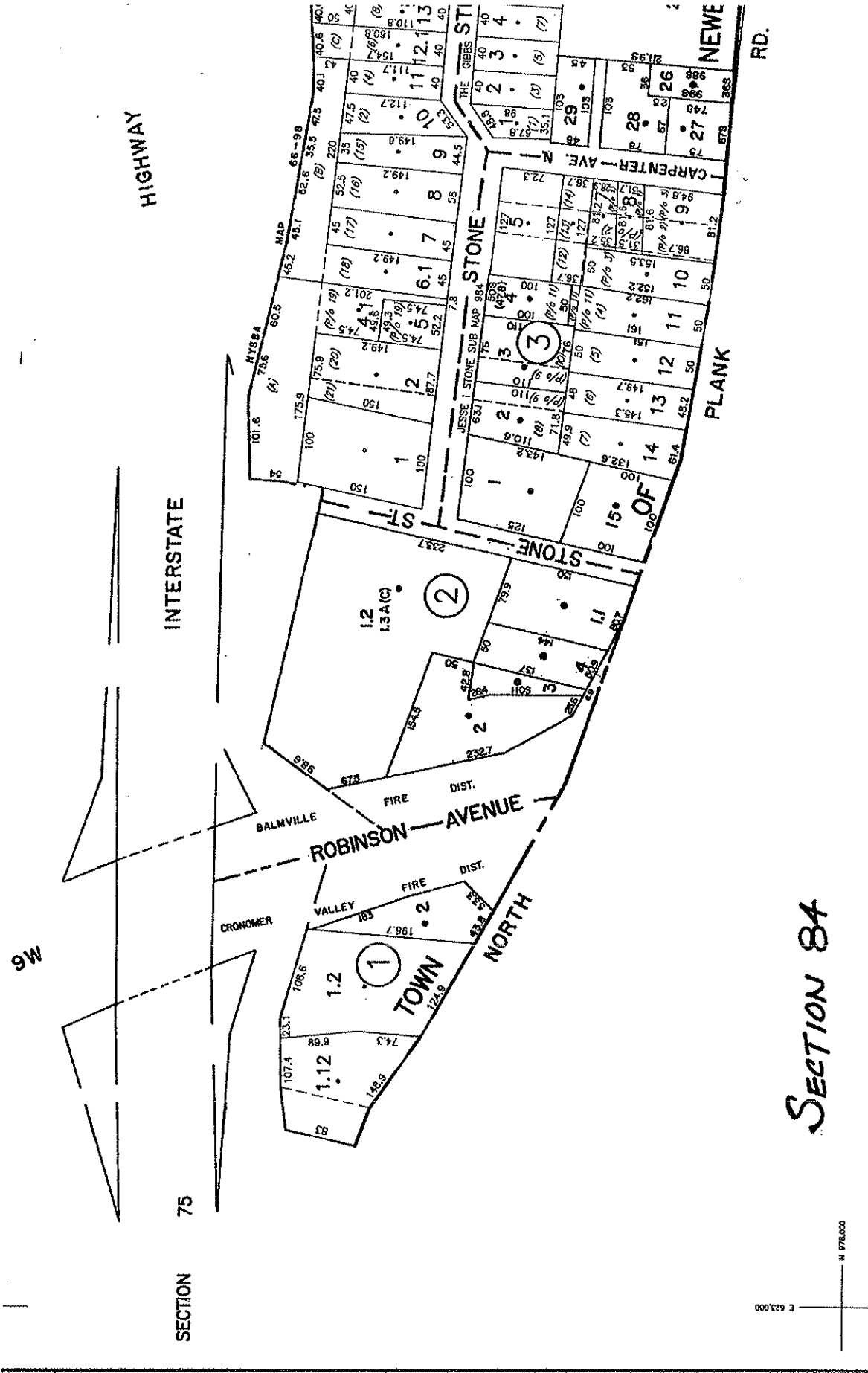
**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic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

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)







ZEF GJURASHAJ - VALON & VATON  
RESTAURANT

ZBA APPLICATION - TAX MAP

ADDENDUM "A"  
 APPLICATION TO THE ZONING BOARD OF APPEALS, TOWN OF NEWBURGH  
 FOR  
**ZEF GJURASHAJ - VALON & VATON RESTAURANT**  
 PREPARED BY TALCOTT ENGINEERING DESIGN, PLLC

DATED: January 3, 2013

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

**4. DESCRIPTION OF VARIANCE SOUGHT:** Bulk Requirements: Restaurants

	REQUIRED	EXISTING
Minimum Lot Area:	40,000 sq. ft.	14,218 sq. ft.
Front Yard Setback: (Stone Street)	50 ft.	32.4 ft
Front Yard Setback: (Plank Road)	50 ft.	31.3 ft
Side Yard Setback:	15 ft.	10.5 ft.
Minimum Lot Width:	150 ft.	100.4 ft.
Minimum Lot Depth:	150 ft.	141.45 ft.

**6. IF AN AREA VARIANCE IS REQUESTED:**

- a) THE VARIANCES WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE: The applicant is requesting these variances for existing conditions, which are similar to the conditions that exist on nearby commercial properties. The proposed restaurant will be provided with off-street parking and landscaping which will be an attribute to the neighboring businesses.
- 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 parcel is a corner lot. The applicant did contact the owner of SBL: 84-2-4 about purchasing that property, but the owner, Benjamin McCullum, was not interested in selling. The owner of SBL: 84-2-1.2, 250 Lakeside Properties, LLC, were also contacted by the applicants representative, Talcott Engineering, but have received no response as of the date of this application. Based on the square footage of the retail building on SBL: 84-2-1.2, said parcel will need all of its property for parking and/or landscaping.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE: Two of the requested variances, Lot Area (25,782 sq. ft.) and Lot Width (49.6 ft.), would appear to be substantial. But, an analysis of nearby commercial properties by Talcott Engineering, reveals that many of those parcels have similar deficiencies with the "B" Zone bulk requirements, including Lot Area and Lot Width. Based on these facts, it can be argued that the requested variances do not appear to be that substantial. (See Existing Conditions Plan, Sheet 2 of 2 of Site Plan Set)

Also, the Town of Newburgh Zoning Law Article II §185-3. Definitions; word usage states the following:

RESTAURANTS --- An eating establishment that provides table service. A restaurant shall not be construed to mean either an establishment the primarily dispenses alcoholic beverages or a fast food establishment.

EATING AND DRINKING PLACE --- a business establishment serving food or drink to be consumed primarily on the premises or within a food court area of a shopping center. All uses serving food shall be construed to be eating and drinking places for the purpose of determining off-street parking requirements.

In a "B" Zoning District, restaurants require a lot area of 40,000 sq. ft., and a lot width of 150 feet, while Eating and Drinking Places require a lot area of only 15,000 sq. ft. and a lot width of 100 feet. The proposed restaurant proposes table service for 80 patrons. Article V §185-13 C. Minimum Required Off-street Parking Spaces requires 1 space per 4 seats. Based on the number of seats proposed, 20 parking spaces are required and the submitted site plan proposes 22. This would seem to demonstrate that the additional area required by a restaurant in a "B" Zone is not necessary in this particular case, especially when you consider the proposed restaurant will be served by municipal sewer and water.

- d) 1. THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:  
The proposed restaurant structure is existing with proposed grading to be minimal. The existing structure will have minor exterior changes and cosmetic enhancement. These along with Planning Board approved landscaping will have a positive impact on the aesthetics of the neighborhood.

- d) 2. THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:
- A. The proposed site improvements, ie. parking lot and access drives, will create such a small increase in impervious surfaces, that a full Storm Water Pollution Prevention Plan will not be required by the Planning Board's Drainage Consultant.
  - B. Also, the existing building will be engaging municipal sewer and installing a new water service for both potable water and a fire suppressant system (sprinklers).
  - C. A site specific traffic analysis has not been done, but Talcott Engineering, based on there recent experience with restaurants located on or in close proximity of state highways, respectfully submit that the traffic increase from an 80 seat restaurant will be negligible.
- e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:  
The structure is existing and the conditions which create the need for the variances, are also existing. The project site plan proposes no further encroachment on the required setbacks. The subject parcel lies between a 24 hour Convenient Store/Gas Station and a pre-existing non-conforming structure which houses the North Plank Road Tavern (a.k.a. Beebs), a long standing bistro style restaurant and is bordered on the north by a large retail structure and parking lot. The applicant has attempted purchasing additional property to the west, but that owner is not interested in selling.
- f) ADDITIONAL REASONS (IF PERTINENT):

#### ADDENDUM "B"

#### PROJECT NARRATIVE

The subject parcel is a 0.33 acre tract situated on the northwest corner of North Plank Road and Stone Street. Located in a B Zoning District, this parcel has 100 feet of frontage on the north side (North) Plank Road and 143 feet of frontage on the west side of Stone Street. Said parcel lies adjacent to a vacant parcel owned now or formerly by McCullum (SBL: 84-2-4) on the west and the former JoAnn Fabrics Building (N/F FLG&T Realty SBL: 84-2-1.2) on the north. The subject parcel has rights of ingress and egress, by right, over the parking lot on SBL: 84-2-1.2 to the rear of the subject parcel, along with rights to park motor vehicles on SBL: 84-2-1.2 in that portion of the parking lot which directly abuts the subject parcel to the north, as called out in Liber 2033 of deeds at Page 736.

The applicant, Zef Gjurashaj, proposes to convert the existing 2600 square foot 1 family structure on the subject parcel into an 80 seat full service restaurant. The existing building is presently serviced by town water and is included in the new Stone Street Sewer District, which will have service available by late 2013 as confirmed by James Osborne, P.E., Town Engineer. Entry to the proposed 20+ car parking lot will be from Stone Street via a new access and also through the adjacent parking lot to the north.


This project, due to the parcel's Change of Use classification, needed referral to the Zoning Board of Appeals for area variances caused by existing conditions of the lot area, front yard setbacks and side yard setback, ~~as well as lot width and lot depth.~~

The site plan set being submitted with this application includes a site plan sheet with required parking, building entries, sewer connection and preliminary grading. Also included is an existing conditions plan which depicts all the existing structures in the immediate vicinity of the parcel and its proximity to the nearest street/road intersections. Proposed stormwater management will include an infiltration system under the proposed parking area.

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

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 3 DAY OF JANUARY 20 13

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

THOMAS R. LYNCH  
Notary Public, State of New York  
Qualified in Ulster County  
Registration No. 01LY6201381  
Commission Expires February 23, 20 12

***Dickover, Donnelly, Donovan & Biagi, LLP***  
**Attorneys and Counselors at Law**

**James B. Biagi**  
**David A. Donovan**  
**Michael H. Donnelly**  
**Robert J. Dickover**

Successor Law Firm To:  
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)  
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place  
P.O. Box 610  
Goshen, NY 10924  
Phone (845) 294-9447  
mail@ddbllaw.com  
Fax (845) 294-6553  
(Not for Service of Process)

December 26, 2012

Town of Newburgh  
Zoning Board of Appeals  
308 Gardnertown Road  
Newburgh, New York 12550

RE: Valon & Vatou Restaurant  
84-2-1.1 (Zone B)  
Stone Street/Route 9W

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Members of the Board:

I write to you as the attorney for the Town of Newburgh Planning Board. The above referenced applicant has applied to the Town of Newburgh Planning Board for approval of a site plan to convert an existing residence into an 80-seat restaurant. The existing residence does not meet several bulk area requirements. Therefore, the planning board refers this matter to you for consideration of the following variances:

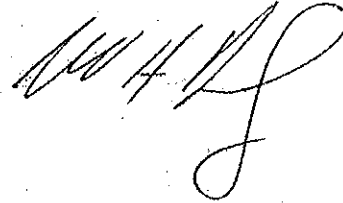
Minimum Lot Area:	40,000 square feet is required and only 14,218 square feet ( exists;
Front Yard Setback : (Stone Street)	50 feet is required and only 32.4 feet is proposed;
Front Yard Setback: (Plank Road)	50 feet is required and only 31.3 feet is proposed;
Side Yard Setback:	15 feet is required and only 10.5 feet is proposed;
Minimum Lot Width:	150 feet is required and only 100.4 feet is proposed;

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Minimum Lot Depth: 150 feet is required and only 141.45 feet is proposed.

The site plan proposal is a Type II action before the planning board (building of under 4,000 square-feet).

Very truly yours,



MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board  
308 Gardnertown Road  
Newburgh, NY 12550

Tilford Stiteler, Code Compliance  
Town of Newburgh  
308 Gardnertown Road  
Newburgh, NY 12550

Talcott Engineering Design, PLLC  
1 Gardnertown Road  
Newburgh, NY 12550



# Property Description Report For: 34 Plank Rd, Municipality of Newburgh

*No Photo Available*

	<b>Status:</b>	Active
	<b>Roll Section:</b>	Taxable
	<b>Swis:</b>	334600
	<b>Tax Map ID #:</b>	84-2-1.1
	<b>Property Class:</b>	210 - 1 Family Res
	<b>Site:</b>	RES 1
	<b>In Ag. District:</b>	No
	<b>Site Property Class:</b>	210 - 1 Family Res
	<b>Zoning Code:</b>	-
	<b>Neighborhood Code:</b>	40116
	<b>School District:</b>	Newburg
	<b>Total Assessment:</b>	2012 - \$42,200
	<b>Legal Property Desc:</b>	
	<b>Deed Page:</b>	1539
	<b>Grid North:</b>	978335
<b>Total Acreage/Size:</b>	81 x 150	
<b>Land Assessment:</b>	2012 - \$10,500	
<b>Full Market Value:</b>	2012 - \$108,200	
<b>Equalization Rate:</b>	----	
<b>Deed Book:</b>	13389	
<b>Grid East:</b>	623819	

## Area

<b>Living Area:</b>	2,527 sq. ft.	<b>First Story Area:</b>	1,878 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1

## Structure

<b>Building Style:</b>	Cape Cod	<b>Bathrooms (Full - Half):</b>	1 - 0
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	1	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b>	40.00
<b>Basement Garage Cap:</b>	1	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1950		

## Owners

Zef Gjurashaj 126 Barbara Dr Newburgh NY 12550	Lula Gjurashaj 126 Barbara Dr Newburgh NY 12550
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## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
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7/31/2012    \$120,000    210 - 1 Family Res    Land & Building    Fanz, Diether    Yes    Yes    No    13389/1539

**Utilities**

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

**Improvements**

<b>Structure</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>	<b>Year</b>
Patio-concr	20 x 10	Average	Normal	1950
Porch-enclsd	40 sq ft	Average	Normal	1950

**Land Types**

<b>Type</b>	<b>Size</b>
Primary	80 x 150

**Special Districts for 2012**

<b>Description</b>	<b>Units</b>	<b>Percent</b>	<b>Type</b>	<b>Value</b>
Middlehope fire	0	0%		0
Consol It	0	0%		0

**Exemptions**

<b>Year</b>	<b>Description</b>	<b>Amount</b>	<b>Exempt %</b>	<b>Start Yr</b>	<b>End Yr</b>	<b>V Flag</b>	<b>H Code</b>	<b>Own %</b>
2012	STAR RES	\$15,420	0	1999				0

HWY. NO. 9W

HIGHWAY

I-84

INTERSTATE

75



BALMVILLE

ROBINSON AVENUE

CROWMOR

VALLEY

TOWN

NORTH

PLANK

City of Newburgh

Gjurashaj  
84-2-1.1  
34 Plank Road