



# 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: 3/15/2021

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

I (WE) Darcel Green PRESENTLY  
RESIDING AT NUMBER 7 Bruce  
TELEPHONE NUMBER 347.777.0301

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:

\_\_\_\_\_ (TAX MAP DESIGNATION)  
7 Bruce St. (STREET ADDRESS)  
\_\_\_\_\_ (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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  
\_\_\_\_\_  
\_\_\_\_\_



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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:

*There is a sufficient amount of space apart. It was already there when I purchased my home.*

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 deck was already built when I purchased my home.*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

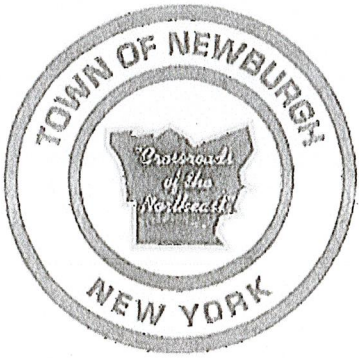
*It is already non conforming.*

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

*Neighbors aren't complaining.*

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

*The deck was already there when I purchased my home.*



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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: 3.11.2021
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: \_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: A rear yard variance for the deck

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:

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

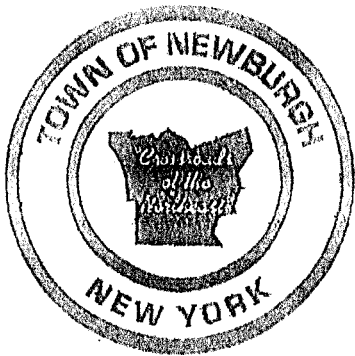
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- 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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OFFICE OF ZONING BOARD  
(845) 566-4901

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

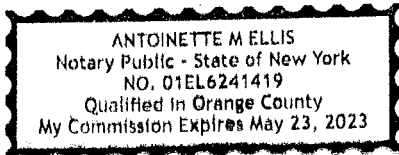
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 18<sup>th</sup> DAY OF March 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)

## 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: <i>Darcel Green</i>			
Name of Action or Project: <i>Deck</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>Approval for wrap around deck</i>			
Name of Applicant or Sponsor: <i>Darcel Green</i>		Telephone: <i>347.7770301</i>	
		E-Mail: <i>darcelzumba@gmail.com</i>	
Address: <i>7 Bruce Street</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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.31</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>0.31</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>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>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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Darcel Green</u></p>	<p>Date: <u>3/15/2021</u></p>	
<p>Signature: _____</p>		

Project:

Date:

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>



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)

GREEN



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: 14165 / 456  
INSTRUMENT #: 20170002181  
  
Receipt#: 2254175  
Clerk: KP  
Rec Date: 01/10/2017 02:46:37 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: BENCHMARK ABSTRACT, LLC  
  
Party1: ROSENCRANS RICHARD  
Party2: GREEN DARCEL M  
Town: NEWBURGH (TN)  
98-7-15

Recording:  
Recording Fee 40.00  
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: 190.00

Transfer Tax  
Transfer Tax - State 680.00

Sub Total: 680.00

Total: 870.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 5088  
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:

ELECTRONICALLY RECORDED BY SIMPLIFILE

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made the 13th day of December, 2016,

*BETWEEN RICHARD ROSENCRANS AND GAIL ROSENCRANS*, of 7 Bruce Street, Newburgh, New York 12550,

party of the first part, and

*M.*

*DARCEL GREEN* of 2058 Bergen Street, Brooklyn, New York 11233,

party of the second part;

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) 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 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 attached hereto and made a part hereof.

*BEING AND INTENDED TO BE* the same premises conveyed to Richard Rosencrans and Gail Rosencrans who acquired title by deed from Richard Rosencrans by deed dated August 21 1972 and recorded August 22 1972 in the Orange County Clerk's office in Liber 1916 at page 427.;

*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.

S: 98  
B: 7  
L: 15

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.

Richard Rosencrans  
RICHARD ROSENCRANS

Gail Rosencrans  
GAIL ROSENCRANS

**Acknowledgment by a Person Within New York State (RPL § 309-a)**

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

On the 13th day of December in the year 2016, before me, the undersigned, personally appeared **RICHARD ROSENCRANS AND GAIL ROSENCRANS**, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Man  
(signature and office of individual taking acknowledgment)

MICHELLE ANDERSON  
Notary Public, State of New York  
Qualified in Orange County  
Registration #02AN4972943  
Commission Expires October 9, 2018

R+R  
Richard D. Forbes, Esq.  
372 Fullerton Ave., Ste. 5  
Newburgh, ny 12550

Title No: BCH703-1202

**Schedule A**

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Bruce Street, said point being North 31° 19' East along the easterly side of Bruce Street 100 feet from the northwest corner of lands conveyed by Schoonmaker to Curry by Deed dated October 3, 1953, recorded October 5, 1953 in Liber 1283 of Deeds at Page 431, Orange County Clerk's Office, and runs thence North 31° 19' East along the easterly side of said Bruce Street 100 feet to the northwest corner of lands conveyed by Schoonmaker to Palmer by Deed dated April 2, 1954, recorded April 6, 1954 in Liber 1301 of Deeds at Page 309, Orange County Clerk's Office; thence South 58° 44' East 100 feet along the westerly line of said lands now or formerly of Palmer; thence South 31° 19' West 100 feet to a point; thence North 58° 44' West 100 feet to the point or place of BEGINNING.

S/B/L: 98 - 7 - 15

SUBJECT to all easements, covenants, restrictions and/or reservations of record, if any.

BEING the same premises as conveyed in a certain Deed dated August 21, 1972 from Richard Rosencrans to Richard Rosencrans and Gail Rosencrans and recorded August 22, 1972 in the Office of the Clerk of the County of Orange in Liber 1916 at Page 427.

---

TOGETHER with all the right, title and interest of the party of the first part of, in and to the land lying in the street in front of and adjoining said premises.



# 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

# 2903-21

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 03/11/2021**

**Application No. 21-0122**

**To: Darcel Green**  
**7 Bruce Street**  
**Newburgh, NY 12550**

**SBL: 98-7-15**  
**ADDRESS: 7 Bruce St**

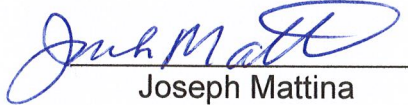
**ZONE: R3**

PLEASE TAKE NOTICE that your application dated 02/10/2021 for permit to keep a 10' x 24' x 10' rear side yard wrap around deck on the premises located at 7 Bruce St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 5: Requires a 40' minimum rear yard setback.

code 195.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



Mail body: Fwd: 4-5 pic of deck

---

----- Forwarded message -----

From: **Darcel Zumba** <[darcelzumba@gmail.com](mailto:darcelzumba@gmail.com)>

Date: Mon, Mar 15, 2021 at 12:54 PM

Subject: Fwd: 4-5 pic of deck

To: Darcel Zumba <[darcelzumba@gmail.com](mailto:darcelzumba@gmail.com)>

----- Forwarded message -----

From: **Darcel Zumba** <[darcelzumba@gmail.com](mailto:darcelzumba@gmail.com)>

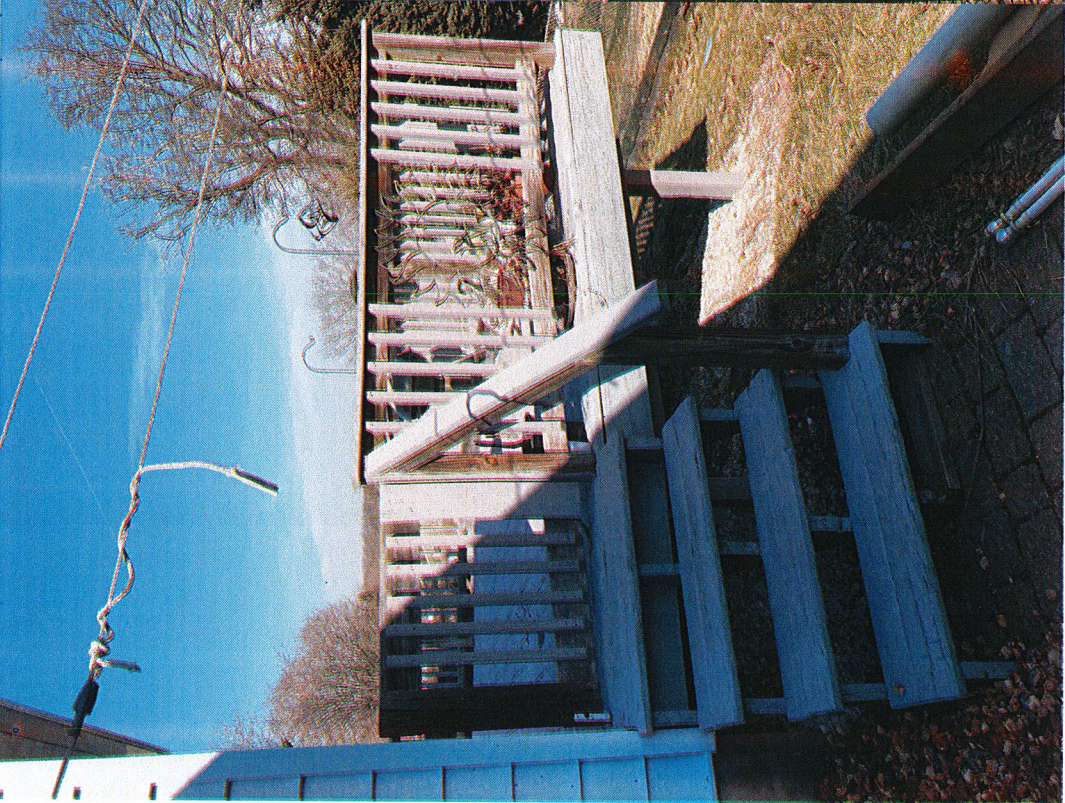
Date: Thu, Mar 11, 2021 at 2:48 PM

Subject: 4-5 pic of deck

To: Darcel Zumba <[darcelzumba@gmail.com](mailto:darcelzumba@gmail.com)>









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

STATE OF NEW YORK: COUNTY OF ORANGE:

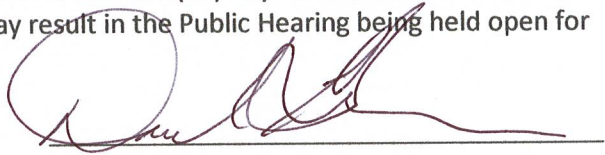
I Darcel Green, being duly sworn, depose and say that I did on or before

April 8, 2021, post and will thereafter maintain at

7 Bruce St 98-7-15 R3 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 24<sup>th</sup>

day of March, 2021.



Brian Casserty  
Notary Public - State of New York  
No. 01CA6176633  
Qualified in Dutchess County  
My Commission Expires 11/26/2023



## 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

### Notice of Public Hearing

**PLEASE TAKE NOTICE** that due to the current COVID-19 pandemic, the Zoning Board of Appeals meeting of the Town of Newburgh scheduled for April 22, 2021 at 7:00 p.m. at the Town Hall, 1496 Route 300, Newburgh, NY 12550 will be conducted in accordance with the applicable Executive Orders heretofore issued by New York State Governor Andrew Cuomo suspending certain provisions of the New York State Open Meetings Law. Accordingly, physical attendance by the public at the meeting will not be permitted. **All Board Members and Applicants will be required to appear in person unless prior arrangements have been made.**

**PLEASE TAKE FURTHER NOTICE** that the public may view the meeting live using the Zoom platform at the following link:

Topic: Town of Newburgh ZBA  
Time: Apr 22, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89686060377?pwd=MEVFNHlVNmR0R0s2ZS5lX0p0Z0p0>  
Meeting ID: 896 8606 0377  
Passcode: 716609

One tap mobile

+16460769923,,89686060377#,,,,\*716609# US (New York)  
+13126266799,,89686060377#,,,,\*716609# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)  
+1 312 626 6799 US (Chicago)

Meeting ID: 896 8606 0377  
Passcode: 716609

Find your local number: <https://us02web.zoom.us/j/89686060377?pwd=MEVFNHlVNmR0R0s2ZS5lX0p0Z0p0>

Application of Parcel Green for an area variance of the rear yard to keep a 10' x 24' x 10' rear and side yard wrap around deck.

Location 7 Bruce St 98-7-15 R3 Zone

After each hearing scheduled for April 22, 2021 is opened, the public will be able to make comments through the Zoom livestream or by telephone through the Zoom teleconference option. Written comments will be accepted prior to the meeting. Such comments may be submitted by email to [zoningboard@townofnewburgh.org](mailto:zoningboard@townofnewburgh.org) or by regular First Class mail to Town of Newburgh ZBA 21 Hudson Valley Professional Plaza Newburgh NY 12550. Meeting materials may be viewed on the Town of Newburgh web site at: <http://www.townofnewburgh.org/cm/Meetings/Agnd%20> As permitted by

Section 104 of the Public Officers Law and the Governor's Executive Orders, the ZBA Board Chairman and individual board members may participate from remote locations. Consistent with the aforementioned Executive Orders, physical attendance at said remote locations shall not be permitted.

BY ORDER OF THE ZONING BOARD OF APPEALS TOWN OF NEWBURGH  
Applicant



FERRIN  
#06.1648

Zillow  
Home

Quality

58.388