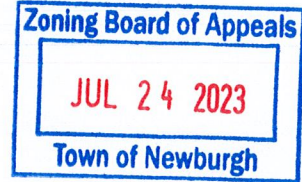




# TOWN OF NEWBURGH

*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: 7/21/2023

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

I (WE) Ann Haight PRESENTLY  
RESIDING AT NUMBER 13 Princess Lane, Newburgh, NY 12550  
TELEPHONE NUMBER (845) 321-4233 Debra Lucchese (daughter)

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:

102-7-3 (TAX MAP DESIGNATION)  
13 Princess Lane (STREET ADDRESS)  
R2 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 185

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:

7/7/23

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: area variance

for front yard set back for a front 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:

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

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:

It's located on the front of my property

- 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:

I'm enlarging the front stoop to make wheel chair accessible.

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

It is requesting 40' minimum yard setback and I only have 31.8'

- 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 does not interfere with any physical or environment conditions

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

Medical Issues

7. ADDITIONAL REASONS (IF PERTINENT):

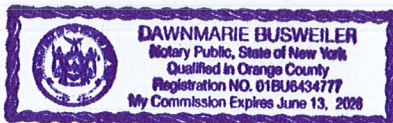
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Ann Haught*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24 DAY OF July 2023

*Dawnmarie Busweiler*  
\_\_\_\_\_  
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 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)

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

TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

Ann Haight, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 13 Princess Lane, Newburgh, NY 12550  
IN THE COUNTY OF Orange AND STATE OF N.Y.  
AND THAT HE/SHE IS THE OWNER IN FEE OF 13 Princess Lane,  
Newburgh, NY 12550

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

DATED: 7/24/2023 Ann Haight

OWNER'S SIGNATURE

[Signature]  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24 DAY OF July 20 24

[Signature]  
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: <b>A 12' x 14' front deck</b>			
Project Location (describe, and attach a location map): <b>Front of house located at 13 Princess Lane, Newburgh, NY 12550</b>			
Brief Description of Proposed Action: <b>Area variance for front yard set back for a front deck</b>			
Name of Applicant or Sponsor: <b>Ann Haight</b>		Telephone: <b>(845) 321-4233</b>	
Address: <b>13 Princess Lane</b>		E-Mail: <b>debandbens@yahoo.com</b>	
City/PO: <b>Newburgh</b>		State: <b>NY</b>	Zip Code: <b>12550</b>
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"/>
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: <b>Town of Newburgh Code Compliance /needs permit</b>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<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"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<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: _____		<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: <u>Porch / water from house or hose</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Porch / inside house</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<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"/>
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?		<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 type="checkbox"/> Urban <input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<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 checked="" type="checkbox"/> NO <input type="checkbox"/> 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"/>	<input type="checkbox"/>

<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>Ann Haight</u> <i>Ann Haight</i> Date: <u>7/21/23</u></p> <p>Signature: <u>Ann Haight</u> <i>Ann Haight</i></p>		



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:		
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.

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.

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)



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: 14028 / 558  
 INSTRUMENT #: 20160019257

Receipt#: 2099785  
 Clerk: LM  
 Rec Date: 03/23/2016 01:49:18 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 5  
 Rec'd Frm: GLASCO ABSTRACT

Party1: DEITZ ERIK J  
 Party2: HAIGHT ANN  
 Town: NEWBURGH (TN)  
 102-7-3

Recording:  
 Recording Fee 45.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 RP5217 Residential/Agricu 116.00  
 RP5217 - County 9.00

Sub Total: 195.00

Transfer Tax  
 Transfer Tax - State 700.00

Sub Total: 700.00

Total: 895.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 6386  
 Transfer Tax  
 Consideration: 175000.00

Transfer Tax - State 700.00

Total: 700.00

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

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

*Ann G. Rabbitt*

Ann G. Rabbitt  
 Orange County Clerk

STATE OF NEW YORK, COUNTY OF ORANGE ss:  
 I, Kelly A. Eskew, 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 3/23/2016 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 07/18/2023.

*Kelly A. Eskew*  
 County Clerk & Clerk of the Supreme County Courts  
 Orange County

Record and Return To:

ERICA GUERIN, ESQ  
 858 RT 212  
 SAUGERTIES, NY 12477

**Bargain & Sales Deed with Covenant against Grantor's Acts  
Individual or Corporation**

**CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT**

**THIS INDENTURE**, made the 1<sup>st</sup> day of <sup>March<sup>rd</sup></sup> ~~February~~, 2016.

**BETWEEN** Erik J. Deitz and Jacqueline M. Clegg n/k/a Jacqueline M. Deitz, presently residing at 13 Princess Lane, Newburgh, New York 12550,

party of the first part, and

Ann Haight, presently residing at 5 Princess Lane, Newburgh, New York 12550

party of the second part,

**WITNESSETH**, that party of the first part, in consideration of Ten Dollars 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 ~~Warwick~~ <sup>Newburgh</sup>, County of Orange, and State of New York, being more particularly described as follows:

SEE SCHEDULE "A" ANNEXED HERETO

**BEING** and intended to be the same premises conveyed by Mary L. Cheslo to Erik J. Deitz and Jacqueline M. Clegg n/k/a Jacqueline M. Deitz by Deed dated September 20, 1996 and recorded in the Orange County Clerk's Office on September 23, 1996 in Liber 4454 of Deeds at page 84.

The premises are not in an agricultural district and the subject premises are entirely owned by the transferor.

**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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

Sb1 102.7-3

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 whatsoever, except as aforesaid.

**AND**, the party of the first part, in compliance with Section 13 of the Lien Law covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

**IN PRESENCE OF:**

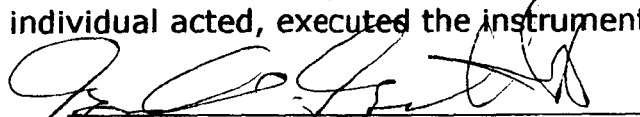
  
 \_\_\_\_\_  
**ERIK J. DEITZ**  
*Signature of Jacqueline M. Clegg*  
*Signature of Jacqueline M. Deitz*  
 \_\_\_\_\_  
**JACQUELINE M. CLEGG n/k/a**  
**JACQUELINE M. DEITZ**

STATE OF NEW YORK)

:::SS

COUNTY OF ORANGE)

On the 23 day of February in the year two thousand sixteen, before me, the undersigned, a Notary Public in and for the said State, personally appeared Erik J. Deitz, personally know 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
 \_\_\_\_\_  
 NOTARY

GARY A. GALATI  
 Notary Public, State of New York  
 Certified in Orange County  
 Commission Expires Oct. 31, 19 2017.

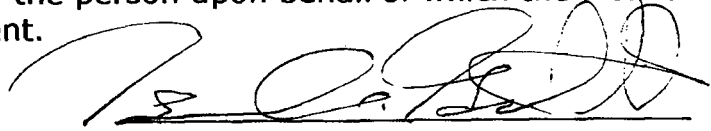
STATE OF NEW YORK)

..:SS

COUNTY OF ORANGE)

MARCH

On the <sup>1<sup>st</sup></sup> day of ~~February~~ in the year two thousand sixteen, before me, the undersigned, a Notary Public in and for the said State, personally appeared Jacqueline M. Clegg n/k/a Jacqueline M. Deitz, personally know 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY

GARY A. GALATI  
Notary Public, State of New York  
Certified in Orange County  
Commission Expires Oct. 31, 2017.

R & R  
Enca Guerin, Esq  
858 Rt 212  
Saugerties, NY 12477

## Schedule A Description

Title Number **GAI-2016-124-OR**

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, bounded and described as lot number 3, Block "F", Princess Lane, as shown on the map of Meadow Hill North Subdivision, Section II, filed in the Orange County Clerk's Office on December 27, 1966, as Map Number 2234.

EXCEPTING and reserving from the above described parcel, for a drainage and utility easement, a strip of land 20 feet in width along the entire southeasterly line, as shown on the above mentioned filed map.

TOGETHER WITH AND SUBJECT TO covenants, easements restrictions, and agreements of record, if any.



## 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

#3055-23

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 07/07/2023

Application No. 22-1224

To: Ann Haight  
13 Princess Ln  
Newburgh, NY 12550

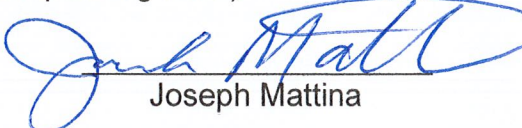
SBL: 102-7-3  
ADDRESS: 13 Princess Ln

ZONE: R2

PLEASE TAKE NOTICE that your application dated 11/04/2022 for permit to keep a 12' x 14' front deck built without a permit on the premises located at 13 Princess Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 4: Requires a 40' minimum front yard setback. (Requesting 31.8')

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

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

**NAME:** ANN HAIGHT      **Application #** 22-1224

**ADDRESS:** 13 PRINCESS LANE NEWBURGH NY 12550

**PROJECT INFORMATION:**      AREA VARIANCE      USE VARIANCE

**TYPE OF STRUCTURE:** 12' X 14' FRONT DECK

**SBL:** 102-7-3      **ZONE:** R2      **ZBA Application #** 3055-23

**TOWN WATER:** YES / NO      **TOWN SEWER:** YES / NO      N/A

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	40'		31.7'	8.3'	20.75%
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 / NO

**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:** 
**The deck must meet the minimum requirements of the 2020 RCNYS.**



**REVIEWED BY:** Joseph Mattina

**DATE:** 7-Jul-23



Wendy Berlingieri <clerk-911@townofnewburgh.org>

## Pictures 13 Princess Lane permit

1 message

Debra Lucchese <debandbens@yahoo.com>

Reply-To: Debra Lucchese <debandbens@yahoo.com>

To: "clerk-911@townofnewburgh.org" <clerk-911@townofnewburgh.org>

Wed, May 17, 2023 at 10:54 AM

CODE COMPLIANCE  
DEPARTMENT  
MAY 17 2023  
Sign X *DB*





CODE COMPLIANCE  
DEPARTMENT

MAY 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

MAY 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

JULY 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

MAY 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

APR 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

MAY 17 2023

Sign X





CODE COMPLIANCE  
DEPARTMENT

MAY 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

MAY 17 2023

Sign X



CODE COMPLIANCE  
DEPARTMENT

17 FEB  
SIGN X



CODE COMPLIANCE  
DEPARTMENT

APR 17 2023  
Sign X

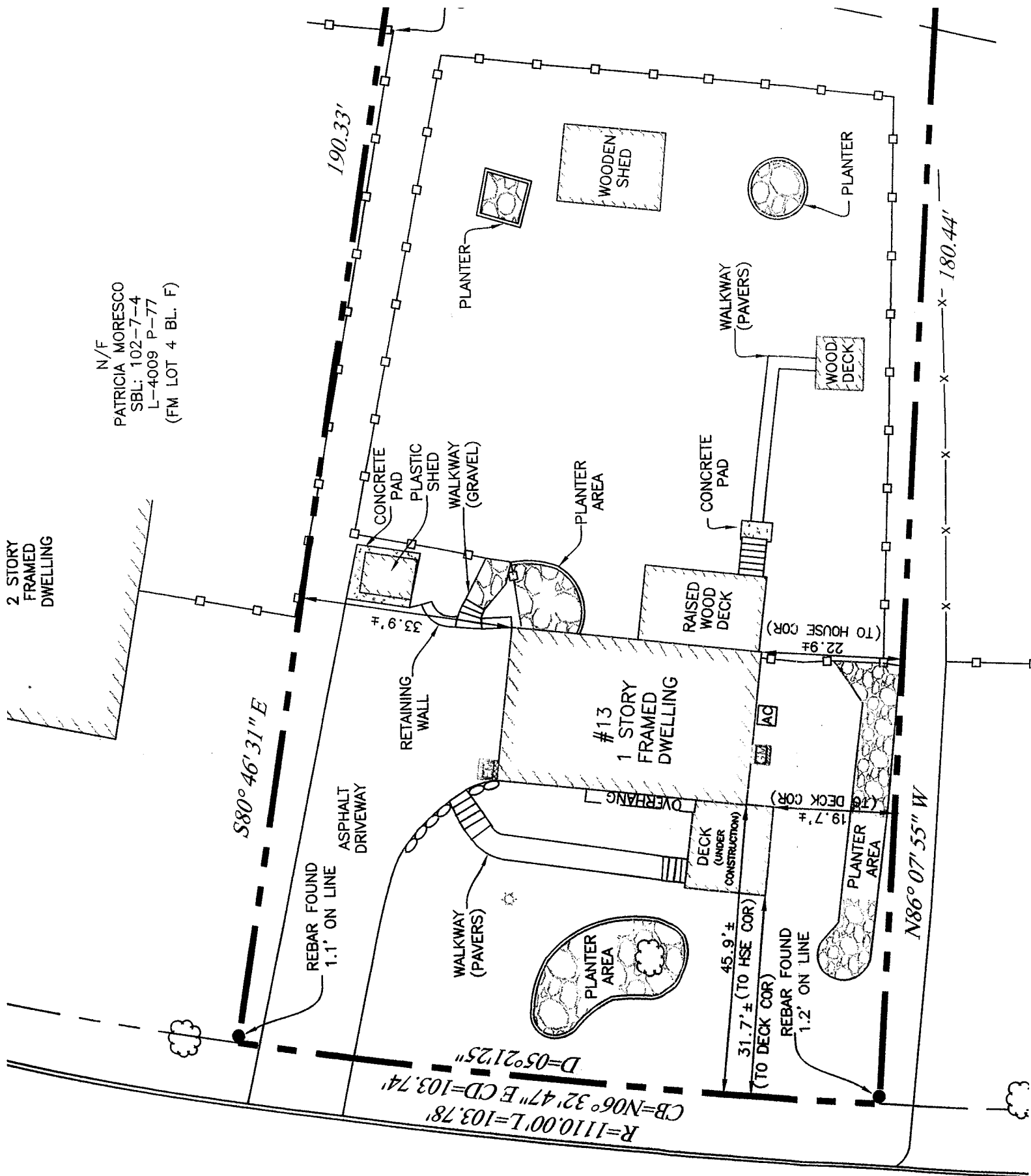


CODE COMPLIANCE  
DEPARTMENT

Sign X

N/F  
 PATRICIA MORESCO  
 SBL: 102-7-4  
 L-4009 P-77  
 (FM LOT 4 BL. F)

2 STORY  
 FRAMED  
 DWELLING



PRINCESS LANE

⑤

$S80^{\circ}46'31'' E$

$N86^{\circ}07'55'' W$

$R=1110.00' L=103.78'$   
 $CB=N06^{\circ}32'47'' E CD=103.74'$   
 $D=05^{\circ}21'25''$

REBAR FOUND  
 1.1' ON LINE

REBAR FOUND  
 1.2' ON LINE

45.9' ±  
 (TO DECK COR)

31.7' ± (TO HSE COR)  
 (TO DECK COR)

19.7' ±  
 (TO DECK COR)

22.9' ±  
 (TO HOUSE COR)

33.8' ±

180.44'

190.33'

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Debra Lvecchese, being duly sworn, depose and say that I did on or before

August 10, 2023, post and will thereafter maintain at

13 Princess Ln 102-7-3 R2 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.

Debra Lvecchese

Sworn to before me this 27

day of July, 2023.

[Signature]

