



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: 10-3-2023

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

I (WE) EDWARD & DEBRA HALL PRESENTLY

RESIDING AT NUMBER 70 HOLMES ROAD

TELEPHONE NUMBER 845-569-1563

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:

20-4-6 (TAX MAP DESIGNATION)

70 HOLMES ROAD (STREET ADDRESS)

AR (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4

185-15-A-1

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:

X

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: TOTAL SQUARE FOOTAGE OF ACCESSORY BUILDINGS

GREATER THAN 1000 SQ. FT. AND HEIGHT OF NEW GARAGE GREATER THAN 15 FT.

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

N/A

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:

THE SIZE AND SHAPE OF THE PROPOSED GARAGE IS
SIMILAR TO OTHER GARAGES IN THE NEIGHBORHOOD.

- 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:

MY EXISTING HOUSE HAS VERY LITTLE USABLE ATTIC SPACE AND
THE CELLAR IS VERY DAMP. THE WALLS ARE STONE AND THE CELLAR FLOOR
IS CONCRETE AND DIRT. NOT SUITABLE FOR STORAGE.

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

THE PROPOSED GARAGE WILL BE ABOUT THE SAME HEIGHT AS THE HOUSE
I AM ASKING FOR A 462 SF VARIANCE ON A PROPERTY THAT IS
1.4 ACRES

- 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 GARAGE WILL BE USED TO HOUSE MY
CARS AND LAWN TRACTOR. UPSTAIRS WILL BE USED FOR
STORAGE, OR ITEMS THAT NEED TO BE STORED IN A DRY ENVIRONMENT.

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

THE HOUSE HAS NO ATTIC, AND A VERY DAMP BASEMENT
DUE TO ITS CONSTRUCTION BACK IN THE 1700'S.

7. ADDITIONAL REASONS (IF PERTINENT):

N/A

Evelyn B Hall

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4 DAY OF October 2023

Dawn Marie 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)



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: <p style="text-align: center; margin: 0;">Proposed 2-Story Garage</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">70 Holmes Road</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">Build a 2-story garage. The upstairs will be used for storage. The first floor will be used to store my vehicle and tractor.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Edward & Debra Hall</p>		Telephone: 845-569-1563 E-Mail: EHALL4128@GMAIL.COM	
Address: <p style="text-align: center; margin: 0;">70 Holmes Road</p>			
City/PO: <p style="text-align: center; margin: 0;">Newburgh, N.Y.</p>		State: <p style="text-align: center; margin: 0;">N.Y.</p>	Zip Code: <p style="text-align: center; margin: 0;">12550</p>
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?		1.4 acres	
b. Total acreage to be physically disturbed?		900 sq. ft. acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.4 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Edward Hall</u>	Date: <u>10-3-2023</u>	
Signature: <u>Edward Hall</u>		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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)

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
 THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE.



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

CHRISTINE P. PAFFENDORF, a/k/a
 CHRISTINE PAFFENDORF

TO

EDWARD B. HALL
 DEBRA L. HALL

SECTION 20 BLOCK 1 LOT 6

RECORD AND RETURN TO:
 (Name and Address)

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE
 ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
 RECORDED INSTRUMENT ONLY

MR. & MRS. EDWARD B. HALL
 PO Box 226 11 Bruyn Tpke.
 Walkkill, ny 12589
 JASDG67704 STATEWIDE

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

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

CITIES

- | |
|----------------------|
| ___ 0900 MIDDLETOWN |
| ___ 1100 NEWBURGH |
| ___ 1300 PORT JERVIS |
| ___ 9999 HOLD |

NO. PAGES 4 CROSS REF _____
 CERT. COPY _____ AFFT. FILED _____

PAYMENT TYPE: CHECK
 CASH _____
 CHARGE _____
 NO FEE _____

CONSIDERATION \$ _____
 TAX EXEMPT _____

MORTGAGE AMT \$ _____
 DATE 1-5-95

MORTGAGE TYPE:
 ___ (A) COMMERCIAL
 ___ (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.UNI/ OR 2
 ___ (K) CONDO

Joan A Macchi
 JOAN A. MACCHI
 Orange County Clerk

RECEIVED FROM: Statewide

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 2/13/1995 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 10/03/2023.

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

LIBR 4179 PAGE 193

ORANGE COUNTY CLERKS OFFICE 6713 CP1
 RECORDED/FILED 02/13/95 11:03:23 AM
 FEES 47.00 EDUCATION FUND 5.00
 SERIAL NUMBER: 005226
 DEED CNTL NO 51798 RE TAX 688.00

SA-50677-0

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 5th day of January, nineteen hundred and ninety-five **BETWEEN**

CHRISTINE P. PAFFENDORF, a/k/a CHRISTINE PAFFENDORF,
residing at 144 Casentini St., Apt. C, Salinas, CA 93907,

party of the first part, and

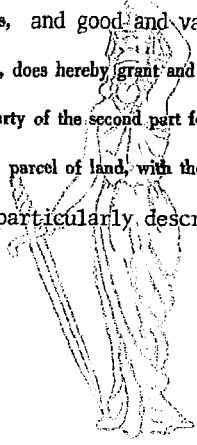
EDWARD B. HALL AND DEBRA L. HALL, husband and wife, both
residing at P.O. Box 226, 11 Bruyn Turnpike, Wallkill, New York 12589,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----TEN-----
-----(\$10.00)-----dollars,

lawful money of the United States, and good and 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 ~~more~~ more particularly described on the attached SCHEDULE "A".



SCHEDULE A

ALL that certain plot, 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 northerly line of Holmes Road, said point being 25 feet northerly of the center line of said Holmes Road, said point also being the southwesterly corner of lands conveyed by James K. Ferguson and Catherine Ferguson to Ernest H. and Jeanne Gross by deed dated August 6, 1956 and recorded in the Orange County Clerk's Office on September 6, 1956, in Liber 1399 of Deeds at Page 434; and

RUNNING THENCE, along the westerly line of lands of said Gross, North 23 degrees 09' East 261.86 feet to an iron pipe found in the line of lands now or formerly of Thomas F. and Diane B. Taylor;

THENCE, along the line of lands of said Taylor, North 66 degrees 51' West 241.32 feet to a point;

THENCE, along the easterly line of lands now or formerly of Lorraine M. Libolt, South 23 degrees 54' 40" West, passing through an iron rod found in concrete at 210.44 feet, a total distance of 248.09 feet to a point on the northerly line of aforesaid Holmes Road, said point being 25 feet northerly of the center line of said Holmes Road;

THENCE, along the northerly line of said Holmes Road, South 63 degrees 37' 20" East 245.0 feet to the point or place of BEGINNING.

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 incumbered 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.

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

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

IN PRESENCE OF:

Christine P. Paffendorf
CHRISTINE P. PAFFENDORF, a/k/a

Christine Paffendorf
CHRISTINE PAFFENDORF

On the 5th day of January 19 95, before me personally came CHRISTINE P. PAFFENDORF, a/k/a CHRISTINE PAFFENDORF

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Elizabeth M. Backer

ELIZABETH M. BACKER
NOTARY PUBLIC, State of New York
Qualified in Orange County
Reg. No. 4502858
Commission Expires March 30, 1995

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

CHRISTINE P. PAFFENDORF, a/k/a
CHRISTINE PAFFENDORF,

TO
EDWARD B. HALL and
DEBRA L. HALL.

SECTION 20

BLOCK 1

LOT 6

COUNTY OR TOWN *Newburgh*

*In
Orange County*

RETURN BY MAIL TO:

*Edward B. Hall
PO Box 226 11 Bruyn Tpke
Walkkill ny Zip No. 12589*

SA-50677-0

Statewide Abstract Corp.

202 MAMARONECK AVENUE
WHITE PLAINS, NY 10601

Reserve this space for use of Recording Office.



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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/28/2023

Application No. 23-1099

To: Debra Hall
70 Holmes Rd
Newburgh, NY 12550-2462

SBL: 20-4-6
ADDRESS: 70 Holmes Rd

ZONE: AR

PLEASE TAKE NOTICE that your application dated 09/14/2023 for permit to build a 28' x 32' x 22' accessory building on the premises located at 70 Holmes Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

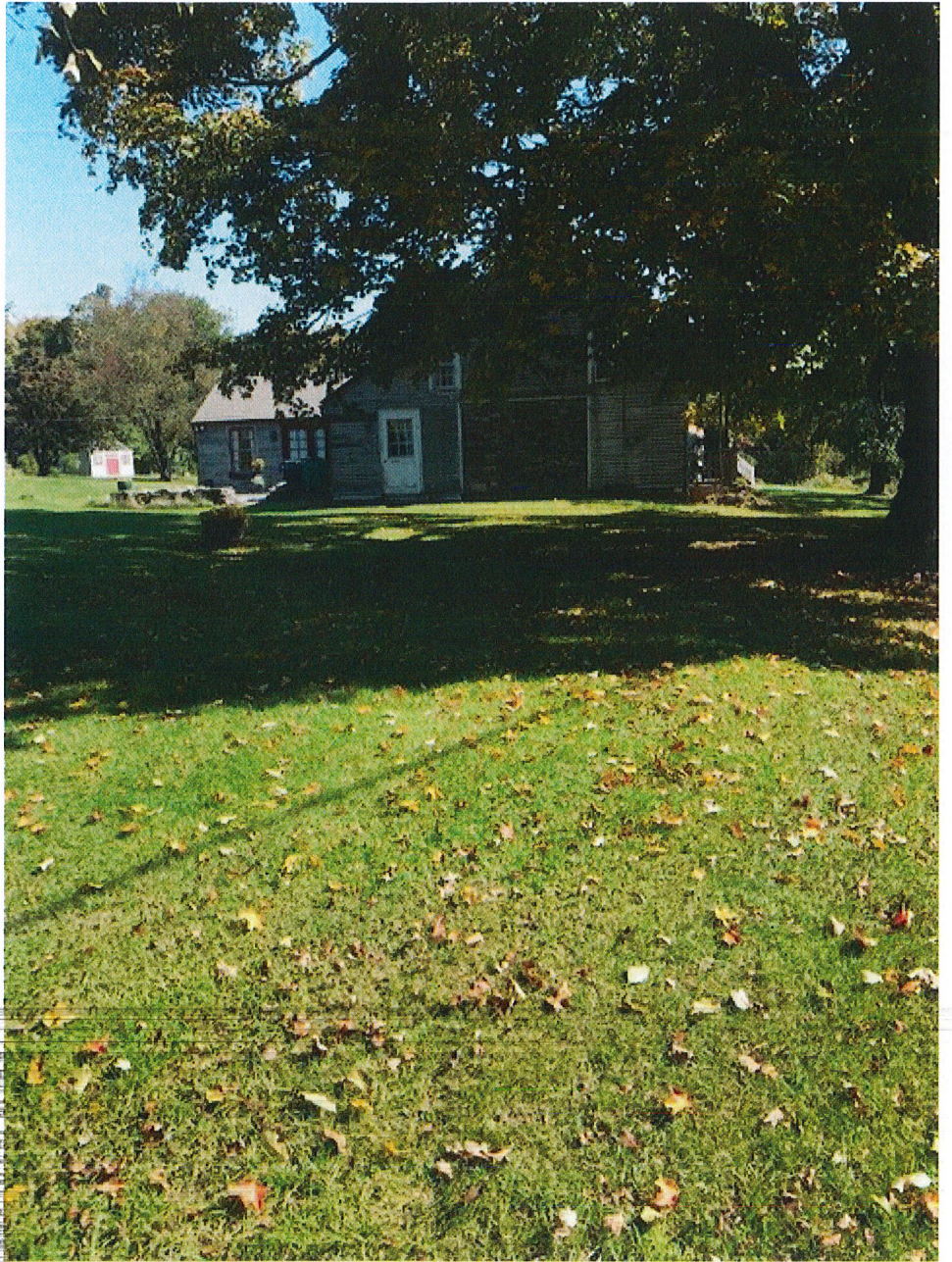
- 1) 185-15-A-1: Such building, except for farm purposes, shall not exceed 15 feet in height.
- 2) 185-15-A-4: An accessory building shall be limited to a maximum of 1,000 square feet or to a lower number as may be determined by the following formula:

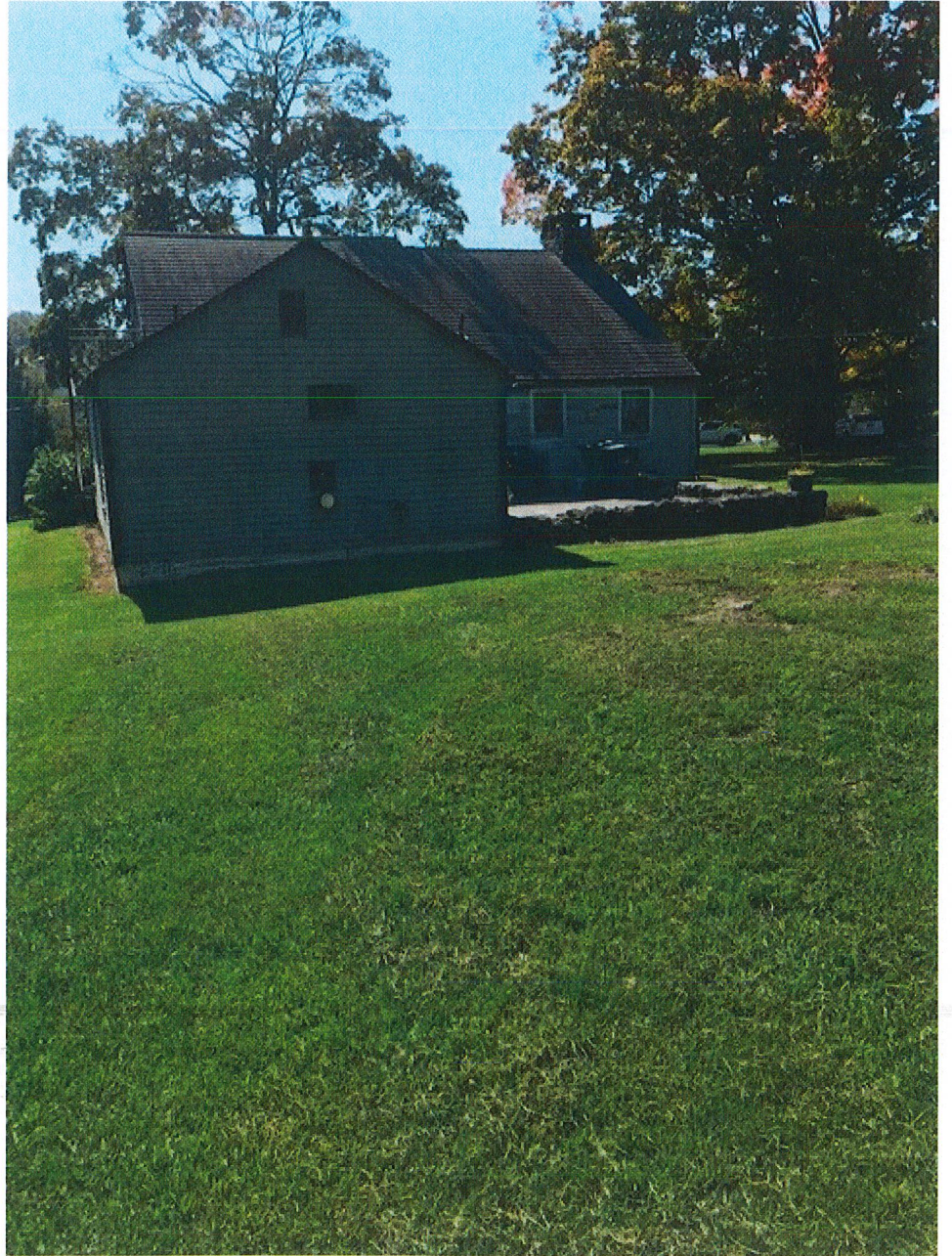

Joseph Mattina

Cc: Town Clerk & Assessor (500')
File









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I EDWARD HOU, being duly sworn, depose and say that I did on or before
October 12, 2023, post and will thereafter maintain at
70 Holmes Rd 20-4-6 AR 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.

Edward B Hou

Sworn to before me this 5

day of October, 2023.

[Signature]





TOWN OF NEWBURGH

Commission of the Environment
ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD
TELEPHONE 845-566-6765
FAX LINE 845-544-7097

NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Section 247-a (1) of the Town Law, State of New York and Section 135-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 12th day of October, 2011 at 7:00 P.M., in the Town Hall, 1496 Route 300, Town of Newburgh, New York, to act upon the following appeal:

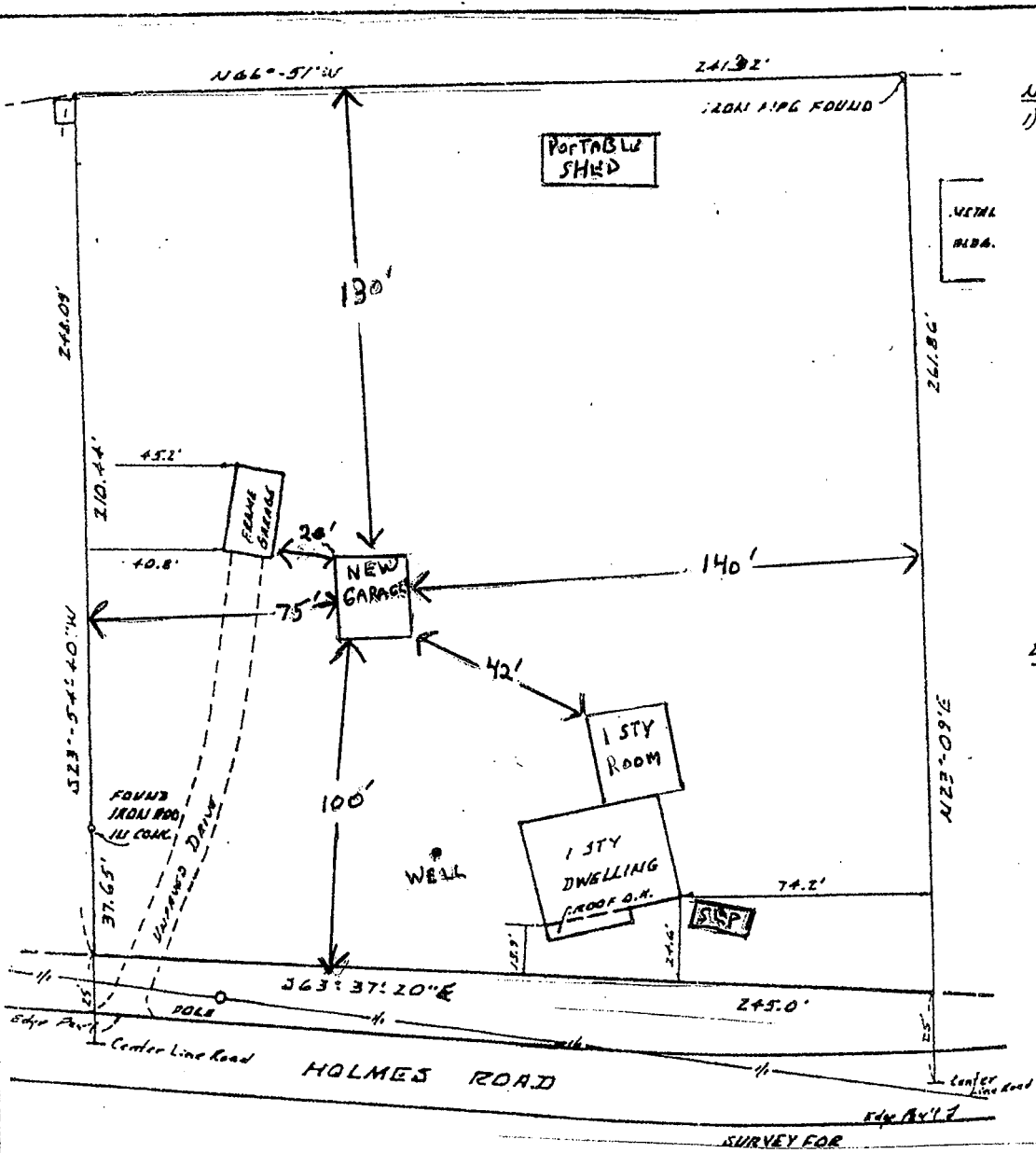
APPLICATION of Edward and Erika Hill for area variances of height and minimum lot size to build a 20' x 37' x 12' accessory building.

PREMISES LOCATED at 78 Hudson Rd. 20-1-A, AE Zone, in the Town of Newburgh, New York.

TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

BY ORDER of the Zoning Board of Appeals dated the 12th day of October, 2011.

Edward R. Hill
(APPLICANT)



NOTES:

1) Unauthorized alteration or addition to this map is a violation of Section 7209(c) of the N.Y.S. Education Law.

Copies of this map not having the original ink or embossed seal of the Land Surveyor shall not be valid.

Guarantees or Certification are not transferable to additional institutions or subsequent owners.

Easements or right-of-ways on, or under the lands, and not visible, are not shown.

2) Tax Map Desig.: S 20-31-46

SBL-20-4-6



TOWN OF NEWBURGH · ORANGE Co. · NEW YORK
 Scale: 1" = 40'
 Date: 29 July 1985
 Job No.: 85-59

CERTIFIED TO, CHRISTINE P. PAFENDORF; FELDMAN-JACOBSON ABSTRACT CORP.; FIRST NATIONAL BANK OF HIGHLAND; AND, CHICAGO TITLE INSURANCE COMPANY, FROM A SURVEY OF 26 JULY 1985.

ANTHONY J. VALDINA
 LAND SURVEYOR
 4 PLEASANT VIEW AVE.
 NEWBURGH, N.Y. 12550
 N.Y.S. LIC. NO.: 049120