



# 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: 9/18/2019

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

I (WE) Matthew Maldonado PRESENTLY  
RESIDING AT NUMBER 129 South Plank RD Newburgh NY 12550  
TELEPHONE NUMBER (845) 282 3586

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:

67-1-12 (TAX MAP DESIGNATION)  
129 South Plank RD (STREET ADDRESS)  
Orange (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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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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: 05/29/2019
- 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: Deck same size replace with new wood

~~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:  
The Front Deck

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

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





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

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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:

*Its the same Deck as before just need new wood*

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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:

*Need Deck to enter house*

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c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

*It's not 60 ft from the road*

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

*No distraction same Deck*

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e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

*Its existing*

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OFFICE OF ZONING BOARD  
(845) 566-4901

## 7. ADDITIONAL REASONS (IF PERTINENT):

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

*Michael Masano*

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 48<sup>th</sup> DAY OF September 2019



*Kristian A Diaz*  
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)





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## PROXY

Matthew Magliocco, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 129 South Plank Rd Newburgh NY 12550  
IN THE COUNTY OF Orange AND STATE OF Ny  
AND THAT HE/SHE IS THE OWNER IN FEE OF the deck

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

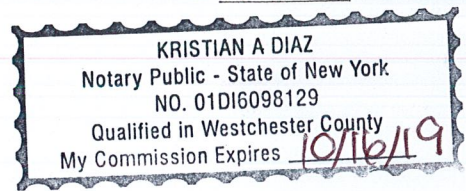
DATED: 9/18/2019

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK; COUNTY OF ORANGE:

SWORN TO THIS 18<sup>th</sup> DAY OF September 20 19



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:

front deck

Project Location (describe, and attach a location map):

Front of house

Brief Description of Proposed Action:

want stairs and deck in front of my house to walk into my house.

Name of Applicant or Sponsor:

Matthew Maitland

Telephone: 845-282-3586

E-Mail: Matthew.Maitland47@gmail.com

Address:

129 South Plank Rd

City/PO:

Newburgh

State:

NY

Zip Code:

12550

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 YES

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 YES

3.a. Total acreage of the site of the proposed action?

.27 acres

b. Total acreage to be physically disturbed?

.008 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.

- Urban     Rural (non-agriculture)     Industrial     Commercial     Residential (suburban)  
 Forest     Agriculture     Aquatic     Other (specify): \_\_\_\_\_  
 Parkland



<p>5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		NO	YES
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	NO	YES	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>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: _____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>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?  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: _____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>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</p>			
<p>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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>16. Is the project site located in the 100 year flood plain?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	
<p>a. Will storm water discharges flow to adjacent properties?    <input checked="" type="checkbox"/> NO    <input type="checkbox"/> YES</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO	YES	



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: Matthew Malanga

Date: 9/18/2019

Signature: Matthew Malanga



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

- 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
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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)
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orig seen 9/24/19.

**DON MAY**  
**CIATES, P.C.**  
*ow you're assured.*

Please direct any questions to the Closing Department at  
(516) 763-3200 Extensions 256, 244 or 269

250  
133  
190  
-----  
570

November 17, 2017

Via Federal Express

Richard D. Forbes  
372 Fullerton Avenue, Ste. 5 Newburgh, NY 12550

Regarding: Deutsche Bank National  
to Matthew Maldonado  
Premises: 129 S Plank Rd Newburgh, NY, 12550  
Our File No.: 33089

Dear Sir/Madam:

Enclosed find the following closing documents:

- 1. Deed from Deutsche Bank National to Matthew Maldonado with power of attorney, TP-584, and RP-5217.

It is agreed you are holding the above mentioned documents in escrow and said documents are not to be released until you have complied with all of the following:

- A. Seller must be able to convey insurable title to the Buyer.
- B. All closing adjustments and HUD-1 or closing statement have been approved by our office before the closing is completed.
- C. A copy of the purchasers identification along with all documents executed at closing shall be provided to Seller.
- D. All proceeds MUST be paid by BANK CHECK ONLY payable to Sheldon May & Associates as Attorney.
- E. Immediately after the closing is completed you are to forward to us via Federal Express or UPS the proceeds of the sale. Our Federal Express account number is 2115-8654-0 and our UPS account number is FE8889.

**MOREOVER, AT ANY TIME OUR OFFICE REQUESTS THE DOCUMENTS BE RETURNED TO OUR OFFICE, YOU AS ESCROW AGENT AGREE TO RETURN SAID DOCUMENTS WITHIN 24 HOURS.**

If you do not agree with any of the above kindly return all of the enclosed documents to our office via Federal Express or UPS.

If you have any questions, please feel free to contact me. Your prompt attention to this matter will be greatly appreciated.

Sincerely,  
Sheldon May & Associates, P.C.

By: Closing Department

Enclosures

**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 SEPT. 26, 2017

between Deutsche Bank National Trust Company, As Trustee For Citigroup Mortgage Loan Trust, Series 2005-  
OPT1, Asset Backed Pass-Through Certificates, Series 2005-OPT1, c/o Ocwen Loan Servicing, LLC, 1661  
Worthington Road, Suite 100, West Palm Beach, FL 33409, party of the first part, and

Matthew Maldonado, with an address of 54 Vermont Drive, Newburgh, NY 12550, party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Thirty-Two Thousand Dollars and No  
Cents, lawful money of the United States, 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 property as described in Schedule "A" attached hereto and made a part hereof.

*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.

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







## TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

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

2726-18

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/07/2018

Application No. 18-1151

To: **Matthew Maldonado**  
129 S Plank Rd.  
Newburgh, NY 12550

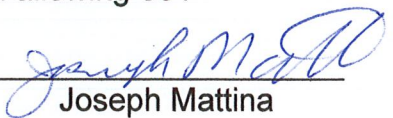
SBL: 67-1-12  
ADDRESS: 129 S Plank Rd

ZONE: R3

PLEASE TAKE NOTICE that your application dated 09/24/2018 for permit to keep a 8' x 12' front deck built without a permit on the premises located at 129 S Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-18-C-4-(b) Front yards abutting state roads shall be 60'. See exception allowing 50'.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

**OWNER INFORMATION**

**BUILT WITH OUT A PERMIT**

**YES** / NO

**NAME:** Matthew Malddonado **Building Application #** 18-1151

**ADDRESS:** 129 South Plank Rd. Newburgh NY 12550

**PROJECT INFORMATION:**

**AREA VARIANCE**

USE VARIANCE

**TYPE OF STRUCTURE:** 8' x 12' open front deck

**SBL:** 67-1-12 **ZONE:** R-3 **ZBA Application #** \_\_\_\_\_

**TOWN WATER:** **YES** / NO

**TOWN SEWER:** **YES** / NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	28'		22'	44.00%
REAR YARD	The required front yard on a State Rd is 60' / See exception 185-18-C-4(b)				
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:** 12' x 8' front deck

**VARIANCE(S) REQUIRED:**

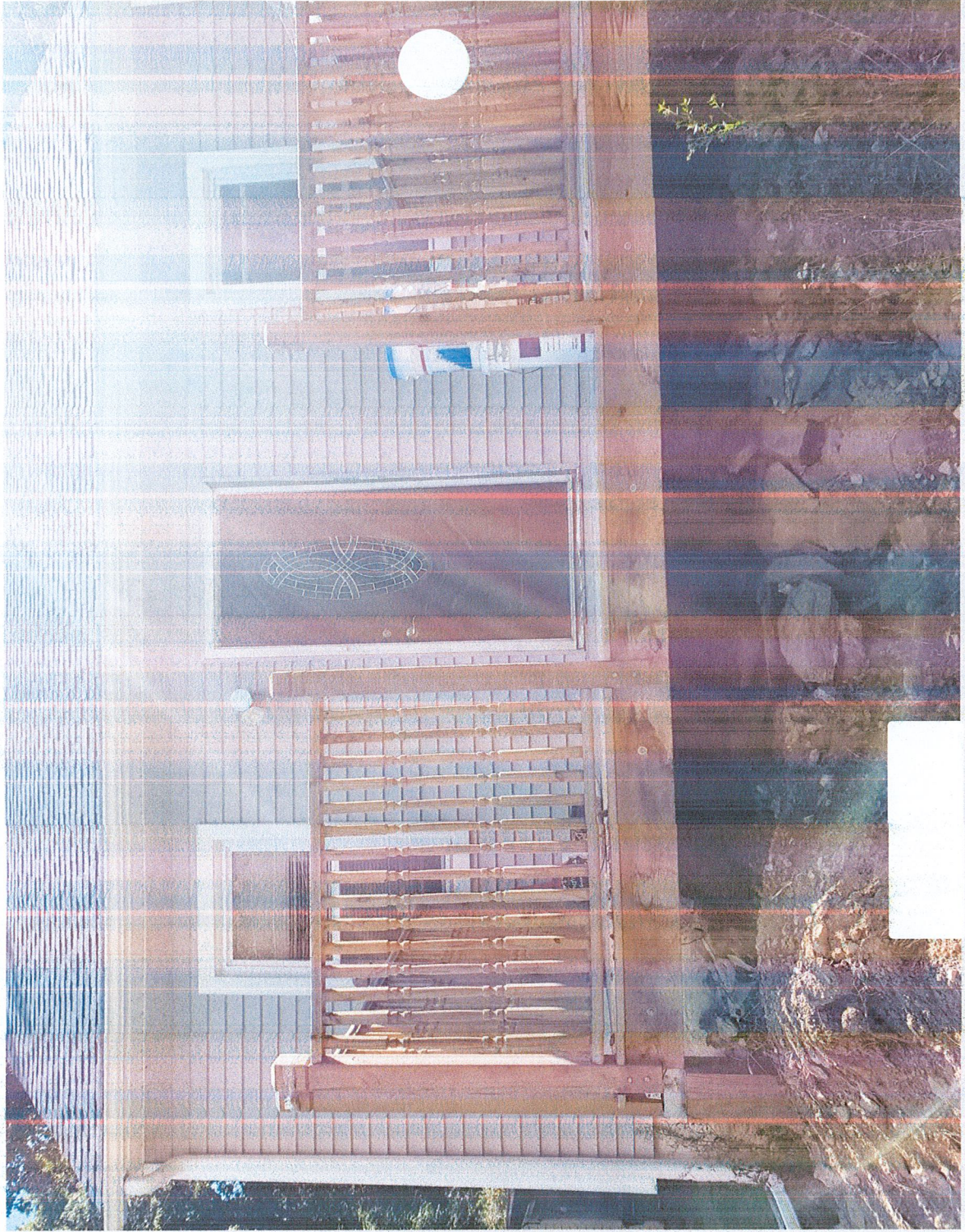
- 1 185-18-C-4-(b) Front yards abutting all state roads shall be 60' / see exception.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**REVIEWED BY:** Joseph Mattina **DATE:** 7-Dec-18



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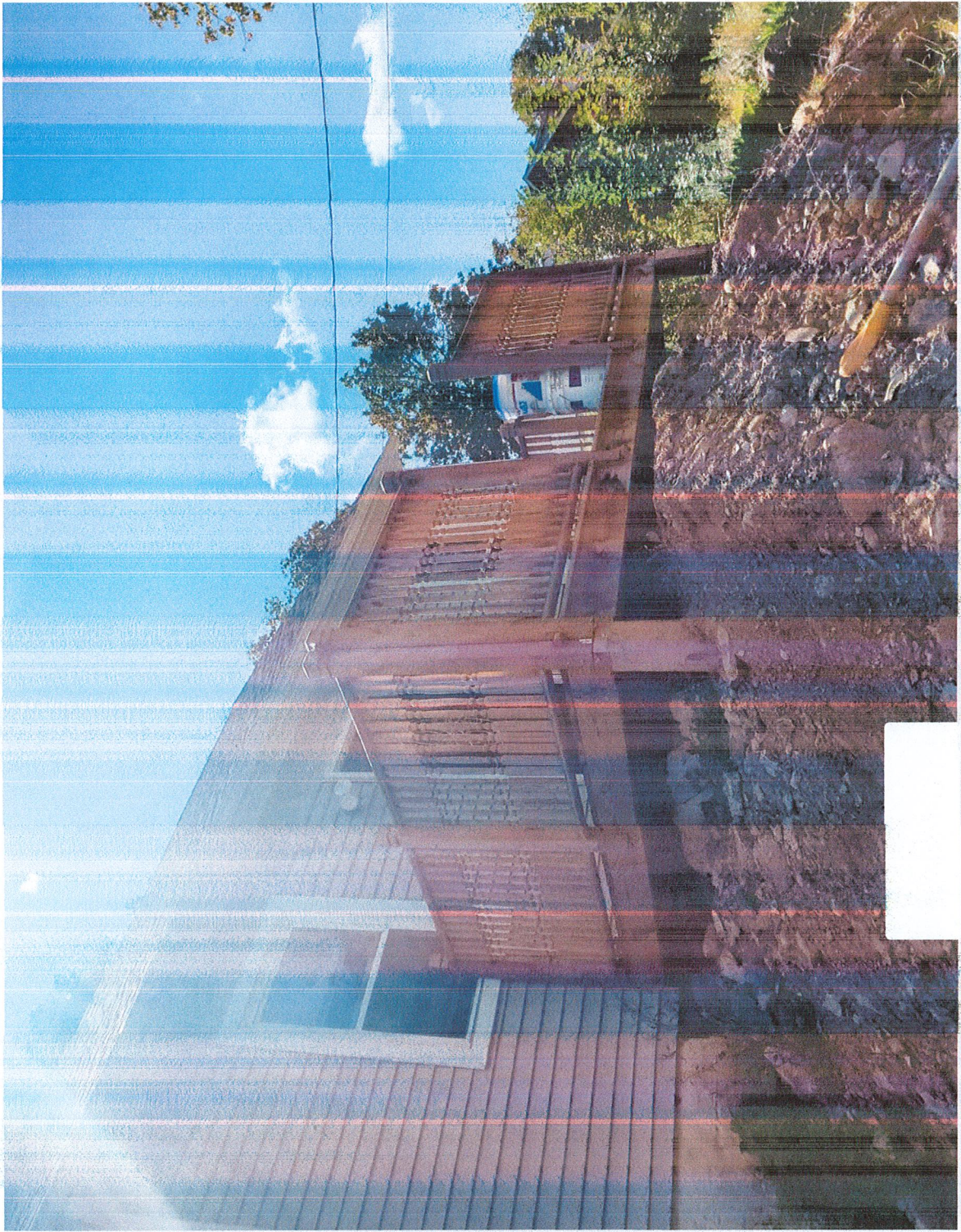
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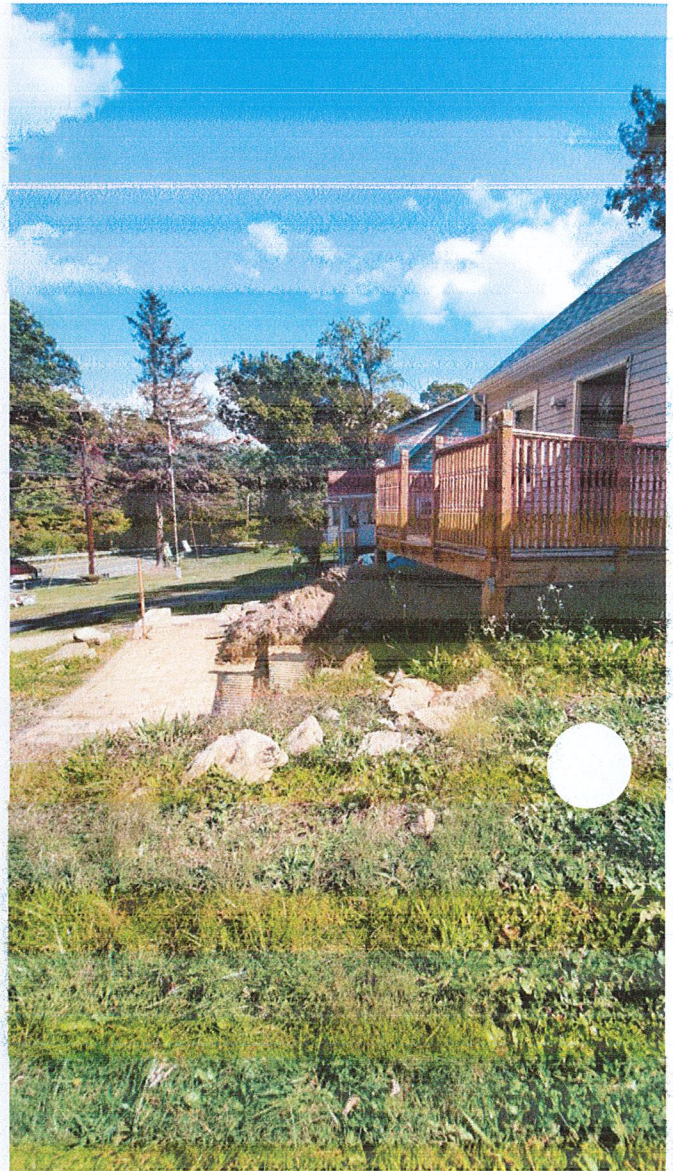
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**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

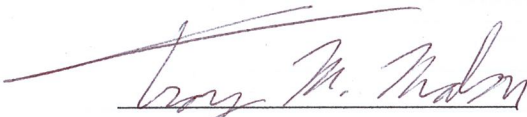
I Matthew Maldonado, being duly sworn, depose and say that I did on or before  
October 10, 2019, post and will thereafter maintain at  
129 S Plank Rd 67-1-12 R-3 Zone in the Town of Newburgh, New York, at or near the front  
property line(s) and within view of each fronting street a copy(ies) of the 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 September, 2019.





Notary Public

[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this affidavit.]





TOWN OF NEWBURGH

*City of the North*  
ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD  
(845) 586-4907

**NOTICE OF HEARING**

NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 185-55A (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 24th day of October, 2019 at 7:00 P.M. in the Town Hall, 1406 Route 308, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Matthew Maldonado for an area variance to replace E.A. E2 front deck with a setback of 28' where 50' is required.

PREMISES LOCATED at 129 S. Park Rd. 67-1-12, R2 (est.) 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 10th day of October, 2019.

  
(APPLICANT)



85.50  
87  
11  
and  
renter  
of this lot

PALLUMBO

N1137'00"E

AREA = 12,121 S.F.  
2,288 S.F.

Reputed Owner: WARDEN

35.00'

S78'23'00"W

14.00'

N69'01'00"W

AVENUE

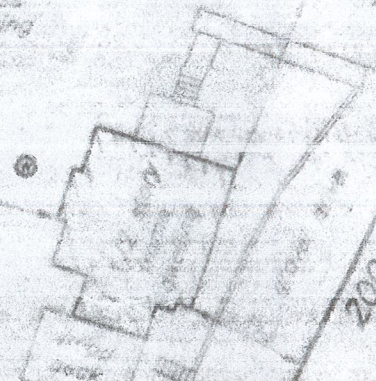
Iron pin found  
18.25' west of  
center

S78'23'00"E

51.41'

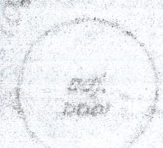
S69'01'00"E  
31.30'

gross  
parking



200.33'

Block 1  
Lot 13



Section 87  
Block 1  
Lot 14

Section  
Block  
Lot

S27°27'00"E

71.05'

S62'50'

N1°30'19"E