



# 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: 6/26/22

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

I (WE) Aaron Mazurek, Suzanne Mazurek PRESENTLY  
RESIDING AT NUMBER 580 Lakeside Road, Newburgh, NY 12550  
TELEPHONE NUMBER (845) 857-7458

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:

13-2-1 (TAX MAP DESIGNATION)

580 Lakeside Road (STREET ADDRESS)

R1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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



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 accessory building will be difficult to see off the property due to existing trees

- 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 property does not have a side yard to accommodate the structure, the surrounding road only designate front yards on our property and the location of the structure next to our driveway is the best option.

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

most of our neighbors have a 2 car garage on their properties and our accessory building will occupy a small portion of our property. The building is suitable for 2 cars only.

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

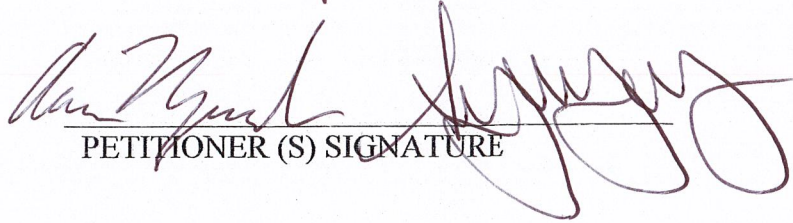
we will not have a septic system or plumbing for this building and will be located away from the storm drain on Lakeside Road.

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

we do not have a garage on Lakeside Road and have not started any construction at this time.

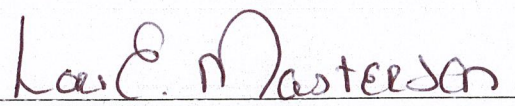
7. ADDITIONAL REASONS (IF PERTINENT):

We are looking to bring electricity to the end of our driveway in the accessory building (garage) to accommodate future electric vehicle ownership.

  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26th DAY OF June 2022

  
NOTARY PUBLIC

LORI E. MASTERSON  
Notary Public, State of New York  
No. 02MA6002545  
Qualified in Ulster County  
Commission Expires February 9, 2026

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

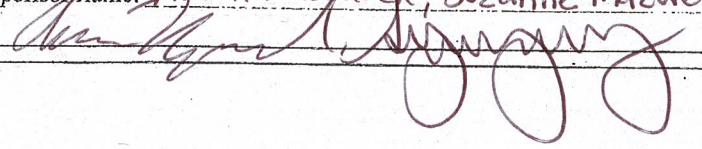
#### Instructions for Completing

**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: <i>Building a 24' x 24' accessory building (garage) on the premises</i>			
Project Location (describe, and attach a location map): <i>SBL: 13-21; Zone: R1 ; 580 Lakeside Road, Newburgh, NY</i>			
Brief Description of Proposed Action: <i>Build a 24' x 24' accessory building (garage) on the premises.</i>			
Name of Applicant or Sponsor: <i>Aaron and Suzanne Mazurek</i>		Telephone: <i>(845) 857-7458</i>	
		E-Mail: <i>amazurek@evenzon.net</i>	
Address: <i>580 Lakeside Road</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? 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 government 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?		<i>1.24</i> acres	
b. Total acreage to be physically disturbed?		<i>0.0132</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.24</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" 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?	NO	YES	N/A
	<input checked="" 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?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<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: _____	NO	YES	
	<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>N/A</u>	NO	YES	
	<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>N/A</u>	NO	YES	
	<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?	NO	YES	
	<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?	NO	YES	
	<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 checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	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"/> NO <input type="checkbox"/> YES		

<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>Aaron Mazurek, Suzanne Mazurek</u> Date: <u>6/25/2022</u></p>		
<p>Signature: <u></u></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 CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



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

John G. Lease  
TO  
Aaron S. Mazurek  
Supreme G. Nadop Mazurek

SECTION 13 BLOCK 2 LOT 1

RECORD AND RETURN TO:  
(Name and Address)

Friedrich B. Romig Esq.  
8 Burreo Rd, Ste 2  
Wappinger Falls, NY 12590

THIS IS PAGE ONE OF THE RECORDING  
CHANGE THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

CAR0840

INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

PROPERTY LOCATION

- |                           |  |                      |
|---------------------------|--|----------------------|
| 089 BLOOMING GROVE (TN)   | ___ 4289                                 | MONTGOMERY (TN)      |
| 001 WASHINGTONVILLE (VLG) | ___ 4201                                 | MAYBROOK (VLG)       |
| 289 CHESTER (TN)          | ___ 4203                                 | MONTGOMERY (VLG)     |
| 201 CHESTER (VLG)         | ___ 4205                                 | WALDEN (VLG)         |
| 489 CORNWALL (TN)         | ___ 4489                                 | MOUNT HOPE (TN)      |
| 401 CORNWALL (VLG)        | ___ 4401                                 | OTISVILLE (VLG)      |
| 600 CRAWFORD (TN)         | <input checked="" type="checkbox"/> 4600 | NEWBURGH (TN)        |
| 800 DEERPARK (TN)         | ___ 4800                                 | NEW WINDSOR (TN)     |
| 089 GOSHEN (TN)           | ___ 5089                                 | TUXEDO (TN)          |
| 001 GOSHEN (VLG)          | ___ 5001                                 | TUXEDO PARK (VLG)    |
| 003 FLORIDA (VLG)         | ___ 5200                                 | WALLKILL (TN)        |
| 005 CHESTER (VLG)         | ___ 5489                                 | WARWICK (TN)         |
| 200 GREENVILLE (TN)       | ___ 5401                                 | FLORIDA (VLG)        |
| 489 HAMPTONBURGH (TN)     | ___ 5403                                 | GREENWOOD LAKE (VLG) |
| 401 MAYBROOK (VLG)        | ___ 5405                                 | WARWICK (VLG)        |
| 689 HIGHLANDS (TN)        | ___ 5600                                 | WAWAYANDA (TN)       |
| 601 HIGHLAND FALLS (VLG)  | ___ 5889                                 | WOODBURY (TN)        |
| 989 MINISINK (TN)         | ___ 5801                                 | HARRIMAN (VLG)       |
| 901 UNIONVILLE (VLG)      |  |                      |
| 389 MONROE (TN)           |  |                      |
| 301 MONROE (VLG)          | ___ 0900                                 | MIDDLETOWN           |
| 303 HARRIMAN (VLG)        | ___ 1100                                 | NEWBURGH             |
| 305 KIRYAS JOEL (VLG)     | ___ 1300                                 | PORT JERVIS          |
|                           | ___ 9999                                 | HOLD                 |

NO. PAGES 5 CROSS REF   
CERT. COPY  ADD'L X-REF   
MAP #  PGS.   
PAYMENT TYPE: CHECK   
CASH   
CHARGE   
NO FEE

CONSIDERATION \$ 110,000<sup>00</sup>  
TAX EXEMPT

MORTGAGE AMT \$   
DATE

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (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.UN/1 OR 2
- (K) CONDO

*Donna L. Benson*

DONNA L. BENSON  
Orange County Clerk

RECEIVED FROM: Carthage  
Liber 5746 pg 283

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
JULY 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  
ON 1-15-02 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

*July A. Eskew 6-24-22*

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS  
ORANGE COUNTY

LIBER 5746 PAGE 283

ORANGE COUNTY CLERKS OFFICE 3078 MRL  
RECORDED/FILED 01/15/2002 12:52:15 PM

FEES 50.00 EDUCATION FUND 5.00  
SERIAL NUMBER: 005707  
DEED CNTL NO 50780 RE TAX 440.00



A 291 - Standard N.Y.B.T.U. Form 8007  
Bargain & sale deed, with covenant against grantor's acts-Ind. or Corp., 11-98.

© 1987 by Blumberg Excelsior Inc.  
NYC 10013

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

THIS INDENTURE, made on July 25<sup>th</sup>, 2001

BETWEEN JOHN L. LEASE, residing at 14 Spencer Avenue, Newburgh, New York 12550

party of the first part, and AARON S. MAZUREK AND SUZANNE G. MAZUREK, <sup>Nodop</sup> Husband and Wife, residing at 806 Barcher Court, Central Valley, New York 10917

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100 (\$10.00)-----

-----dollars,  
lawful money of the United States, and other 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, situated,  
lying and being in the Town of Newburgh, County of Orange and State of New York, more  
particularly described on Schedule "A" attached hereto and made a part hereof.

**Schedule A Description**

All that tract or parcel of land situate in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows

Beginning at a point in the center of Lakeside Road, said point being the intersection of the center of Lakeside Road with the northerly line of lands now or formerly Cosman (L.4347 P.254); thence along the center of Lakeside Road, North 16-44-00 East 196.60' and North 23-05-00 East 164.70' to a point; thence along the center of North Plank Road (aka N.Y.S. Route 300), South 28-41-00 East 393.18' to a point; thence along lands now or formerly McDonough (L.1221 P.585) and along lands now or formerly Cosman (L.4347 P.254), North 89-03-00 West 309.93' to the point or place of beginning.

Subject to the rights of the public in that portion of this property lying in Lakeside Road and North Plank Road.

BEING the same premises described in that certain deed dated the 23rd day of October, 1981 from JOHN N. LEASE, which deed was recorded in the Orange County Clerk's Office on the 6th day of November, 1981, in Liber 2208 of deeds at page 1116.

**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.

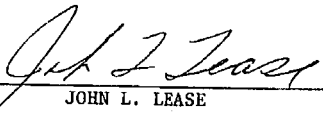
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

**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:

  
\_\_\_\_\_  
JOHN L. LEASE

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Orange ss.:

On July 25<sup>th</sup>, 2001 before me, the undersigned, personally appeared John L. Lease

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)
NOTARY PUBLIC

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of County of ss.:

On before me, the undersigned, personally appeared

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of County of } ss.:

On before me, the undersigned, personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number,

STEPHEN P. DUGGAN, III
Notary Public, State of New York
Qualified in Orange County
Reg. No. 02DU1038120
Commission Expires June 30, 2003

that he/she/they know(s)
to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.
( ) if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

Mortgage and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. CAR 0840
JOHN L. LEASE

SECTION 13
BLOCK 2
LOT 1
COUNTY ~~CUNYONNY~~ of Orange

TO
AARON S. MAZUREK and SUZANNE G. MAZUREK,
Husband and Wife

RETURN BY MAIL TO:
Frederick D. Romig, Esq.
8 Barnes Rd., Ste. 2
Wappingers Falls, NY
Zip No. 12590

Reserve this space for use of Recording Office.
LIBER 5746 PAGE 287



# 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

# 2989-22

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/13/2022

Application No. 22-0445

To: Aaron Mazurek  
580 Lakeside Rd  
Newburgh, NY 12550

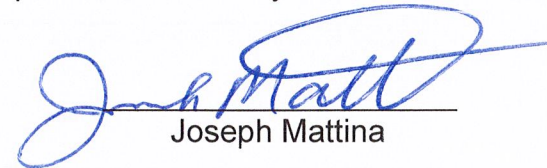
SBL: 13-2-1  
ADDRESS: 580 Lakeside Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 05/09/2022 for permit to build a 24' x 24' accessory building on the premises located at 580 Lakeside Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-15-A: A permitted accessory building may be located in any required side or rear yard.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

**BUILT WITH OUT A PERMIT**

**YES / NO**

NAME: AARON MAZUREK Application # 22-0445

ADDRESS: 580 LAKESIDE RD NEWBURGH NY 12550

**PROJECT INFORMATION:**

**AREA VARIANCE**

USE VARIANCE

TYPE OF STRUCTURE: 24' X 24' ACCESSORY BUILDING

SBL: 13-2-1 ZONE: R-1 ZBA Application # 2989-22

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
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: **2-FRONT YARDS / LAKESIDE AND RT 300 / HOUSE 30' FROM LAKESIDE RD THE GARAGE**

**WILL BE 10' FROM LAKESIDE RD.**

REVIEWED BY: Joseph Mattina

DATE: 13-Jun-22





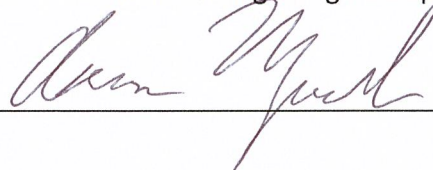


**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I Aaron Mazurek, being duly sworn, depose and say that I did on or before  
July 14, 2022, post and will thereafter maintain at  
580 Lakeside Rd 13-2-1 R1 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 1st

day of July, 2022.



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

