



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550



OFFICE OF ZONING BOARD

APPLICATION

TELEPHONE 845-566-4901  
FAX LINE 845-564-7802

**SPECIAL PERMIT: HOME OCCUPATION**

TO: THE ZONING BOARD OF APPEALS, 21 HUDSON VALLEY PROFESSIONAL PLAZA,  
THE TOWN OF NEWBURGH, NEW YORK, 12550

I (WE) Javon McCoy Presently

Residing at 25 Stony Run Road

Telephone Number 845-591-7711

Hereby make application to the Zoning Board of Appeals to operate a  
HOME OCCUPATION, Pursuant To Section 30.4.2 of the Zoning Laws  
of the Town of Newburgh.

1. Location of the property:

Section 73 Block 14 Lot 6

Street Address: 25 Stony Run Road

Zoning District: R3

2. a) Does the property owner reside on the premises? yes

b) Will the property owner be operating the business? yes

c) What Type of HOME OCCUPATION do you propose? The sale of  
firearms and accessories

d) Briefly explain the proposed operation of this business. The sale of firearms  
and accessories and also transfer of firearms

e) What, if any, structural changes will be made to the premises in order to construct this HOME  
OCCUPATION? None

**SPECIAL PERMIT: HOME OCCUPATION**

2. f) What is the current square footage of the existing dwelling? 2138 sq. ft.

g) What, if any, is the proposed square footage of this dwelling that this HOME OCCUPATION will require? 0 sq. ft.

h) How many, if any, employees will be working at this business? None

i) What are the hours and days of operation? 3pm - 6pm Hours 7 Days if applicable

*Jan Man*

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 27<sup>th</sup> DAY OF February 2023

*[Signature]*  
NOTARY PUBLIC





## 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

# 3033-23

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 02/16/2023**

**Application No. 23-0137**

**To: Javon McCoy**  
**25 Stony Run Rd**  
**Newburgh, NY 12550**

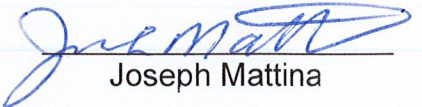
**SBL: 73-14-6**  
**ADDRESS: 25 Stony Run Rd**

**ZONE: R3**

PLEASE TAKE NOTICE that your application dated 02/15/2023 for permit to create a home occupancy involving the sale of firearms and accessories on the premises located at 25 Stony Run Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh municipal code:

185-48.6-A: The Town of Newburgh permits customary home occupations to be conducted as accessory uses in dwellings subject to special permit.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

6223-11483

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

Hugo Ruiz TO Javon McCoy

SECTION 73 BLOCK 14 LOT 6

RECORD AND RETURN TO: (Name and Address)

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

Mic National Granite Title 10 E 155 North Main Street New City, NY 10958 (845)639-1415/FAX 639-1239

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED [checked] 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 WALLKILL (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)
9999 HOLD

CITIES

- 0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

NO. PAGES 4 CROSS REF
CERT. COPY
MAP # PGS.
PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

CONSIDERATION \$ 157,000
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
(1) 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: National Granite

RECORDED/FILED 07/28/2003/ 16:04:10 DONNA L. BENSON County Clerk ORANGE COUNTY, NY

FILE # 20030100700 DEED / BK 11132 PG 0352 RECORDING FEES 92.00 TTX# 012021 TRANS TAX 628.00 Receipt#141739 dab

STATE OF NEW YORK (COUNTY OF ORANGE) SS: I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON 7/28/03 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbitt

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY



Q23-11483

TT.  
\$128.00

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

**FORM 8007**

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

*THIS INDENTURE*, made the 20th day of May, 2003,

between <sup>A.</sup> Hugo Ruiz, of 25 Stoney Run Road, Newburgh, New York 12550  
party of the first part, and

Javon McCoy of 634 South Street, Milton, New York 12550  
party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), 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 Town of Newburgh, County of Orange and State of New York being more particularly bounded and described in Schedule 'A' attached hereto.

*BEING AND INTENDED* to be the same premises conveyed to HUGO <sup>A.</sup> RUIZ who acquired title by deed dated May 16, 2003 from JUBALEE REALTY COMPANY, INC. and shall be recorded simultaneously herewith.

*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.

*NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.*

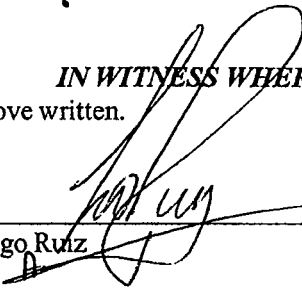
Title No.: GR23-11483

**SCHEDULE A**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, Orange County and State of New York, known as and by Lot 79 on a certain map entitled "Gidney Estates Subdivision, made by T.W. Westlake, Engineer", and filed in the Orange County Clerk's Office on February 7, 1957, as Map No. 1694, and more particularly bounded and described according to said map as follows:

BEGINNING at a point on the southerly side of Stony Run Road the following courses and distances: westerly of the corner formed by the intersection of the westerly side of Stony Run Road and the southwesterly side of Stony Run Road North 66 degrees 11 minutes 50 seconds West 41 feet and South 81 minutes 10 seconds West 78.91 feet; running thence South 20 degrees 58 minutes 10 seconds East 127.53 feet; thence South 69 degrees 01 minutes 50 seconds West 81 feet; thence North 23 degrees 26 minutes 40 seconds West 123.60 feet to the southerly side of Stony Run Road; thence along the southerly side of Stony Run Road, North 66 degrees 21 minutes East 86.43 feet to the point or place of BEGINNING.

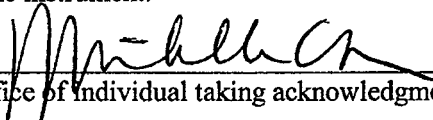
*IN WITNESS WHEREOF*, the party of the first part has duly executed this deed the day and year first above written.

  
\_\_\_\_\_  
Hugo Ruiz

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

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

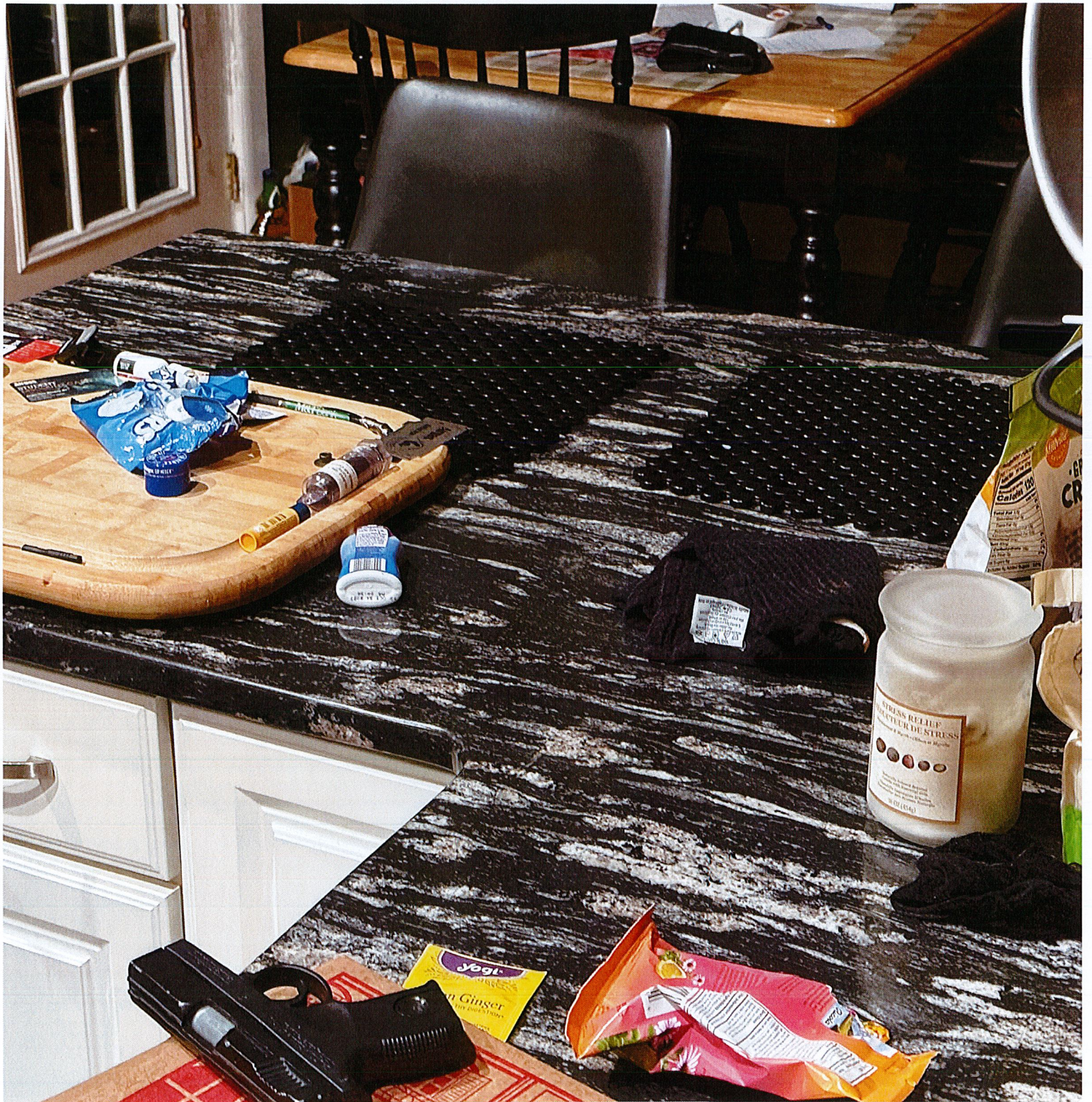
On the 20th day of May, 2003, before me, the undersigned, personally appeared Hugo Ruiz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

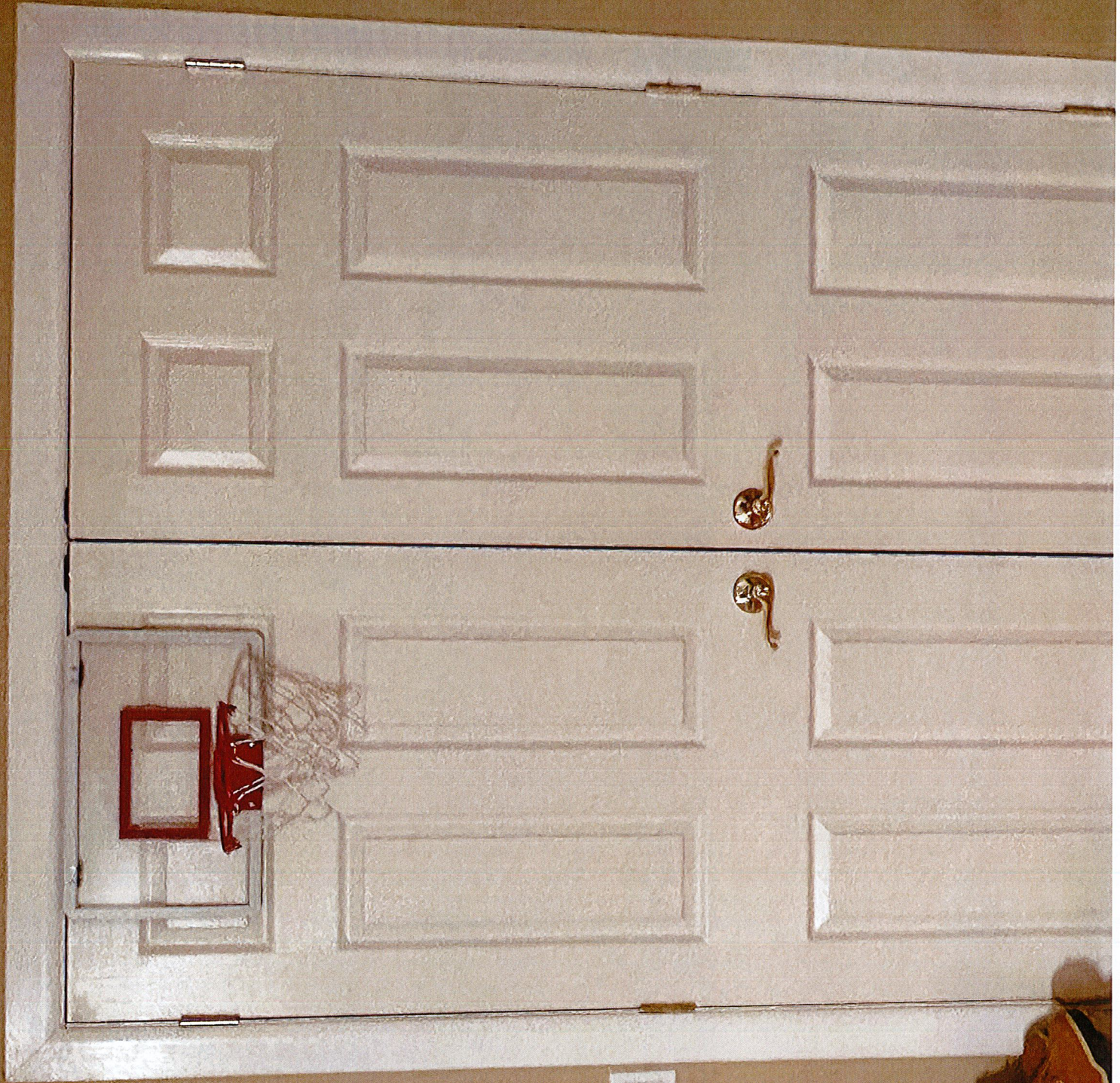
  
\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**MICHELLE ANDERSON**  
Notary Public, State of New York  
Qualified in Orange County  
Registration #02AN4972943  
Commission Expires October 9, 2006









2/14/23

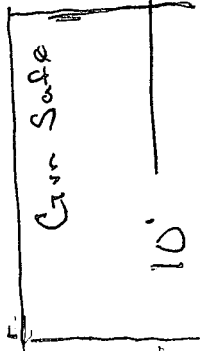
I will be selling firearms and accessories. I will conduct all business from my kitchen. I will be purchasing these firearms when a client places an order. I Javon McCoy will be the only person conducting business.

# Master Bedroom

walk in closet  
Door

Bed Room  
Door

Closet



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Javon McCoy, being duly sworn, depose and say that I did on or before

March 9, 2023, post and will thereafter maintain at

25 Stony Run Rd 73-14-6 R3 Zone in the Town of Newburgh, New York, at or near the front

property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

Javon McCoy

Sworn to before me this 2<sup>nd</sup>

day of March, 2023.

[Signature]



