

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: 3/17/20
- 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: We are seeking to install a ground-mounted

solar array at 165 Gardentown Rd. Currently the town code does not allow for ground-mounted solar.

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:
Yes. The homeowner is looking to offset and lower their monthly bills over a lifetime by installing a solar system.

(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:

For some reason this zone is restricted from ground-mounted solar systems which is unique to not have this opportunity to do so.

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

The roof is not adequate to install solar on due to lack of roof space and fire setback requirements.

- d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:
Utility bills are high. Going solar would be using reknewable energy to alleviate high bills.

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:

- 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:

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

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

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

7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]

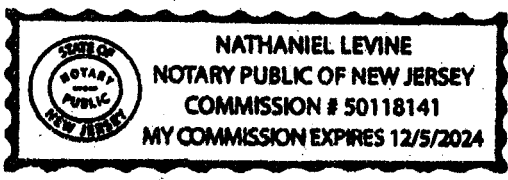
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 22nd DAY OF May 2020

[Handwritten Signature]

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)

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Shunaid Memon, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 165 Gardenertown Rd. Newburgh, NY 12550

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

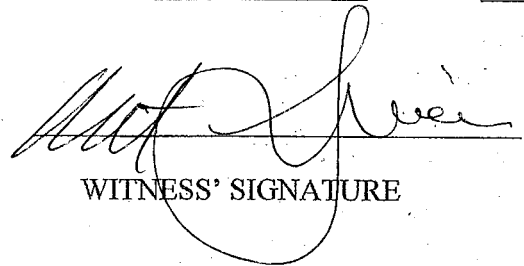
165 Gardenertown Rd. Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Empire Solar Solutions, LLC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 5-22-20



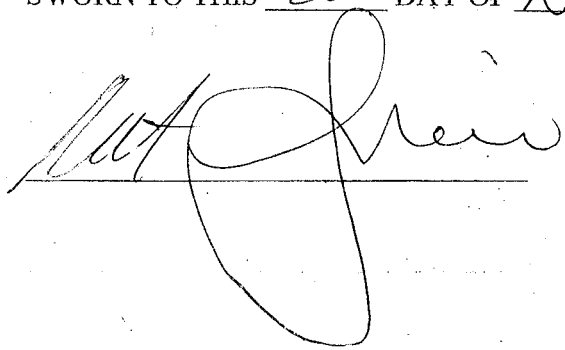
OWNER'S SIGNATURE



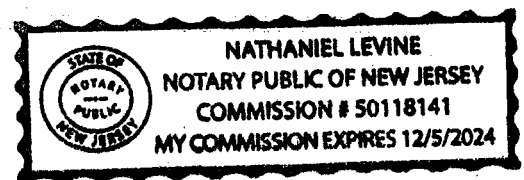
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 22nd DAY OF May 2020



NOTARY PUBLIC



Short Environmental Assessment Form

Part 1 - Project Information

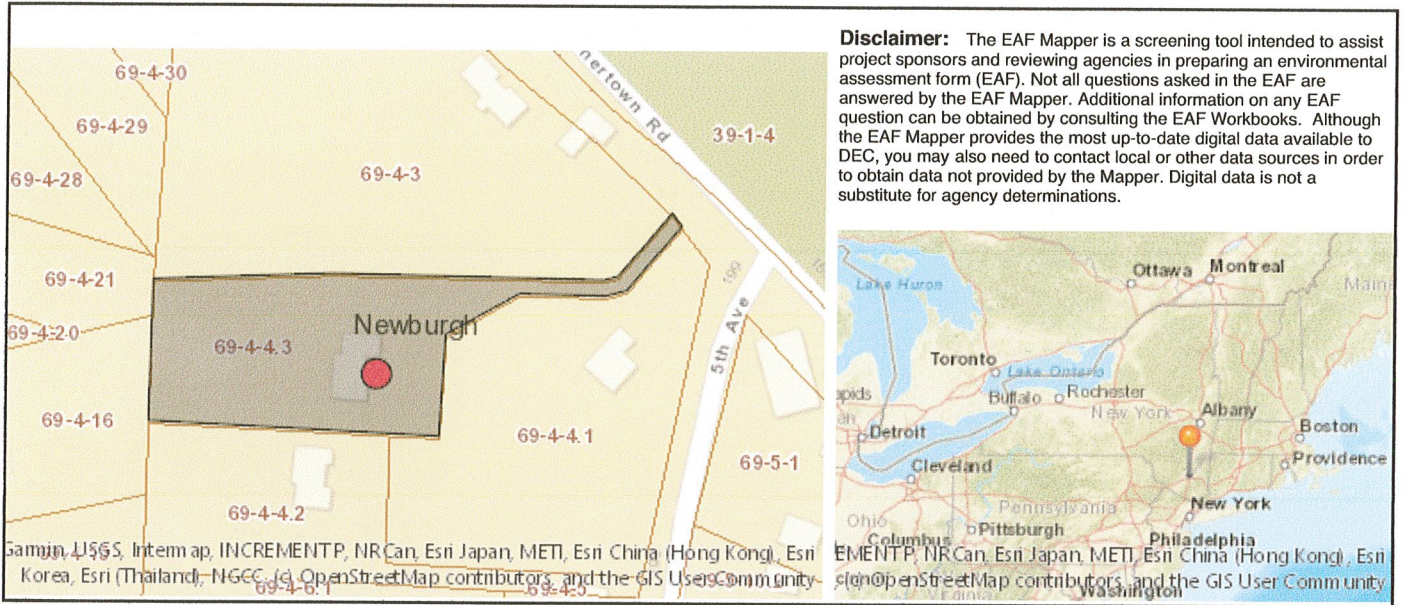
Instructions for Completing

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: Shunaid Memon- Ground- Mounted Solar			
Project Location (describe, and attach a location map): 165 Gardenerstown Rd. Newburgh, NY 12550			
Brief Description of Proposed Action: 11.7 kW ground-mounted solar array. 36 Panasonic 325W panels with 1 SolarEdge SE10,000H-US inverter.			
Name of Applicant or Sponsor: Empire Solar Solutions, LLC		Telephone: 845-728-2165 E-Mail: erin@empiresolar.com	
Address: 2-8 Johnes St			
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 <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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1 acres			
b. Total acreage to be physically disturbed? _____ 685 sq ft acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 685 sq ft acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ _____	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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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

2832-20

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/12/2020

Application No. 20-0175

To: Shunaid Memon
165 Gardnertown Road
Newburgh, NY 12550

SBL: 69-4-4.3
ADDRESS: 165 Gardnertown Rd

ZONE: R3

PLEASE TAKE NOTICE that your application dated 02/27/2020 for permit to install 36 ground mounted solar panels on the premises located at 165 Gardnertown Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-81-D-3-e-[1] : Ground-mounted and freestanding solar collectors are not permitted in the R-3 District in connection with any use.

Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Shunaid Memon **Building permit #** 20-0175

ADDRESS: 165 Gardnertown Rd. Newburgh NY 12550

PROJECT INFORMATION: AREA VARIANCE **USE VARIANCE**

TYPE OF STRUCTURE: Ground mounted solar system

SBL: 69-4-4.3 **ZONE:** R-3 **ZBA Application #** 2832-20

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

	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: **Ground mounted solar systems are not permitted in an R-3 zone**

VARIANCE(S) REQUIRED:

- 1 185-81-D-3-e-[1] / Ground mounted / free standing systems are not permitted in an R-3 zone
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina **DATE:** 12-Mar-20



Town of Newburgh

Attn: Zoning Board

Re: Application for Solar Ground-Mount for Memon at 165 Gardnertown Rd

Please accept the attached utility bill and contract as the example of financial hardship requested for the zoning board application to install a ground-mounted solar array at 165 Gardnertown Rd. Our goal is to offset their utility bills. By financing a solar system this customer will have a fixed monthly bill, receive large tax credits, and receive credits for any overage. Please let me know if you need anything further.

Sincerely,

Erin McConnell

Empire Solar Solutions

Director of Operations

2-8 Johnes Street Newburgh NY 12550

Phone: 845-728-2165

Fax: 845-245-6584

<http://www.empiresolarny.com>

erin@empiresolarny.com



This PHOTOVOLTAIC SOLAR ELECTRIC Installation "Contract" is made this 2/15/20, by and between Empire Solar Solutions LLC 2-8 Johnes St., Newburgh NY, 12550 hereinafter called the "Contractor", and

Shunaid Memon

(Print Full Legal Name)

Hereinafter call the "Client" of

165 Gardnertown Rd.

(Street Address)

Newburgh, NY 12550

(City, State, Zip)

WITNESSETH, the Contractor and the Client for the consideration named agree as follows:

SCOPE OF WORK: Client agrees to enable and engage the Contractor to furnish all necessary labor, equipment, materials, system design, subcontracting and acquire the permits necessary to perform the installation of the photovoltaic Solar Energy System ("PV System") as described below:

A 11.700 kW photovoltaic solar electric system utilizing

36, Panasonic Group Sanyo Electric HIT 325 & 1 SolarEdge 11.4KW Inverter SE11400H-USRGM 240v & 1 cell backu
(# of Module, Manufacturer, Model & Inverter Name and Model)

Estimated 1st year kW production 15,210 kWh*

*The energy production for the first year is based on PVWatts Version 1 and may not be indicative to the installed system based on environmental, shading, future degradation and other limiting factors.

TAX AND REBATE DISCLAIMER

Tax, rebates, and any other incentive amounts provided to the client either verbally or in written form are estimated based on public information, and should not be construed as tax or legal advice. Incentives may vary on individual circumstances and are subject to change by the organization or governing body responsible for the incentive. The client should seek legal or other professional advice from a professional certified in this field for more definitive information. To that extent the Client acknowledges that they have received no legal or tax advice from Contractor or Contractor's employees, Independent Contractors, sub-contractors, or any other persons representing the Contractor in regards to sale or lease of the PV system.


WARRANTY

Contractor warranties for (15) years all systems including labor. Client agrees that from ("Substantial Completion"), the PV system has been designed and installed in a good workmanlike manner in accordance with all building codes and New Jersey Authorities Having Jurisdiction specifications. Warranty on Equipment will be supplied by the manufacturer. All warranty coverage to equipment and workmanship installed by contractor will be void if any alterations or repairs are performed by any other person/company not expressly authorized, in writing, by the contractor or financing/lease company. Warranty does not cover damage caused by external forces such as but not limited to vandalism, theft, terrorism, fire, or act of God, damage caused by weather effects exceeding manufacturer tolerances, normal wear and tear, or aging of a PV system. Any implied warranties: Electric bills, water damages, or any other consequential damages: or damage to the PV system or to its efficiency due to adjustments, moving, or tampering with the PV system or any of its components by individuals not approved by the Contractor constitute are considered out of warranty and not covered..

In the event contractor is required to penetrate the roof of client's property and causes damage to the roof within (3) three inch radius of the penetration, the contractor will repair such roof damage for a period of (5) five years from completion or the remaining term of the roofs existing warranty, whichever is shorter to prevent any water, rain or moisture seepage through such penetration.

Contractor agrees to Client to extend the referral bonus to \$2,000 for Client's first 2 referrals. Every referral after that will be \$1,500.

Agreed to for the Client:

By:  DocuSigned by: _____ Print Name: Shunaid Memon

Date: 2/15/2020

Agreed to for the Contractor:

By:  DocuSigned by: _____ Print Name: Will Wemmer

Date: 2/15/2020

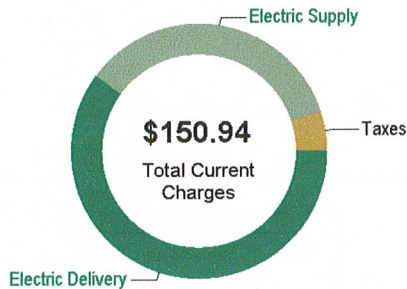


Account Number: 8320-1125-01-6

Page 1 of 3

284 SOUTH AVENUE
POUGHKEEPSIE NY 12601-4839
www.CentralHudson.com

Service For: SHUNAI S MEMON
165 GARDNERTOWN RD
NEWBURGH NY
12550-2702



Contact Us

Email, "live chat" and other options: CentralHudson.com/ContactUs
Report an outage: CentralHudson.com, 845-452-2700 or text OUT to 236483
Natural gas odors: Call 911 or 1-800-942-8274
Fallen wires and other electrical hazards: Stay at least 30 feet away and call 911

Bill Summary

Previous Billed Amount \$129.67
 Payments Since Last Bill - THANK YOU! \$-129.67
 Current Electric Charges \$150.94

Total Amount Due Now \$150.94

Current Billing Period Jan 14,2020 - Feb 12,2020
 Late Charges Added After Mar 11,2020
 Next Scheduled Reading Date Mar 16,2020

	This Year	Last Year
Electric Usage	847 kWh	1315 kWh
Heating Degree Days	929	1042

Ways to Pay

- ONLINE:** CentralHudson.com/MyAccount
- MOBILE APP:** Download at CentraHudson.com/MobileApp
- TEXT MESSAGE:** Text PAY to 236483
- PHONE:** 845-452-2700 or 800-527-2714
- See back for details and other options.

PB_8320112501_200213.PDF

Billing details on page 3 ▶

Please return this stub and make checks payable to Central Hudson

Account Number 8320-1125-01-6
This Amount Will Be Automatically Deducted From Your Bank Account On **\$150.94** 03/06/2020
 \$

Amount Enclosed

To contribute to the Good Neighbor Fund add a whole dollar amount, \$1 to \$10.

|||||
 Central Hudson Gas & Electric Corporation
 284 South Avenue
 Poughkeepsie, NY 12601-4839

SHUNAI S MEMON
165 GARDNERTOWN RD
NEWBURGH NY 12550-2702

83201125016 1 2000015094 83201125016 8000015094

Payment Options

- **eBills:** Receive your bills electronically and pay electronically from your bank account.
- **Direct Pay:** Your payment will be deducted automatically from your bank account, whether you receive a paper bill or eBill.
- **Credit/Debit card:** By phone (1-888-909-4634) or on our website (www.CentralHudson.com).
- **ezPay:** One-time payment available on our website. You will need your Central Hudson account number and your banking information.
- **Pay by text:** Pay your account balance. Register for our text messaging service online by logging in at www.CentralHudson.com. You may also register for this service by texting REG to 236483 (CenHud). If your cell phone number is not on file in our records you will need your Central Hudson account number to complete registration by text.
- **Pay by phone:** 845-452-2700 or 1-800-527-2714. Have your Central Hudson account number and bank account information handy.
- **Pay through U.S. mail:** Return your bill stub and check in the return envelope provided. When you provide a check as a payment, you authorize Central Hudson either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.
- **Pay in person** at an authorized payment location. Be sure to include your bill stub to ensure proper credit.

Additional information on payment options and a listing of convenient authorized bill payment locations can be found at www.CentralHudson.com.

Payment agreement options & billing accuracy

You are entitled to pay your bill in installments with a payment agreement based on your financial circumstances, and/or when your scheduled meter reading usage is estimated; i.e., if the next actual meter reading shows we underestimated your usage by more than 50 percent or \$100, you can pay the amount of the difference in installments.

Contact Information

Keep your contact information current by logging into our website at www.CentralHudson.com/MyInfo, and updating your mailing address, phone number and email.

For Your Information

Inquiries: Please refer to your account number shown on this bill when making inquiries. Representatives are available by telephone, Monday through Friday 8 a.m. to 6 p.m., and Saturday 9 a.m. to 1 p.m.; call 845-452-2700 or 1-800-527-2714.

Employee Identification: For your protection, our employees carry an official card bearing the employee's name and photograph. Please ask to see it.

Senior Identification Program: We provide special protections and services for seniors. If you are age 60 or older, please contact us to enroll in our confidential Senior Identification Program.

Life Support Equipment: If life support equipment, such as a kidney machine or 24-hour respirator, is being used by you or another member of the household, please let us know.

Late Payment Charge: Bills are due when rendered. To avoid a late payment charge of 1.5 percent per month, your payment must be received by the date shown on your bill stub.

Deposit Requirements: We may require a security deposit if your account is in arrears or if we have terminated service for nonpayment. Please contact us for further information on deposit requirements.

Budget Billing: To levelize your bills throughout the year at an equal monthly amount, call us and ask about Budget Billing. Rate Schedules: Rate schedules are available at our 284 South Ave., Poughkeepsie, office and on our website.

Unmetered Service: Usage for unmetered lighting accounts is based on wattage and estimated hours of operation.

Right to an actual meter read: Upon the discontinuation of utility service, customers may obtain, upon request, an actual meter reading. A \$25 special meter reading fee may apply. The meter reading will be obtained within 48 hours, not including holidays or non-work day. Full access to the meter(s) is required.

Definition of General Billing Terms

Full-Service Customers: Customers who purchase electricity and/or gas supply from Central Hudson for delivery through our wires or pipes.

ESCO-Service Customers: Customers enrolled in our Customer Choice Program, who purchase electricity and/or gas from an independent energy supply company (ESCO) for delivery through Central Hudson's wires or pipes.

Meter Multiplier: A conversion factor used for a meter designed to record only a portion of energy use.

NYS & Local Taxes: Taxes and surcharges imposed upon Central Hudson by the state of New York and/or local authorities, to be collected from all customers.

Heating Degree Days: A method of measuring the severity of winters. A higher degree-day number represents a colder time period. For more information about degree days and energy conservation, visit our website at www.CentralHudson.com.

kWh: Kilowatt hour; a measured volume of electricity. kWh is a maximum measured rate of electricity.

Ccf: Hundreds of cubic feet, a measured volume of gas.

Definition of Delivery Charges

Basic Service Charge: A pro-rated 30-day charge for maintenance and account administrative costs; billed whether or not you use electricity or gas during the billing period.

Delivery Service Charge: The cost of delivering electricity or gas to customers, whether purchased from Central Hudson or another supplier.

MFC Administration Charge: A charge to reflect the administrative costs Central Hudson incurs to support the provision of electric and natural gas.

Transition Adjustment: A charge that balances the costs of converting customer from full-service to ESCO-service.

Bill Credit: A mechanism to refund a regulatory balance owed to customers.

Revenue Decoupling Mechanism (RDM): A mechanism intended to minimize the impact to Central Hudson resulting from reduced energy consumption as efficiency

programs are implemented. For certain gas heating customers, the RDM will reflect a separate Weather Normalization Adjustment to adjust gas delivery charges due to variations from normal weather for October through May.

System Benefits Charge (SBC)/Renewable Portfolio Standard (RPS): Incremental state-mandated electric and gas charges to fund energy efficiency programs, assistance for low-income customers, energy research and development, increase renewable resources, and other initiatives. An additional cost may be included in this line item associated with the Clean Energy Standard, explained below.

Purchased Power Adjustment: A mechanism to refund to electric customers the benefits associated with the revenue sharing agreement with the owner of one of Central Hudson's former electric generating plants.

Miscellaneous Charge: A mechanism to refund/recover from electric customers the benefits/cost associated with Central Hudson's retained electric generation and mandatory power purchases. An additional cost included in this electric line item for non-demand customers is the MISC II charge explained below. For gas customers, a mechanism to refund/recover interruptible refunds/surcharges applicable to SC No. 11 customers, Earnings Adjustment Mechanism and Rate Adjustment Mechanism.

MISC II: A mechanism to recover from electric customers the cost associated with the Company's Targeted Demand Response Program, the Company's Distributed System Implementation Plan, the costs associated with certain elements of Value Stack Compensation related to the purchase of generation, the Company's Commercial System Relief Program, Earnings Adjustment Mechanism and Rate Adjustment Mechanism.

Definition of Supply Charges

MFC Supply Charge: A charge to reflect the costs Central Hudson incurs associated with purchasing electric and natural gas supply for full-service customers.

Market Price: The average monthly price per kWh Central Hudson pays for electric supply for full-service customers. Additional costs included in this line item are state-mandated charges to recover costs associated with supporting renewable and zero emission power sources.

Market Price Adjustment: An adjustment (credit or charge) to the previous month's Market Price for differences caused by the timing of billing and collection.

Gas Supply Charge: The average monthly price per Ccf Central Hudson incurs for gas supply for full-service customers.

Clean Energy Standard (CES): A state-mandated initiative to reduce emissions from power sources by 40 percent from 1990 levels by 2030, and 80 percent by 2050; and produce 50 percent of electricity from renewable sources by 2030. Charges to recover costs associated with supporting renewable and zero-emissions power sources are included within the supply portion of the bill of all New York utility and energy service companies.

Customer Choice Billing

Consolidated Bill Credit: A credit will be provided on bills issued as a result of a regular meter reading for ESCO-electric and/or gas service customers receiving one consolidated bill for Central Hudson delivery charges and the ESCO's supply charges. This credit represents certain costs that we no longer incur to provide service to you; and the amount is subject to change and approval by the PSC.

MFC Administration Charge: (see definition above); ESCO-service customers receiving a separate bill from their supplier are not billed this charge.

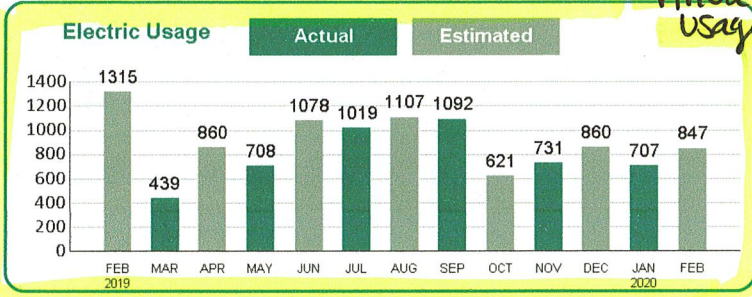
MFC Supply Charge: (see definition above); ESCO-service customers are not billed this charge.

Transportation Demand Adjustment (TDA): For gas ESCO-service customers, a mechanism to recover costs of state-mandated programs and refund benefits of specific types of gas sales. These amounts are included in the Gas Supply Charge for full-service customers.

Billing Detail

Meter # 22612082 RATE E100 NON HEATING

*11,384
 Annual
 Usage*



Electric Service Charges 847 kWh at a cost of \$150.94
 Average Daily Cost for Electric \$5.2048

Amount of Electricity Used

Feb 12, 2020	Present Reading (estimated)	23257
Jan 14, 2020	Previous Reading (actual)	22410

Electricity Used (kWh) 847

Cost for Electricity Used (for 1.0 months)

ENERGY DELIVERY CHARGES:

Basic Service Charge	1.0 Mos @	20.00	20.00
Delivery Svc Chg	847 kWh @	0.08349	70.72
MFC Admin Chg	847 kWh @	0.00183	1.55
Transition Adj	847 kWh @	0.00018	0.15
Bill Credit	847 kWh @	-0.00307	-2.60
SBC/RPS Chgs	847 kWh @	0.00633	5.36
Misc. Charges	847 kWh @	0.00416	3.52
RDM Chg	847 kWh @	-0.00881	-7.46
Total Delivery Chrgs			91.24

ENERGY SUPPLY CHARGES:

(You may choose another supplier for this part of your service)

MFC Supply Chg	847 kWh @	0.00330	2.80
Market Price	847 kWh @	0.05598	47.42
Market Price Adj	847 kWh @	0.00330	2.80
Total Supply Chrgs			53.02
NYS & Local Taxes			2.28
Sales Tax	@	3.000%	4.40

TOTAL ELECTRICITY COST \$150.94

For this billing period, the average cost of energy we purchased for you was \$0.06258 per kWh (excluding taxes). You can use this number to compare our price to other suppliers' prices.

Payments and Adjustments

PAYMENT RECEIVED BY DIRECT PAY	FEB 6	\$-129.67
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Message Center

What's New ...

The Home Energy Assistance Program (HEAP) provides financial grants to eligible households to help pay heating and/or utility bills. The regular HEAP benefit season is now open! For benefit amounts, eligibility requirements and application information go to: www.centralhudson.com/heap.

Did you know?

We enhanced our payment options. You can now use American Express to pay your Central Hudson bill. Visa, Discover and Mastercard are also accepted. Payments with credit/debit card or at a payment center won't incur a transaction fee.

In 2019, we removed transaction fees for Mastercard, Discover and Visa credit and debit card payments. Now, we are pleased to announce we are also accepting **American Express** for bill payments, with no transaction fees.



CentralHudson.com/BillPay

Paying bills has never been more convenient!

Direct Pay: Automatically deduct payments from your bank account.

Budget Billing: Sign up for predictable monthly payments.

Text Alerts and Mobile App: Pay from your mobile device.

Online: Log in to your account. Or, if you have your account number available, there is no need to log in.

Mail: Return your payment to the address provided on your bill stub.

Phone: Make checking account or credit/debit card payments by phone.

eBills: Sign up to go paperless.



ORANGE COUNTY – STATE OF NEW YORK
 ANN G. RABBITT, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 14567 / 1626
 INSTRUMENT #: 20190032941

Receipt#: 2652069
 Clerk: LC
 Rec Date: 05/16/2019 02:22:08 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: AMROCK, INC

Party1: MEMON DAWN
 Party2: MEMON SHUNAID S
 Town: NEWBURGH (TN)
 69-4-4.3

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

Sub Total: 195.00

Transfer Tax	
Transfer Tax - State	452.00

Sub Total: 452.00

Total: 647.00

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

***** Transfer Tax *****
 Transfer Tax #: 9204
 Transfer Tax
 Consideration: 112850.00

Transfer Tax - State	452.00
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Total: 452.00

Payment Type: Check
 Cash
 Charge
 No Fee

Comment: _____

Ann G. Rabbitt
 Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

Record and Return To:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
65568245-4946567

Prepared by:
Kenneth N. Smolar, Esq.
PC Law Associates
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Admitted in NY

Tax Map Designation:
Dist.: Sec.: 69
Blk.: 4 Lot(s): 4.3
Town of: Newburgh
County of: Orange

SPACE ABOVE FOR RECORDER'S USE

QUITCLAIM DEED (1)

342588637
THIS INDENTURE, made this 2nd day of MAY, 2019,

BETWEEN SHUNAI S. MEMON and DAWN MEMON, husband and wife, whose address is 165 Gardnertown Road, Newburgh, NY 12550-2702 (herein, "Grantor"),

And

SHUNAI S. MEMON, a married man, whose address is 165 Gardnertown Road, Newburgh, NY 12550-2702 (herein, "Grantee").

WITNESSETH, that Grantor, in consideration of One Dollar (\$1.00) lawful money of the United States, and other valuable consideration paid by Grantee, hereby grants, remises, releases and quitclaims unto Grantee, the heirs or successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Orange, State of New York, being more particularly described as:

SEE EXHIBIT A ATTACHED HERETO,

Subject to all covenants, easements and restrictions of record, if any, affecting the same.

BEING the same property conveyed to SHUNAI S. MEMON and DAWN MEMON, husband and wife, by Deed from FALVELLA CARPENTRY, INC., a domestic corporation, dated

October 8, 2002 and recorded December 16, 2002 in Liber/Book 6106, Page/Folio 139 in the Register of Deeds Office, Orange County, New York.

Said premises having an address of: 165 Gardnertown Road, Newburgh, NY 12550-2702

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances to and the estate and rights of Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, Grantee's survivors, heirs, distributees, personal representatives and assigns forever.


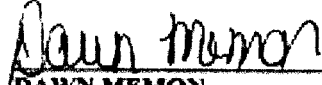
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

This instrument prepared from information provided by the parties. PC Law Associates makes no representation as to title or accuracy.

THIS SPACE INTENTIONALLY LEFT BLANK

Attached to and becoming a part of Deed between SHUNAIID S. MEMON and DAWN MEMON, husband and wife, as Grantor(s), and SHUNAIID S. MEMON, a married man, as Grantee(s).

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

GRANTOR

SHUNAIID S. MEMON

DAWN MEMON

State of NEW YORK)
County of ORANGE) ss.

On the 2nd day of MAY in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **SHUNAIID S. MEMON** and **DAWN MEMON** 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 appearance before the undersigned in the

County of ORANGE in Newburgh State of NEW YORK



MATTHEW R. CLARK, JR. --Notary Public

MATTHEW R. CLARK, JR.
NOTARY PUBLIC-STATE OF NEW YORK
No. 02CL6264033
Qualified in Rockland County
My Commission Expires 08-28-2020

EXHIBIT A - LEGAL DESCRIPTION

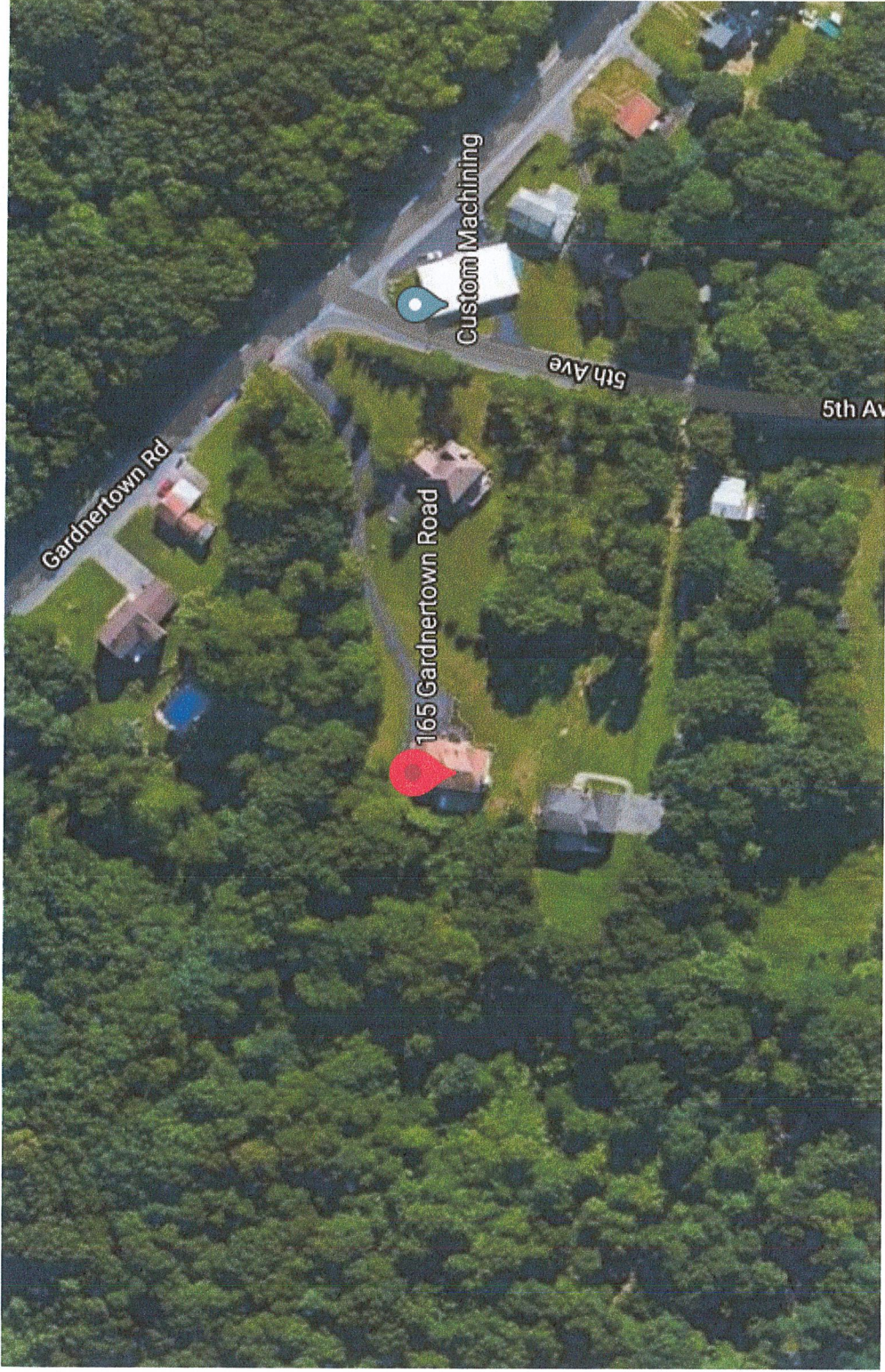
Tax Id Number(s): 69-4-4.3

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 DESIGNATED AS LOT NO. 3 ON A CERTAIN MAP ENTITLED, '3 LOT SUBDIVISION PLAT OF FIFTH AVENUE ESTATES' FILED 5/02/01 IN THE OFFICE OF THE ORANGE COUNTY CLERK AS FILED MAP NO. 80-01

Commonly known as: 165 Gardnertown Road, Newburgh, NY 12550-2702

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Shunaid Memon
165 Gardnertown Rd.
Newburgh, NY 12550



Aerial View

Shunaid Memon
165 Gardnertown Rd.
Newburgh, NY 12550



View from the Road

Shunaid Memon
165 Gardnertown Rd.
Newburgh, NY 12550



Approximate Proposed Location

**Shunaid Memon
165 Gardnertown Rd.
Newburgh, NY 12550**



View of the back of the property (well screened)

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

STATE OF NEW YORK: COUNTY OF ORANGE:

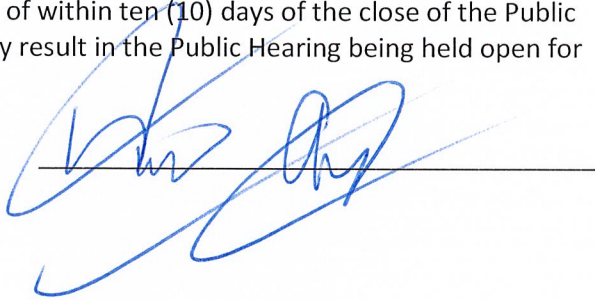

I Dayan Arantes of Empire Solar Solutions, being duly sworn, depose and say that I did on or before
August 13, 2020, post and will thereafter maintain at

165 Gardnertown Rd 69-4-4.3 R-3 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 31st

day of July, 2020.



NATHANIEL F. LEVINE
Notary Public, State of New York
No. 01DE611724
Qualified in Rockland County
Commission Expires June 25th, 2022



TOWN OF NEWBURGH

County of the Heartland
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

Notice of Public Hearing

PLEASE TAKE NOTICE that due to the current COVID-19 pandemic, the Zoning Board of Appeals meeting of the Town of Newburgh scheduled for August 27, 2020 at 7:00 p.m. at the Town Hall, 1496 Route 300, Newburgh, NY 12550 will be conducted in accordance with the applicable Executive Orders heretofore issued by New York State Governor Andrew Cuomo suspending certain provisions of the New York State Open Meetings Law. Accordingly, physical attendance by the public at the meeting will not be permitted. **Please check the Town of Newburgh website for any changes to the meeting location as that may change.** PLEASE TAKE FURTHER NOTICE that the public may view the meeting live using the Zoom platform at

the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/81164372918?pwd=OWppWmlkbjFCWkhUWE1nY1JVeEZlUT09>

Meeting ID: 811 6437 2918

Password: 059635

One tap mobile

+16468769923,81164372918#,,0#,,059635# US (New York)

+13017158592,81164372918#,,0#,,059635# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 811 6437 2918

Password: 059635

Find your local number: <https://us02web.zoom.us/j/keikdyVTxF>

Application of Shunaid Memon for a use variance to install a ground mounted solar system in an R-3 zone.

Location 165 Gardnertown Rd 69-4-4.3 R-3 Zone

After each hearing scheduled for August 27, 2020 is opened, the public will be able to make comments through the Zoom livestream or by telephone through the Zoom teleconference option. Written comments will be accepted prior to the meeting. Such comments may be submitted by email to zoningboard@townofnewburgh.org or by regular first class mail to Town of Newburgh ZBA 21 Hudson Valley Professional Plaza Newburgh NY 12550. Meeting materials may be viewed on the Town of Newburgh web site at: <http://www.townofnewburgh.org/cn/Meetings/?tpid=4729>. As permitted by Section 104 of the Public Officers Law and the Governor's Executive Orders, the ZBA Board Chairman and



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STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
NOTICE TO TAXPAYER
REGARDING THE 2018 TAX RETURN
FOR THE YEAR 2017
YOUR 2017 TAX RETURN HAS BEEN RECEIVED AND IS BEING REVIEWED. YOU WILL BE NOTIFIED OF ANY CHANGES TO YOUR TAX RETURN.



Michael E. Miele, PE

Licensed Professional Engineer
Licensed In New York, New Jersey, Connecticut & California
New York License # 079676
New Jersey License # 44042
Connecticut License # 23158
California License # 31508

February 21, 2020

Town of Newburgh Building Department
The Office of the Building Inspector
308 Gardnertown Road
Newburgh, NY 12550

Re: Shunaid Memon - 165 Gardenertown Road, Newburgh, NY 12550
Single Family Residence, Solar Panel Loading Certification
Town of Newburgh, County of Orange, State of New York

Dear Building Department

I am the engineer of record for the above referenced project. I have prepared the attached plans dated February 21, 2020 that consists of the installation of (36) Panasonic 325W solar panels on a ground mount installation at the above referenced location.

I can herby certify that the ground mount installation with the installed solar panels meets the requirements of The New York State Residential Code -Table 301.2(1) Climatic and Geographic Design Criteria as well as the 2017 Uniform Code Supplement.
The design loads were as follows,
Wind Design Load: 110mph

If you have any questions, please feel free to call me at any time. Thanks in advance.

Sincerely Yours,



Michael E. Miele, PE

