



TOWN OF NEWBURGH

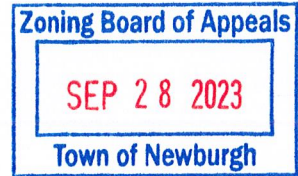
Crossroads of the Northeast

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: 09/26/2023

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

I (WE) Steven Moreau

PRESENTLY

RESIDING AT NUMBER 116 Bethlehem Road, New Windsor, NY

TELEPHONE NUMBER 845-248-5000

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:

52-1-12 (TAX MAP DESIGNATION)

50 OLD S PLANK ROAD (STREET ADDRESS)

R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).
187 ATTACHMENT 7

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:
08/16/2023

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: misc. area variances as follows:
min. lot area 2,679 s.f., min. lot width 27', min. lot depth 95', min. front yard 25', min. rear yard 21',
min. one side yard (2'), min. combined side yard (5'), max. building surface coverage (37%), max surface
coverage(63%)

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:

(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:

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

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 improvements will be of the highest quality, consistent in their relative locations and quality with respect to the neighboring lots, and as such will significantly improve the character of the neighborhood.

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

Investing in new construction requires improvements commensurate with the current market, without the variances the current zoning makes it is impossible to do so.
The applicant should be allowed to build in order to recover thier investment in the lot.

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

The 6 tax lots to the north are of similar size and have improvements, many of which do not meet the current area zoning requirements. Our lot has no improvements, but should be allowed to construct new improvements upon. Current zoning is not practical for this lot.

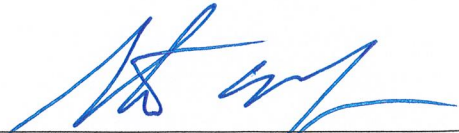
- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

The area varainces are being sought so that the applicant may construct improvements similar to those on the neighboring lots, none of which will adversely impact the conditions of the district.

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

This lot was already recognized by the town as a separate, buildable tax lot.

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26TH DAY OF SEPTEMBER 20 23



NOTARY PUBLIC

HEDWIG HELEN MLOTT
Notary Public, State of New York
No. 4991824
Qualified in Orange County
Commission Expires Feb. 10, 2024

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: Site Plan Survey of the lands of Steve Moreau				
Project Location (describe, and attach a location map): 50 Old South Plank Road - Newburgh, NY				
Brief Description of Proposed Action: Site Plan with proposed residence utilizing public water & sewer is being referred to the Zoning Board of Appeals requesting multiple Area Variances.				
Name of Applicant or Sponsor: Steven Moreau		Telephone: 914-906-8830 E-Mail: moreau.steven@gmail.com		
Address: 116 Bethlehem Rd				
City/PO: New Windsor		State: NY	Zip Code: 12553	
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: Town of Newburgh Code Enforcement Town of Newburgh ZBA			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.06 acres		
b. Total acreage to be physically disturbed?		0.05 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.43 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				

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>Orange Lake</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 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

Indiana Bat

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

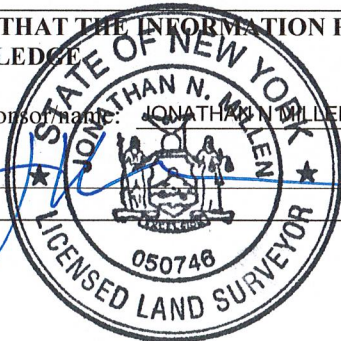
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

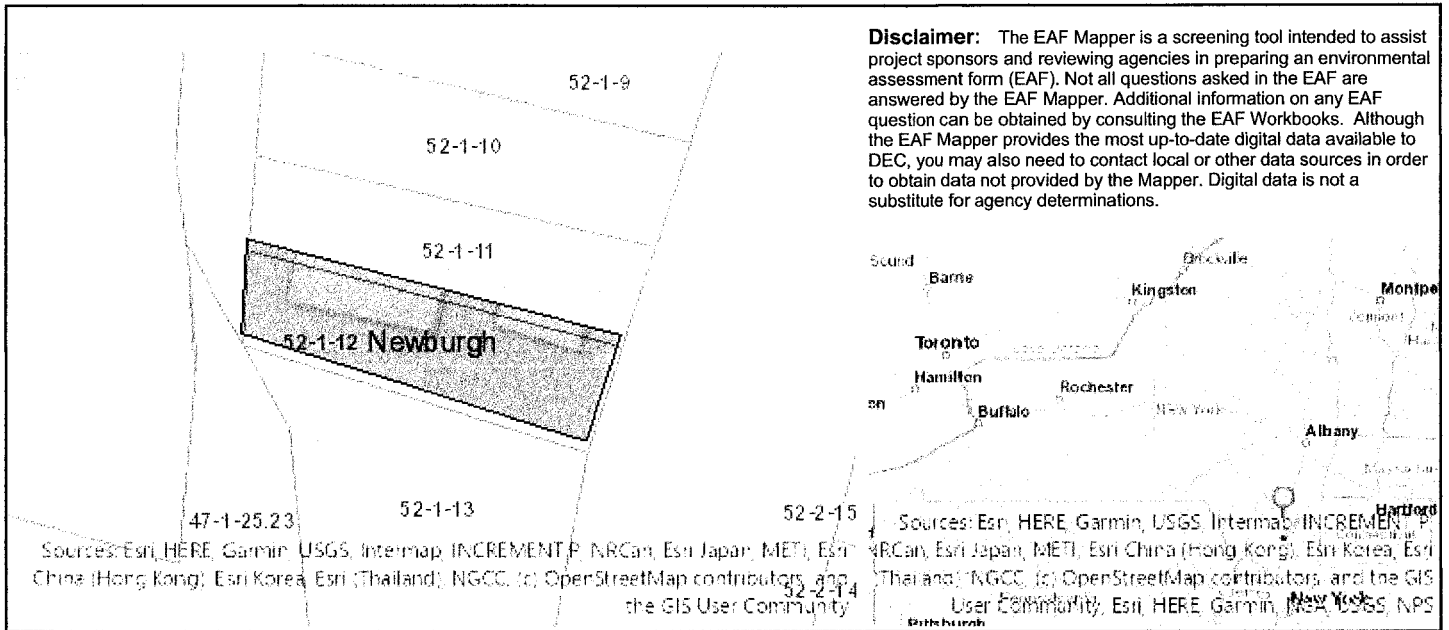
Applicant/sponsor name: JONATHAN N. MILLEN LLS

Date: 08/25/23

Signature:

Title: Licensed NYS Surveyor





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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



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: 15051 / 1727
 INSTRUMENT #: 20210062636

Receipt#: 2942565
 Clerk: PM
 Rec Date: 09/15/2021 03:36:25 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 5
 Rec'd Frm: ATLANTIC AMERICAN TITLE & ESCROW AGENCY

Party1: AZZINARO WARREN
 Party2: MOREAU STEVEN
 Town: NEWBURGH (TN)
 52-1-12

Recording:
 Recording Fee 45.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 Notice of Transfer of Sal 10.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00

Sub Total: 205.00

Transfer Tax
 Transfer Tax - State 1000.00

Sub Total: 1000.00

Total: 1205.00

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

***** Transfer Tax *****
 Transfer Tax #: 1442
 Transfer Tax
 Consideration: 250000.00

Transfer Tax - State 1000.00

Total: 1000.00

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

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 the 26th day of August, 2021,

BETWEEN WARREN AZZINARO, of 108 Burnt Meadow Road, Gardiner, New York 12525,

party of the first part, and

STEVEN MOREAU of 116 Bethlehem Road, New Windsor, New York 12553,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, Count of Orange and State of New York, more particularly described in Schedule A attached hereto and made a part hereof.

Being and Intended to be the same premises conveyed to Warren Azzinaro and Barbara Azzinaro who acquired title by deed from Jeanne H. Halstead, as surviving tenants by the entirety by deed dated August 6th 2010 and recorded August 23 2010 in the Orange County Clerk's Office on August 23 2010 in Liber 13045 at page 931 (as to Lot 12) and by deed from Jeanne H. Halstead, as surviving tenant by the entirety, by deed dated August 6 2010 and recorded August 23rd 2010 in the Orange County Clerk's Office in Liber 13045 at page 935 (as to Lot 13). Barbara Azzinaro died a resident of Orange County on January 1st 2021.;

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

Section: 52, Block: 1, Lot: 12 & 13

NYSBA's Residential Real Estate Forms (9/2000)

-1- © 2021 Matthew Bender & Company, Inc., a member of LexisNexis.

Section
52

Block
1

Lot
12

&

Section
52

Block
1

Lot
13

EXHIBIT "A" LEGAL DESCRIPTION

File No.: AANY-08157-21

Tax Lot #12

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, and State of New York, known and designated as Lot #1 on a map entitled; "Lake Front Lots Owned by Orange Lake Land Corp.", said map having been filed in the Orange County Clerk's Office on April 4, 1927 as Filed Map #970, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of Old South Plank Road, where said line is intersected by the division line between Lot #1 and Lot #2 as shown on the above referenced Filed Map, said point being marked by an iron rod found set in the ground, running thence the following courses:

Along the westerly line of Old South Plank Road, South 28° 32' 00" West 29.50 feet to a point;
Along the southerly line of Lot #1, North 64° 23' 00" West 95.70 feet to a point in the water of Orange Lake;
Along the westerly line of Lot #1, North 14° 27' 00" East 25.00 feet to a point in the water of Orange Lake;
Along the division line between Lot #1 and Lot #2, South 67° 09' 00" East 102.16 feet to the point or place of BEGINNING.

Tax Lot #13

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, and State of New York, bounded and described as follows:

BEGINNING at a point in the westerly line of Old South Plank Road, where said line is intersected by the southerly line of Lot #1 as shown on a map entitled "Lake Front Lots Owned by Orange Lake Land Corp.", said map having been filed in the Orange County Clerk's Office on April 4, 1927 as Filed Map #970, running thence, the following courses:

Along the westerly line of Old South Plank Road, South 21° 01' 15" West 84.03 feet to a point; still along said line, South 36° 52' 43" West 55.76 feet to a point marked by a concrete highway monument found set in the ground; still along said line, South 54° 10' 25" West 58.46 feet to a point in the northerly line of NYS Route 52 marked by a concrete highway monument found set in the ground; along the northerly line of YS Route 52, North 83° 12' 00" West 54.29 feet to a point marked by a concrete highway monument found set in the ground; thence in a northerly direction along an irregular line, for purposes of this description connecting points on the edge of the water of Orange Lake, the following six (6) courses:
North 31° 36' 25" East 39.93 feet to a point;
North 18° 29' 10" East 41.31 feet to a point;
North 35° 19' 30" East 47.29 feet to a point;
North 16° 57' 40" East 41.28 feet to a point;
North 7° 14' 15" West 14.00 feet to a point;
North 14° 27' 00" East 27.96 feet to a point being the south west corner of the aforementioned Lot #1 on Filed Map #970;

Thence along the southerly line of said Lot #1, South 64° 23' 00" East 95.70 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Being known as 50 Old South Plank Road and 54 Old South Plank Road, Newburgh, NY
Section 52 Block 1 Lot 12 and Section 52 Block 1 Lot 13

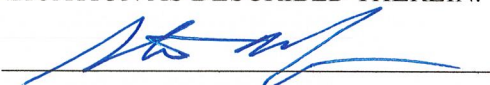
**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

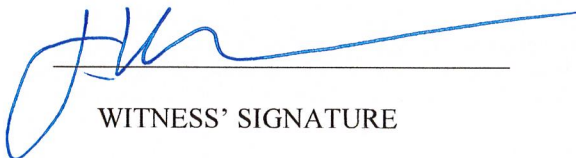
Steven Moreau, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 116 Bethlehem Road, New Windsor
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
50 Old South Plank Road, Newburgh, NY 12550 Tax ID 52-1-12

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Jonathan N. Millen, LLS
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 9-26-23



OWNER'S SIGNATURE



WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26TH DAY OF SEPT 2023



NOTARY PUBLIC

HEDWIG HELEN MLOTT
Notary Public, State of New York
No. 4991824
Qualified in Orange County
Commission Expires Feb. 10, 2026



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

3069-23

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/16/2023

Application No. 23-0954

To: Steven Moreau
381 Lakeside Road
Newburgh, NY 12550

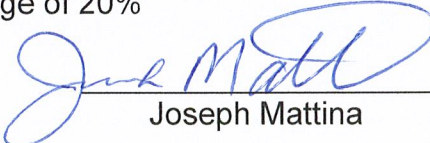
SBL: 52-1-12
ADDRESS: 50 Old South Plank Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 08/15/2023 for permit to construct a single-family dwelling on a non-conforming lot on the premises located at 50 Old South Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 3 requires: Minimum lot area of 40,000 sf
- 2) Bulk table schedule 3 requires: Minimum lot width of 150'
- 3) Bulk table schedule 3 requires: Minimum lot depth of 150'
- 4) Bulk table schedule 3 requires: Minimum front yard of 50'
- 5) Bulk table schedule 3 requires: Minimum rear yard of 40'
- 6) Bulk table schedule 3 requires: Minimum of one side yard of 30'
- 7) Bulk table schedule 3 requires: Minimum combined side yard of 80'
- 8) Bulk table schedule 3 requires: Maximum allowed building surface coverage of 10%
- 9) Bulk table schedule 3 requires: Maximum allowed lot surface coverage of 20%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



Aug 22, 2023 10:
New



Aug 22, 2023 10:
New



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Raymond B McKeiver, being duly sworn, depose and say that I did on or before

October 12, 2023, post and will thereafter maintain at

50 Old S Plank Rd 52-1-12 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 20th

day of September, 2023.

Raymond B McKeiver

JEANMARIE FARAONE NOTARY PUBLIC, STATE OF NEW YORK NO. 01FA6412603 QUALIFIED IN ORANGE COUNTY MY COMMISSION EXPIRES JAN 4, 2025
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Sep 28, 2023 1:11 PM

Newburgh

18'