

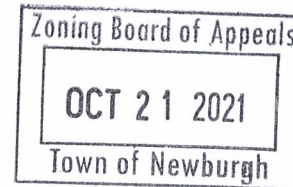


TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

APPLICATION



OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 10/18/2021

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

MOSSGARDEN PROPERTIES LLC
I (WE) CLIFFORD CROSBY"MANAGER" PRESENTLY

RESIDING AT NUMBER 44-70- 21ST STREET # 1016, LONG ISLAND CITY, NY 11101

TELEPHONE NUMBER 917-859-8250

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

18-1-4.2 (TAX MAP DESIGNATION)

12 HINCHCLIFFE DRIVE (STREET ADDRESS)

R2 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

BULK TABLE SCHEDULE 4



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3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 09/28/2021
- 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: MINIMUM LOT SIZE: 40,000SF REQUIRED/23,077 PROVIDED
MINIMUM LOT WIDTH: 150' REQUIRED/140' PROVIDED

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:



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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:

OTHER LOTS AND HOUSES IN THIS SUBDIVISION ARE SIMILAR IN SIZE.

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:

ALL ADJACENT LOTS ARE ALREADY BUILT AND NO ADJACENT IS AVAILABLE. THE LOT IS EXISTING.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

LOT WOULD MEET ZONING IF THE SUBDIVISION HAD TOWN WATER SERVICE

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 PROPOSAL IS CONSISTANT WITH EXISTING IN THE AREA. AND THE LOT HAS NO ENVIRONMENTAL.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

THIS EXISTING LOT WAS CREATED IN 1957.

INITIAL RESOLUTIONS

I, Riley Park, of Resident Agents Inc, being the Organizer of Mossgarden Properties, LLC, a New York Limited Liability Company, hereby resolve to relinquish signing authority to the Manager named below and adopt the following resolutions:

1. **Resolved**, the named Manager of the Limited Liability Company are hereby named as Manager.

Clifford Crosby

2. **Resolved**, that Mossgarden Properties, LLC was organized on 12/04/2017 in the State of New York with assigned filing number 5244247.
3. **Resolved**, that the copy of the Articles of Organization of the above named Limited Liability Company is complete.
4. **Resolved**, Resolved, that the general provisions of an operating agreement be adopted and included as official records of the Limited Liability Company. If the Manager chooses to adopt a more detailed operating agreement, then such agreement will take precedence over general provisions in the original operating agreement.
5. **Resolved**, that Manager has formed a limited liability company, and is entitled to the full extent of their limitation of liability pursuant to state law. Furthermore, Managers' failure to maintain formalities of a limited liability company does not preclude them from liability protection under state law.



Riley Park - Organizer

12/04/2017



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

Clifford D. Crosby

PETITIONER (S) SIGNATURE

MANAGER, MOSSGARDEN PROPERTIES, LLC

STATE OF NEW YORK: COUNTY OF ~~ORANGE~~ NEW YORK:

SWORN TO THIS 7 DAY OF October 2021

DONDRE STEVEN PERRY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6368561
Qualified in New York County
My Commission Expires 12/18/2021

Dandre Perry
NOTARY PUBLIC

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)



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PROXY

Clifford Crosby, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 44-70 21st Street Long Island City, NY 11101
IN THE COUNTY OF Queens AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Hinchcliffe Drive

SBL: 18-1-4.2

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

DATED: _____

Clifford D. Crosby
MANAGER, MOSSGARDEN PROPERTIES, LLC
OWNER'S SIGNATURE

[Signature]
Eric Berend
WITNESS' SIGNATURE

DONDRE STEVEN PERRY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6368561
Qualified in New York County
My Commission Expires 12/18/2021

STATE OF NEW YORK: COUNTY OF ~~ORANGE~~ NEW YORK:
SWORN TO THIS 7 DAY OF October 2021

[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

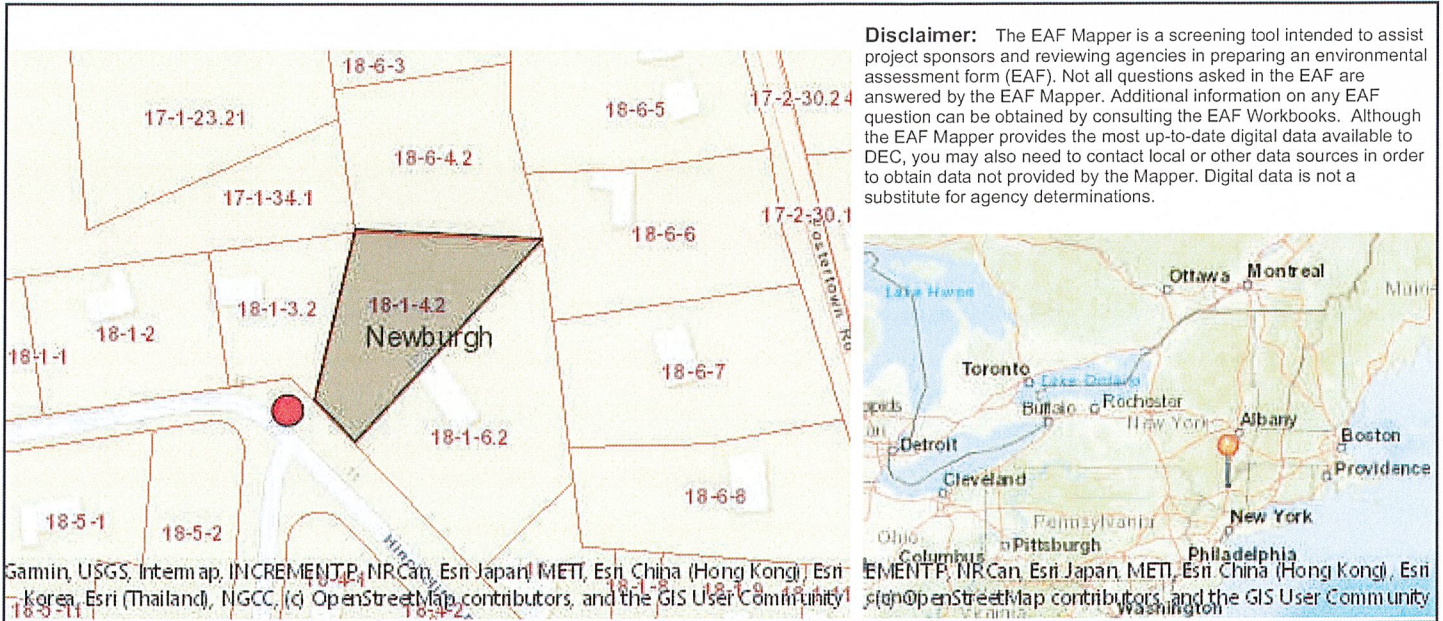
Instructions for Completing

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: 12 HINCHCLIFFE DR			
Project Location (describe, and attach a location map): 12 HINCHCLIFFE DR ,SBL 18-1-4.2			
Brief Description of Proposed Action: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A EXISTING CON CONFORMING LOT. RESIDENCE SHALL BE SERVIDED BY A ONSITE SEPTIC AND WELL			
Name of Applicant or Sponsor: MOSSGARDEN PROPERTIES " CLIFFORD CROSBY"		Telephone: 917-859-8252	
Address: 44-77 21ST STREET #1016		E-Mail: MGR@MOSSGARDEN.NET	
City/PO: LONG ISLAND CITY,		State: NY	Zip Code: 11101
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"/>
			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: HEALTH DEPARTMENT, ZONING BOARD			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.53 acres	
b. Total acreage to be physically disturbed?		.31 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.53 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			

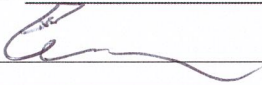
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
If Yes, identify: _____	<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 services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? _____	NO	YES	
If No, describe method for providing potable water: _____ on site well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ on site subsurface sewerage disposal system _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?			
	<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?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Gamin, USGS, Internap, INCREMENT, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	No
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

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 plan?	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, <ul style="list-style-type: none"> 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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CHARLES T BROWN PE</u> Date: <u>10/20/2021</u> Signature: <u></u> Title: <u>PROJECT ENGINEER</u>		



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: 14441 / 679
INSTRUMENT #: 20180056735

Receipt#: 2530521
Clerk: MAH
Rec Date: 08/03/2018 02:46:31 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 2
Rec'd Frm: MOSSGARDEN PROPERTIES/MONEY
ORDER

Party1: ORANGE COUNTY
Party2: MOSSGARDEN PROPERTIES LLC
Town: NEWBURGH (TN)
18-1-4.2

Recording:
Recording Fee 30.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 All others - State 241.00
RP5217 - County 9.00

Sub Total: 305.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 305.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 126
Exempt
Consideration: 4000.00

Total: 0.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

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 COMPARED THIS COPY WITH THE
ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON August 3, 2018
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

October 8, 2021
Ann G. Rabbitt

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

Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

MOSSGARDEN PROPERTIES LLC
244 FIFTH AVENUE
SUITE E224
NEW YORK NY 10001

DEED

THIS INDENTURE, made the 17TH day of JULY, 2018, between the COUNTY OF ORANGE, a municipal corporation with offices at 255 Main Street, Goshen, New York, party of the first part, and

MOSSGARDEN PROPERTIES, LLC, located at 244 Fifth Avenue, Suite E224, New York, NY 10001, party of the second part,

WITNESSETH, that the party of the first part, in consideration of the sum of **FOUR THOUSAND and 00/100 (\$4,000.00) DOLLARS**, and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL these certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the **TOWN OF NEWBURGH**, designated on the Orange County Tax Map as **Section 18, Block 1, Lot 4.2.**

BEING the same premises conveyed to the County of Orange by deed and recorded in the Orange County Clerk's Office on November 1, 2016 in Liber 14130 of Deeds at Page 1874. Said premises being formerly owned by County of Orange.

TOGETHER, with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the centerlines thereof, exclusive of County streets and roads.


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.

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:

COUNTY OF ORANGE

STEVEN M. NEUHAUS
COUNTY EXECUTIVE

STATE OF NEW YORK) ss.
COUNTY OF ORANGE)

On the 17TH day of JULY 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **STEVEN M. NEUHAUS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity; and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument; and that he signed his name thereto pursuant to Local Law No 7 of 2001, as amended, by authority of the County Legislature of said County.


NOTARY PUBLIC

DOREEN HAMEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA6175975
Qualified in Orange County
My Commission Expires October 22, 2019

MOSSGARDEN PROPERTIES, LLC
244 FIFTH AVENUE
SUITE E224
NEW YORK, NY 10001



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

2960-21

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/28/2021

Application No. 21-1066

To: Moss garden Properties LLC
244 Fifth Avenue, Suite E224
New York, NY 10001

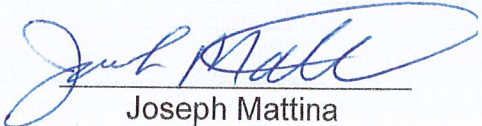
SBL: 18-1-4.2
ADDRESS: 12 Hinchcliffe Dr

ZONE: R2

PLEASE TAKE NOTICE that your application dated 09/20/2021 for permit to construct a single family dwelling unit on the premises located at 12 Hinchcliffe Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 4: Requires a 40,000-sf minimum lot size.
- 2) Bulk table schedule 4: Requires a 150' minimum lot width.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Moss garden Properties LLC **Application #** _____

ADDRESS: 244 Fifth Ave Suite E224 New York NY 10001

PROJECT INFORMATION: **AREA VARIANCE** **USE VARIANCE**

TYPE OF STRUCTURE: Single family @ 12 Hinchcliff Dr.

SBL: 18-1-4.2 **ZONE:** R-2 **ZBA Application #** _____

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	40,000 sf	23077 sf		16923 sf	42.30%
LOT WIDTH	150'	140'		10'	6.66 %
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: Requires a code compliant septic design.

REVIEWED BY: Joseph Mattina **DATE:** 28-Sep-21









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Rudy Mejia, being duly sworn, depose and say that I did on or before
November 9, 2021, post and will thereafter maintain at
12 Hinchcliffe Dr 18-1-4.2 R2 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.

Rudy Mejia

Sworn to before me this 4th
day of November, 2021.





