



TOWN OF NEWBURGH

Crossroads of the Northeast

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

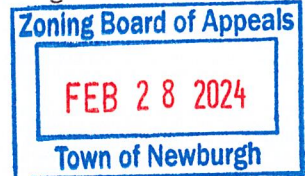
OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

we need to be referred by zoning or building

Sign and building permits



APPLICATION

DATED: February 15, 2024

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

I (WE) Newburgh South Congregation of Jehovah's Witnesses PRESENTLY

RESIDING AT NUMBER 23 Old Little Britain Road

TELEPHONE NUMBER 470.219.4534

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:

S.B.L. 97-3-13 (TAX MAP DESIGNATION)

33 Old Little Britain Rd (STREET ADDRESS)

R-3 w/Professional Overlay (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 185-14, Sub-Section F

Section 185-14, Sub-Section L

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:

X

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: Total sign count, dimensions, and area for

for a place of worship in R-3 with Professional Office Overlay

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:

Signage would not be commensurate compared to the use within the
neighborhood

(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:

There is no specific code within Section 185-14 to address signage

for a place of worship (or other permitted use beyond residential) in the
R-3 with Professional Office Overlay district

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

Within 300 feet of the property, there are two other places of worship and a
Knights of Columbus with similar or larger signs.

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

A place of worship is allowed by the zoning ordinance but no specific code
to address signage for a place of worship in the R-3 with Professional
Office Overlay district

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):

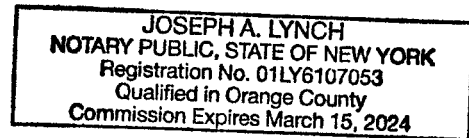
Lack of clarity for signs permitted within professional office overlay and for places of worship within residential zoning

Roderick McLean
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16 DAY OF FEBRUARY 2024

Joseph A. Lynch
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 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)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Jehovah's Witnesses New Kingdom Hall		
Project Location (describe, and attach a general location map): 33 Old Little Britain Road, Newburgh, NY 12550		
Brief Description of Proposed Action (include purpose or need): The purpose of this project is to build a new single story, 4,992 sf Kingdom Hall building and the associated infrastructure and parking on parcel 97-3-13 (property). The property is approximately 6.8 acres in size and is located immediately west of the existing Kingdom Hall property at 23 Old Little Britain Road. The lot is wooded and has the remains of a residence on the lot.		
Name of Applicant/Sponsor: JW Congregation Support - Josh Modglin		Telephone: E-Mail: jmodglin@jw.org
Address: 1005 Red Mills Road		
City/PO: Wallkill	State: NY	Zip Code: 12589
Project Contact (if not same as sponsor, give name and title/role): GPI - John Montagne, VP/Director of Land Development		Telephone: (518) 898-9532 E-Mail: jmontagne@gpinet.com
Address: 80 Wolf Road, Suite 300		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site Plan Approval	11/22/2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Department - Septic Design Review	3/1/2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCDOH - Septic Review	2/1/2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Storm Water SPDES Permit - NYSDEC	At start of construction
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Remediation Sites:336031, Remediation Sites:V00312, Remediation Sites:C336031

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Zoning District: R3 - Residential

Overlay District: R/O Professional Office Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Newburgh CSD

b. What police or other public protection forces serve the project site?
Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Goodwill Fire District

d. What parks serve the project site?
n/a

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Religious/Place of Worship

b. a. Total acreage of the site of the proposed action? ± 6.8 acres

b. Total acreage to be physically disturbed? ± 2.50 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ± 12.4 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase I (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ 105' width; and _____ 50' length

iii. Approximate extent of building space to be heated or cooled: _____ ± 4,992 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ between 500 to 700 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: WD001 and WD002
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: Septic sized for 700 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater to be treated by onsite septic system.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
 On-site septic field to be installed to handle liquid wastes produced by the proposed project.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or ±0.8 acres (impervious surface)
 _____ Square feet or +6.8 acres (parcel size)
 ii. Describe types of new point sources. Asphalt parking lot, concrete sidewalks, and rooftops.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater management practice designed to meet NYSDEC stormwater standards.

• If to surface waters, identify receiving water bodies or wetlands: _____
Towards Town ROW drainage system

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
n/a
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Typical construction equipment/generators.
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Emergency backup generator may be needed for septic field.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 0
 iii. Parking spaces: Existing 0 Proposed 74 Net increase/decrease 74
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 N/A
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 13,000 kWh
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Grid/Local Utility
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: 6am - 6pm
 • Saturday: 7am - 6pm
 • Sunday: n/a
 • Holidays: n/a
 ii. During Operations:
 • Monday - Friday: 6am - 9pm
 • Saturday: 6am - 9pm
 • Sunday: 6am - 9pm
 • Holidays: 6am - 9pm

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Typical construction equipment during construction.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Typical parking lot and pedestrian lighting for internal site circulation.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

Current JW Kingdom Hall building located directly east of the project location. Utility company lies to the south. Suburban uses lie to the west.

b. Land uses and covertypes on the project site.

Land use or Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	±0.8	+0.8
• Forested	±0.8	±4.6	-2.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	±1.4	+1.4
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 336031, V00312, C336031
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: All noted activities are off site - NYSEG, Little Britain Road Service Center 610 Little Britain Road; Macbeth Kollmorgen 405-415 Little Britain Road
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 336031, 336037, V00312, C336031 (See location information above)
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
V00312: Class N, onsite groundwater contains VOC's above groundwater standards with no impact to adjacent wells.
336037: State Superfund Program, Class 04, deed restriction with multiple control elements. Remediation is complete
336031: State Superfund Program, Class A. This incident number transferred to V00312.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ± 2.5' - ± 6.5' feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? 0 %

c. Predominant soil type(s) present on project site:

<u>Pt - Pittsfield Gravelly Loam</u>	<u>85</u> %
<u>ErB - Erie Silt Loam</u>	<u>12</u> %
<u>SXC - Swatswood and Mandarin</u>	<u>3</u> %

d. What is the average depth to the water table on the project site? Average: ± 2.5' - ± 6 feet

e. Drainage status of project site soils: Well Drained: 85 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 15 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 50 % of site
 10-15%: 30 % of site
 15% or greater: 20 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Birds	Squirrels	Insects/Arachnids
Typical suburban wildlife		

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

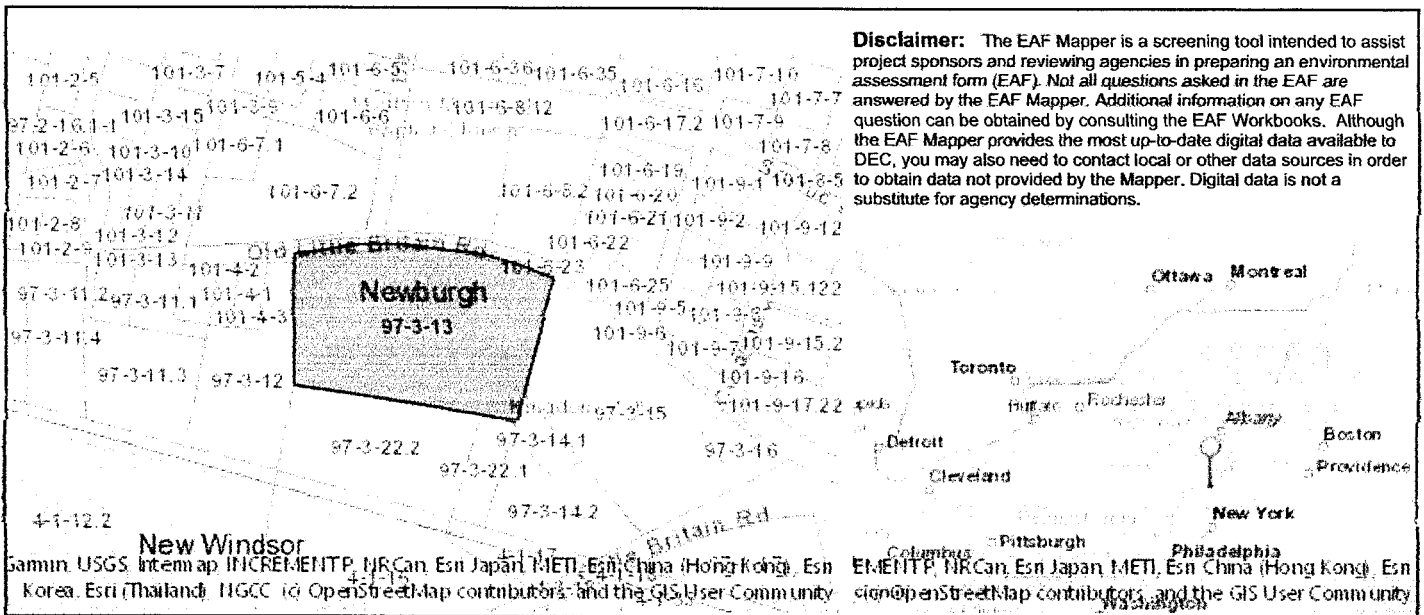
Applicant/Sponsor Name JW Congregation Support, Inc. Josh Modglin Date 11/22/2022

Signature _____ Title Design Lead

PRINT FORM

EAF Mapper Summary Report

Monday, October 24, 2022 2:07 PM



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.

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:336031, Remediation Sites:V00312, Remediation Sites:C336031
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	336031, V00312, C336031
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336031, 336037, V00312, C336031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d. [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



ORANGE COUNTY – STATE OF NEW YORK
 KELLY A. ESKEW, 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: 15361 / 498
 INSTRUMENT #: 20230001885

Receipt#: 3116986
 Clerk: KP
 Rec Date: 01/09/2023 03:36:55 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 6
 Rec'd Frm: First American Title Insurance
 Co - NCS New York

Party1: WOODLAND VIEWS CORP
 Party2: NEWBURGH SOUTH CONGREGATION OF
 JEHOVAHS WITNESSES
 Town: NEWBURGH (TN)
 97-3-13

Recording:	
Recording Fee	50.00
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:	210.00
Transfer Tax	
TAX PAID NYS \$1260 12/27/ 22	
Transfer Tax - State	0.00
Sub Total:	0.00

Total: 210.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 5060
 Exempt
 Consideration: 315000.00
Total: 0.00

Payment Type: Check
 Cash
 Charge
 No Fee

Comment: _____

STATE OF NEW YORK, COUNTY OF ORANGE ss:
 I, Kelly A. Eskew, County Clerk and Clerk of the Supreme
 and County Courts, Orange County, do hereby certify that I
 have compared this copy with the original thereof filed or
 recorded in my office 1/9/2023 and the same is a correct
 transcript thereof in witness whereof, I have hereunto set my
 hand and affixed my official seal 02/26/2024.

Kelly A. Eskew
 County Clerk & Clerk of the Supreme County Courts
 Orange County

Kelly A. Eskew

Kelly A. Eskew
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

1151334

Bargain & Sale with Covenant Against Grantor
SBL: 97-3-13

THIS INDENTURE

DELIVERED BY
DECEMBER 20, 2018

MADE the 16th day of December Two Thousand Twenty Two between **WOODLAND VIEWS CORP.**, a business corporation organized and existing pursuant to the Laws of the State of New York with an address of 11 Balmville Road, Newburgh, New York 12550 and a mailing address of PO Box 2905, Newburgh, New York 12550, party of the first part, and

NEWBURGH SOUTH CONGREGATION OF JEHOVAH'S WITNESSES, a religious corporation organized and existing pursuant to the Laws of the State of New York with offices at 23 Old Little Britain Road, Newburgh, New York 12550;

WITNESSETH:

That the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATION paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

(Premises described in Schedule A annexed hereto and made a part hereof)

BEING and intended to be the same premises described in a certain deed dated March 9, 1984 made by Mario V. Favoriti as Administrator of the Estate of Antonio Favoriti to George M. Northrop, George F. Stradar, Jr. and Stewart P. Glenn, which deed was recorded in the Orange County Clerk's Office on March 13, 1984 in Liber 2278 of Deeds at page 78; and

BEING and intended to be the same premises described in a certain deed dated December 31, 1987 made by Anne Northrop Brockway and George Terry Northrop as Executors of the Last Will and Testament of George M. Northrop, deceased, to George F. Stradar, Jr. and Stewart P. Glenn, which deed was recorded in the Orange County Clerk's Office on June 7, 1988 in Liber 2951 of Deeds at page 201; and

BEING and intended to be the same premises described in a certain deed dated February 20, 2018 made by George F. Stradar, Jr. and Stewart P. Glenn to Woodland Views Corp., which deed was recorded in the Orange County Clerk's Office on February 23, 2018 in Liber 14366 at Page 1494.

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 the said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND the said party of the first part covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

5

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants as follows: The party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that it will apply same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

INASMUCH AS this sale represents substantially all of the assets of the grantor corporation, the directors and the shareholders of the grantor corporation have authorized and approved such sale in accordance with Section 909 of the New York Business Corporation Law.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.

WOODLAND VIEWS CORP.

By:  President
STEWART P. GLENN

Record and Return to:

Kimberly F. Serrato, Esq.
2800 Route 22
Patterson, New York 12563-2226

ACKNOWLEDGEMENT

STATE OF NEW YORK)

SS:

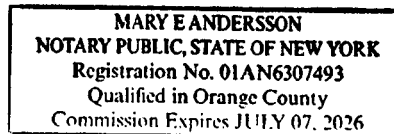
COUNTY OF ORANGE)

On the 16th day of December in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared

Stewart P. Glenn

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.

Mary E. Andersson
Notary Public



As per Deed in Liber 14366 Page 1494:

ALL THAT CERTAIN LOT, 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 as a point in the center of the Old Little Britain Road leading from the present Little Britain Road to Union Avenue said point of BEGINNING being the northwest corner of lands of M. and J. Flanagan; and runs

THENCE along the lands of said Flanagan, being a stone wall, SOUTH 29° 29' WEST 429.65 FEET along the lands of said Flanagan, being along a stone wall, to the corner of a stone wall:

THENCE along lands of aforesaid Frederick D. Calyer, being along a stone wall, NORTH 67° 48' WEST 264.4 FEET to an angle in said wall;

THENCE still along lands of said Calyer, being along a stone wall, NORTH 68° 53' WEST 360.90 FEET to the Junctions of two stone walls in the easterly line of lands of Homer R. Williams;

THENCE along lands of said Williams, being along a stone wall, NORTH 15° 03' EAST 379.10 FEET to the center of aforesaid Old Little Britain Road;

THENCE along the center of said Road the following courses and distances:

SOUTH 81° 46' EAST 41 FEET;

SOUTH 87° 13' EAST 138 FEET;

SOUTH 77° 33' EAST 115 FEET;

SOUTH 71° 12' EAST 232 FEET;

SOUTH 61° 11' EAST 100.75 FEET; AND

SOUTH 57° 25' EAST 113.8 FEET TO THE PLACE OF BEGINNING.

AND, also

As per Survey conducted by Greenman-Pedersen, Inc. dated November 29, 2022, Tax Parcel 97-3-13:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange and State of New York and being more particularly bounded and described as follows:

BEGINNING at a point on the existing centerline of improvement of Old Little Britain Road leading from present Little Britain Road to Union Avenue at its intersection with the westerly line of lands formerly owned by M. and J. Flanagan, said point also being at the northwesterly corner of lands now owned by Newburgh South Congregation of Jehovah's Witnesses;

THENCE South 15° 56' 51" West (State Plane North) along a stone wall and along the westerly line of said lands of Newburgh South Congregation of Jehovah's Witnesses and the extension southerly thereof, 423.94 feet to point;

THENCE North $80^{\circ} 34' 36''$ West along a stone wall and along lands reputedly owned by Central Hudson Gas & Electric Corp., 270.06 feet to an angle point in said wall

THENCE North $81^{\circ} 39' 36''$ West continuing along said stone wall and along said lands of Central Hudson Gas & Electric Corp., 360.90 feet to a point on the easterly line of lands formerly owned Homer R. Williams, which is also the easterly line of lands now owned by St. Michaels Center for Education Inc.;

THENCE North $02^{\circ} 16' 24''$ East along a stone wall and along said easterly line of lands of St. Michaels Center for Education Inc., 374.76 feet to a point on the existing centerline of improvement of Old Little Britain Road;

THENCE along said centerline the following seven (7) courses and distances: (1) North $85^{\circ} 27' 24''$ East, 41.00 feet to a point;

THENCE (2) North $82^{\circ} 09' 21''$ East, 104.70 feet to a point of curvature;

THENCE (3) easterly along a curve to the right having a radius of 1,169.80 feet, an arc length of 125.80 feet and a chord bearing and distance of North $85^{\circ} 14' 12''$ E, 125.74 to a point of tangent;

THENCE (4) North $88^{\circ} 19' 03''$ East, 40.40 feet

THENCE (5) easterly along a curve to the right having a radius of 780.00 feet, an arc length of 230.31 feet and a chord bearing and distance of South $83^{\circ} 13' 25''$ East, 229.47 to a point of tangent;

THENCE (6) South $74^{\circ} 45' 54''$ East, 78.80 feet to a point of curvature;

THENCE (7) southeasterly along a curve to the right having a radius of 645.57 feet, an arc length of 119.82 feet and a chord bearing a distance of South $68^{\circ} 01' 04''$ East, 119.65 feet to the point of BEGINNING.



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

2024-06

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/23/2024

Application No. 23-1452

To: Newburgh South Congregation of J.W.
23 Old Little Britain Rd
Newburgh, NY 12550

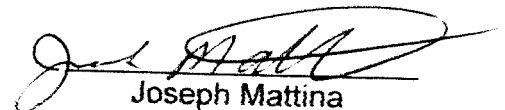
SBL: 97-3-13
ADDRESS: 33 Old Little Britain Rd

ZONE: R3 / O

PLEASE TAKE NOTICE that your application dated 12/12/2023 for permit to install (2) free standing 19.25 square foot illuminated monument signs and (4) 2.7 square foot wall mounted signs. on the premises located at 33 Old Little Britain Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh municipal code:

1) 185-7-F: Unspecified uses. Any use not specifically permitted shall be deemed to be prohibited.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File









TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Roderick McLean, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 10 Odell Street Newburgh, NY 12550

IN THE COUNTY OF Orange AND STATE OF New York

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

Newburgh South Congregation of Jehovah's Witnesses

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Joshua Modglin

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/1/2024 Roderick McLean - President

OWNER'S SIGNATURE

Alysha Hue

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1 DAY OF MARCH 2024

Joseph A. Lynch
NOTARY PUBLIC

JOSEPH A. LYNCH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LY6107053
Qualified in Orange County
Commission Expires March 15, 2024

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

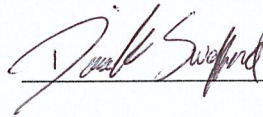
STATE OF NEW YORK: COUNTY OF ORANGE:

I Danielle Swafford, being duly sworn, depose and say that I did on or before

March 14, 2024, post and will thereafter maintain at

33 Old Little Britain Rd 97-3-13 R3/O 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 7

day of March, 2024.

