

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: 12/11/19

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

I (WE) ROBERT LEONARD PRESENTLY
RESIDING AT NUMBER 2126 BRUNSWICK RD, GARDINER NY
TELEPHONE NUMBER 845 943 1197

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:

SBL: 4-2-26.2 (TAX MAP DESIGNATION)
468 ROUTE 32 (STREET ADDRESS)
RR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-7-F
"BULK TABLE" SCHEDULE 1 COLUMN "A"
185-14-K
185-14-L

REQUESTED SIGN PLAN IS NOT SPECIFICALLY PERMITTED



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

See 5C

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:

See 5C

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:

See 7

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

See 5C

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

See 5C

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

See 5C & 7



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7. ADDITIONAL REASONS (IF PERTINENT):

PLEASE SEE SUBMITTED PLANS FOR THE KINGDOM HALL SIGN. SIMILAR TYPE OF SIGNS CAN BE SEEN THROUGHOUT THE TOWN/CITY OF NEWBURGH. UNFORTUNATELY THIS POPULAR STYLE/DESIGN IS NOT YET SPECIFICALLY ADDRESSED IN THE TOWN'S NEW SIGN ORDINANCE. AS A RESULT THE TOWN OF NEWBURGH'S CODE COMPLIANCE DEPARTMENT IS UNABLE TO ISSUE US A PERMIT FOR THE SIGN UNTIL THE PLANS ARE REVIEWED/APPROVED BY THE ZONING BOARD OF APPEALS. THEREFORE WE ARE SEEKING THE BOARD'S INTERPRETATION OF THE ORDINANCE AND APPROVAL FOR OUR NEW SIGN.

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13 DAY OF December 2019

[Handwritten Signature]

NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.
(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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



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OLD TOWN HALL
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NEWBURGH, NEW YORK 12550

PROXY

JOSEPH LYNCH, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 122 BREWER RD, NEWBURGH, NY 12550
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE ^{PRESIDENT} OWNER IN FEE OF NEWBURGH, NEW YORK
NORTH CONGREGATION OF YEHOVAH'S WITNESSES (468 ROUTE 30)

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

DATED: 12/11/2019

Joseph Lynch
PRESIDENT'S
OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF December 2019

BARBARA E. LYNCH
Notary Public, State of New York
Qualified in Orange County
Reg. # 01LY4728995
Commission Expires 9-30-22

[Signature]
NOTARY PUBLIC



TOWN OF NEWBURGH

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

ENCLOSURES: SUBMIT ALL ITEMS TOGETHER

OFFICE OF ZONING BOARD
 (845) 566-4901

- * RECEIPT(S) ISSUED BY THE TOWN CLERK
 (SEE 1-1-2017 FEE SCHEDULE) ()
- BUILDING INSPECTOR'S DISAPPROVAL ()
 OR REFERRAL LETTER FROM PLANNING BOARD
- PLOT PLAN, ELEVEN (11) COPIES DRAWN
 TO SCALE ()
- * DEED OR CERTIFIED COPY THEREOF ()
- * ASSESSOR'S LIST OF PROPERTY OWNERS
 WITHIN 500 FEET OF PROPERTY ()
- FOUR PHOTOGRAPHS TAKEN AT DIFFERENT
 ANGLES ()
- * ZONING BOARD APPLICATION WITH SHORT
 ENVIRONMENTAL ASSESSMENT FORM ()
- * PROXY OR STATEMENT FOR REPRESENTATION
 THEREOF ()
- SEPTIC DESIGN BY P.E. (IF APPLICABLE) ()
- PERCULATION TEST (IF APPLICABLE) ()

*** ORIGINALS ARE REQUIRED.**

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).

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:			
Project Location (describe, and attach a location map): <i>468 ROUTE 32 WALLKILL NY 12589</i>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <i>ROBERT LEONARD</i>		Telephone: <i>845 943 1197</i>	
Address: <i>PO Box 224</i>		E-Mail: <i>RECLEO@JUNO.COM</i>	
City/PO: <i>GARDINER</i>		State: <i>NY</i>	Zip Code: <i>12525</i>
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<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? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
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
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

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

Applicant/sponsor name: ROBERT LEONARD
 Signature: *Robert Leonard*

Date: 12/11/19

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>LEONARD'S CONSTRUCTION</u>	<u>12/11/2019</u>
Name of Lead Agency	Date
<u>ROBERT GEORGE LEONARD</u>	<u>OWNER</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**CERTIFICATE OF AMENDMENT
OF THE
CERTIFICATE OF INCORPORATION
OF**

**NEWBURGH, NEW YORK, NORTH CONGREGATION OF JEHOVAH'S WITNESSES
(A Church, Pursuant to Article 10 of the Religious Corporations Law)**

We, the undersigned, being the President, Secretary, and Treasurer of NEWBURGH, NEW YORK, NORTH CONGREGATION OF JEHOVAH'S WITNESSES, do hereby certify:

1. The name of the corporation is NEWBURGH, NEW YORK, NORTH CONGREGATION OF JEHOVAH'S WITNESSES.

2. The Certificate of Incorporation of NEWBURGH, NEW YORK, NORTH CONGREGATION OF JEHOVAH'S WITNESSES, was filed pursuant to Article 2, Section 3, of the Religious Corporations Law of New York by the County Clerk, County of Orange, on the 6 day of September 1974, Book 3, Page 365, of the Religious Corporation records. The said corporation was formed under Article 10 of the Religious Corporations Law.

3. Pursuant to Article 1, Section 2B of the Religious Corporations Law, by which the New York Not-For-Profit Corporation Law applies to this corporation, and pursuant to Article 8, Section 801 of the New York Not-For-Profit Corporation Law, the corporation here amends its original Certificate of Incorporation as follows:

4. Articles 5 through 9, inclusive, of the originally filed Certificate of Incorporation are hereby repealed.

5. The Certificate of Incorporation is hereby further amended by adding the following new Articles 5 through 10, inclusive:

ARTICLE 5

The purposes for which the Corporation is formed are religious and specifically (1) to provide and maintain a proper place of worship for the benefit of Jehovah's Witnesses in and around the State of New York and those who desire to attend such worship conducted by Jehovah's Witnesses in order to learn the truths of the faith and beliefs of Jehovah's Witnesses, which are based upon the Bible, the written word of Almighty God, Jehovah; and (2) to acquire by gift, legacy, bequest, purchase, or lease; hold and manage; and/or mortgage, sell, convey, or otherwise dispose of real estate and personal property in any lawful manner that may seem proper and best to provide and maintain such place of worship.

ARTICLE 6

The Corporation shall have members. The number of members, members' qualifications, and other matters pertaining to members shall be as provided in the bylaws.

ARTICLE 7

A. The number of trustees shall be three. The annual meeting for the election of trustees shall be held as set forth in the bylaws.

B. Trustees' qualifications, the manner of electing trustees, and other matters pertaining to trustees shall be as provided in the bylaws.

C. To the extent permitted by law, no trustee, officer, or member of the Corporation shall be personally liable for any debts, liabilities, or obligations of the Corporation.

ARTICLE 8

The principal place of worship of the Corporation is located in the County of Orange,
468 STATE ROUTE 32, WALLKILL, NY 12589

ARTICLE 9

The property of this Corporation is irrevocably dedicated to religious purposes, and no part of the net earnings or assets of this Corporation shall inure to the benefit of a trustee, officer, or member of the Corporation or any private individual. No substantial part of the activities of this Corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, nor shall this Corporation participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of (or in opposition to) any candidate for public office. This Corporation is organized exclusively for religious purposes within the meaning of Internal Revenue Code Section 501(c)(3). Notwithstanding any other provisions of this Certificate, the Corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States tax code) or (2) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States tax code).

ARTICLE 10

Subject to the provisions of Article 2, Section 18 of the Religious Corporation Law, upon the winding up and dissolution of this Corporation, after paying or adequately providing for debts and obligations of the Corporation, the remaining assets shall be distributed to Watchtower Bible and Tract Society of New York, Inc. No assets will be deemed to be received by Watchtower Bible and Tract Society of New York, Inc., until such acceptance is evidenced in writing. If Watchtower Bible and Tract Society of New York, Inc., is not then in existence and exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States tax code), then said assets shall be distributed to any organization designated by the ecclesiastical Governing Body of Jehovah's Witnesses that is organized and operated for religious purposes and is a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding section of any future United States tax code).

6. Pursuant to Article 10, Section 193 of the Religious Corporations Law, the three elected trustees of the corporation who are also the officers of the corporation as indicated below, Joseph Lynch, President and presiding officer at the meeting, Andrew Cappello, Secretary, and Angel Rivera, Treasurer, certify that this amendment to the Certificate of Incorporation was authorized by the affirmative vote of a majority of the members entitled to vote thereon, at a

meeting of the members duly called and held on the 7 day of ~~September~~ 2010, the affirmative vote being at least equal to the quorum required.

IN WITNESS WHEREOF, the undersigned have subscribed this certificate and hereby affirm it as true under the penalties of perjury this 7 day of ~~September~~ 2010.

Joseph Lynch
Joseph Lynch, President
122 Brewer Road
Newburgh, NY 12550

Andrew Cappello
Andrew Cappello, Secretary
22 Noel Drive
Newburgh, NY 12550

Angel Rivera
Angel Rivera, Treasurer
1854 Route 300
Newburgh, NY 12550

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

On the 7 day of ~~January~~ ^{September}, 2010, before me, the undersigned, personally appeared Joseph Lynch, Andrew Cappello, and Angel Rivera, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their stated capacity, and that by their signatures on the instrument, the individuals, or the person or entity on behalf of which the individuals acted, executed the instrument.

Barbara E. Lynch
Barbara E. Lynch, Notary Public
Orange County, New York
Commission expires: 9-30-10

BARBARA E. LYNCH
Notary Public, State of New York
Qualified in Orange County
Reg. # 01LY4728995
Commission Expires 9-30-10

RECORDED/FILED
09/13/2010/ 10:03:29
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20100086717
REL INC / BK 13053PG 0376
RECORDING FEES 65.00
Receipt#1217147 juls

SEP 13 2010

SEP 13 2010



CERTIFICATE OF INCORPORATION of the NEWBURGH, NEW YORK,
NORTH CONGREGATION OF JEHOVAH'S WITNESSES,

pursuant to Article 10 of the Religious Corporations Law.

We, the undersigned, all being persons of full age, of whom at least two-thirds are citizens of the United States, and at least one a resident of the State of New York, for the purpose of incorporating an unincorporated church or congregation of Jehovah's Witnesses, pursuant to Article 10 of the Religious Corporations Law, hereby certify as follows:

1. A meeting of the Newburgh, New York North Congregation of Jehovah's Witnesses, was duly called and held in conformity with the aforesaid article of the Religious Corporations Law at 655 South Street, Newburgh, New York, on the 29th day of August, 1974, at which meeting a majority of the duly qualified voters of said church, being at least six in number, were present.

2. At said meeting ANDREW CAPPELLO, one of the subscribers, was presiding officer, and JAMES SNOWMAN SR. and FRANK GRILLO, the other subscribers hereto, were present and voted thereat.

3. At said meeting it was duly decided that said church should become incorporated.

4. The name of the proposed corporation, as decided on at said meeting is to be NEWBURGH, NEW YORK, NORTH CONGREGATION OF JEHOVAH'S WITNESSES.

5. The number of trustees thereof shall be not less than three.

6. The first annual election of the Trustees shall be held on the 30th day of August, 1974, and the annual election of trustees shall each year thereafter be held on said 30th day of August.

7. The names of the persons elected as trustees, and the terms of office for which they were respectively elected are as follows:

ANDREW CAPPELLO, to hold office until the first annual election of trustees thereafter;

JAMES SNOWMAN SR., to hold office until the second annual election thereafter and

FRANK GRILLO; to hold office until the third annual election thereafter.

8. The purposes for which this corporation is formed are to provide for a proper place of worship and to maintain such place for the benefit of JEHOVAH'S WITNESSES affiliated with the corporation; and to purchase, lease, hold, sell, convey, acquire, mortgage, manage, dispose of and deal in real estate and personal property in any manner that may seem proper and best for the welfare and good order of the said congregation.

9. The principal place of worship of said church is intended to be located at (no number) Plattekill Turnpike, Town of Newburgh, Orange County, New York.

IN WITNESS WHEREOF, we have executed and acknowledged this certificate this 30th day of August, 1974.

Andrew Cappello
Andrew Cappello

James Snowman Sr.
James Snowman Sr.

Frank Grillo
Frank Grillo

22 Noel Dr. Newburgh, N.Y.
Address

RD# 2 Riley Road
Newburgh, New York 12550
Address

1177 Kn. Horse Bldg
Address

STATE OF NEW YORK,)
) SS.:
COUNTY OF ORANGE)

On this 30th day of August, 1974, personally appeared before me ANDREW CAPPELLO, JAMES SNOWMAN SR. and FRANK GRILLO, known to me and to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

Louis Werner

Notary Public

LOUIS WERNER
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1976

True record entered *Sept 6 1974 10:43 AM*
C. N. Winters Clerk

September 6, 1974

September 7, 2010

#4
D&G

LIBER 2032 PG 24

This Indenture,

Made the 24th day of March, nineteen hundred and seventy six.

Between VINCENT QUAGLIETTA and SANTA QUAGLIETTA, husband and wife, both residing at 10 Windsor Drive, Town of New Windsor, Orange County, New York

parties of the first part, and

NEWBURGH, NEW YORK, NORTH CONGREGATION OF JEHOVAH'S WITNESSES, 655 South Street, City of Newburgh, Orange County, New York

party of the second part:

Witnesseth, that the parties of the first part, in consideration of -----
TEN (\$10.00)----- Dollars,
lawful money of the United States, and other good and valuable consideration
paid by the party of the second part,
do hereby grant and release unto the party of the second part,
its successors and assigns forever,

All that certain lot, piece or parcel of land situate in the Town of Newburgh, Orange County, New York and being more accurately bounded and described as follows:

BEGINNING at an iron pipe on the easterly line of NYS Route 32, said pipe being located 30.0 feet easterly of the centerline of said highway and also marking the northwesterly corner of lands N/F DeWitt. Thence from said point of beginning and running 30.0 feet and parallel to the centerline of Route 32, N 1° 16' 34" E 230.01 feet to a point, thence passing through lands of Quaglietta on the next seven courses and distances, S 88° 43' 26" E 19.78 feet to a point, thence S 40° 09' 28" E 87.84 feet to a point, thence S 85° 34' 50" E 113.00 feet to a point, thence N 3° 52' 25" E 59.94 feet to a point, thence S 85° 31' 40" E 120.05 feet to a point thence N 3° 59' 32" E 44.94 feet to a point, thence S 85° 36' 34" E 116.91 feet to an iron pipe in the line of lands of DeWitt, thence along lands N/F DeWitt on the remaining courses and distances, S 12° 45' 15" W 134.86 feet to an iron pipe, thence S 7° 07' 36" W 99.62 feet to an iron pipe, thence N 85° 41' 36" W 54.61 feet to an iron pipe, thence S 4° 26' 01" W 39.97 feet to an iron pipe, thence N 85° 34' 50" W 339.00 feet to the point or place of beginning.

Containing 2.00 plus or minus acres.

The premises herein and the right of way hereinafter are described pursuant to a new survey and shown on a certain map entitled "Plan of Subdivision of Lands of Quaglietta, Town of Newburgh, County of Orange, State of New York, prepared by William L. Carmichael, L.S., dated October 1, 1975 and which map was filed in the Orange County Clerk's Office on October 24, 1975 in Pocket 15 Folder A. as Map #3596.

SUBJECT to the use of a right of way in common with others over a 30 foot wide strip of land. The following line is approximately the center line of said right of way and said line is described as follows:

BEGINNING at a point on the easterly line of New York State Route 32 said point being located N 1° 16' 34" E 220.01 feet from

the northwesterly corner of lands now or formerly of DeWitt, thence from said point of beginning and passing through lands of Quaglietta S 88° 43' 26" E 1.72 feet to a point, thence S 51° 30' 55" E 36.28 feet to a point, said points being located 10 feet southerly of the northerly line of the 30 foot driveway, thence continuing and following the centerline of the 30 foot driveway S 14° 18' 23" E 46.39 feet to a point, thence S 42° 43' E 38.06 feet to a point, thence S 71° 07' 18" E 29.37 feet to a point, thence N 1° 53' 38" E 45.93 feet to a point in the common line between the 2.00 acre parcel and the 4.48 acre parcel.

SUBJECT to grants to public utilities of record.

SUBJECT to the right to maintain the septic system as it now exists on the premises hereinabove described for the benefit of adjacent property formerly of Quaglietta and now belonging to O'Hara.

BEING and intended to be a portion of the premises conveyed to the parties of the first part by Sam Ferrante and Jennie Ferrante, by Deed dated December 3rd, 1969 and recorded in the Orange County Clerk's Office on December 4th, 1969 in Liber 1836 of Deeds at page 40.

This is a correction deed replacing a deed between the same parties dated December 19, 1975 and recorded on the same day in the Orange County Clerk's Office in Liber 2025 of Deeds at page 360. The description herein being based on a more accurate survey and includes additions and corrections.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises.

To have and to hold the premises herein granted unto the parties of the second part, it's successors and assigns forever.

And the said parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever

And The grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they 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 they will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hand and seals the day and year first above written

In the Presence of:

Vincent Quaglietta
Santa Quaglietta

State of New York, County of ORANGE SS.:
On the 25th day of March, nineteen hundred and seventy six before me personally came VINCENT QUAGLIETTA and SANTA QUAGLIETTA, to me known to be the individuals described in, and who executed, the foregoing instrument, and acknowledged that they executed the same.

M. Toby Cifarelli
M. TOBY CIFARELLI
Notary Public, State of New York
Residing in Orange County
My Commission Expires March 30, 1977

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

ORANGE COUNTY
051418
REAL ESTATE
TRANSFER TAX
STATE OF NEW YORK
Dept. of Taxation & Finance
MAR 25 1976
0000
mfp

LIBER 2032 PG 27

Orange County Clerk's Office, S.S.
Recorded on the 25th day
of March 1976 at 3:35
o'clock P.M. in Liber 2032
and Examined.
at page 27.

E. J. ...

Read.

VINCENT QUAGLIETTA &
SANTA QUAGLIETTA, husband & wife,

TO

NEWBURGH, NEW YORK,
NORTH CONGREGATION OF
JEHOVAH'S WITNESSES,

Dated, March 24, 1976

Ret to Mr. My. North Cong.
of Jehovah's Witnesses
22 Noel Avenue
Newburgh, N.Y. 12552

E
1975
X

2



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT

308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2797-19

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/30/2019

Application No. 19-0840

To:

North Congregation of Jehovah's Witnesses
468 Route 32
Walkill, NY 12589

SBL: 4-2-26.2


ADDRESS: 468 Route 32

ZONE: RR

PLEASE TAKE NOTICE that your application dated 08/06/2019 for permit to install a "L" shape free standing sign on the premises located at 468 Route 32 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-7-F / Any use not specifically permitted shall be deemed to be prohibited.
- 2) Bulk table schedule 1 column "A" does not address free standing signs in the RR zone
- 3) 185-14-K / does not address the proposed free standing sign.
- 4) 185-14-L / does not address the proposed free standing sign


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: North Congregation of Jehovah Witness **Building Application #** 19-0840

ADDRESS: RD 2 Box 357B Wallkill NY 12589

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

TYPE OF STRUCTURE: Free standing sign @ 468 Rt. 32 Wallkill NY 12589

SBL: 4-2-26.2 **ZONE:** RR **ZBA Application #** 2797-19

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES / NO
 CORNER LOT - 185-17-A YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A YES / NO
 STORAGE OF MORE THEN 4 VEHICLES YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

NOTES: Requesting a "L" shaped free standing sign

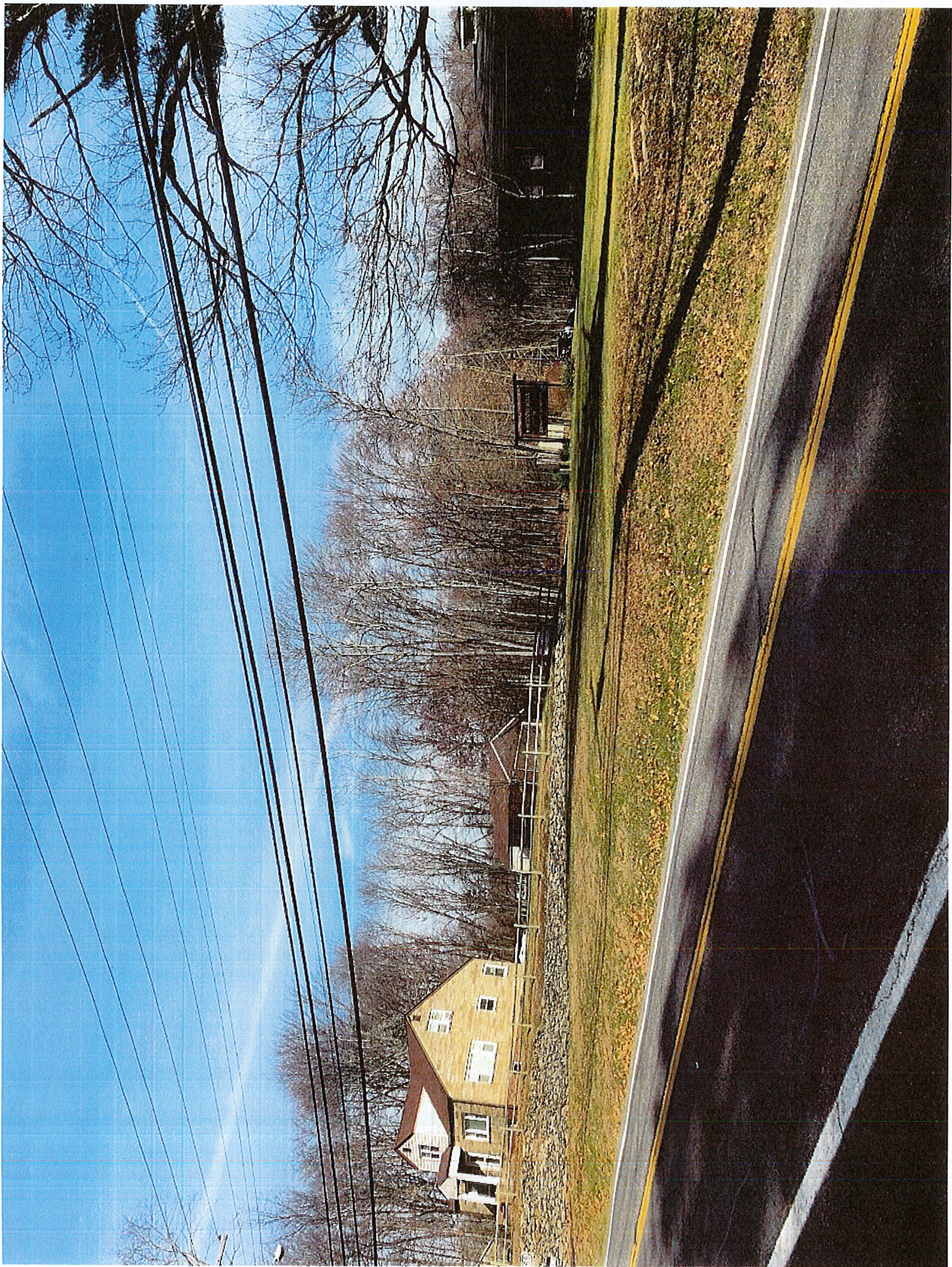
VARIANCE(S) REQUIRED:

- 1 185-7-F / Any use not specifically permitted shall be deemed to be prohibited
- 2 Bulk table schedule 1 column "A" does not address free standing signs
- 3 185-14-K / does not address the proposed free standing sign
- 4 185-14-L / does not address the proposed free standing sign

REVIEWED BY: Joseph Mattina **DATE:** 30-Sep-19













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

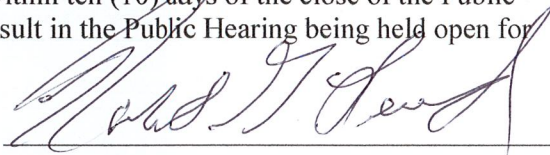
STATE OF NEW YORK: COUNTY OF ORANGE:

I ROBERT C LEONARD, being duly sworn, depose and say that I did on or before

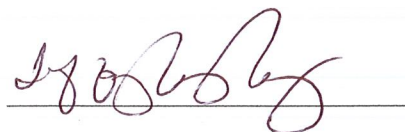
January 9, 2020, post and will thereafter maintain at

468 Route 32 4-2-26.2 RR 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 13th
day of December, ~~2020~~. 2019



Notary Public



[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this affidavit.]

