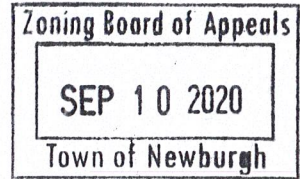




# TOWN OF NEWBURGH

*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

**SPECIAL PERMIT: HOME OCCUPATION**

TO: THE ZONING BOARD OF APPEALS, 308 GARDNERTOWN ROAD,  
THE TOWN OF NEWBURGH, NEW YORK, 12550

I (WE) Efrain Oyola Presently

Residing at 425 Quaker Street, Walkill, NY 12589

Telephone Number 646-284-6587

Hereby make application to the Zoning Board of Appeals to operate a HOME OCCUPATION, Pursuant To Section 30.4.2 of the Zoning Laws of the Town of Newburgh.

1. Location of the property:

Section 11 Block 1 Lot 19

Street Address: 425 Quaker Street, Walkill, NY 12589

Zoning District: AR Zone

2. a) Does the property owner reside on the premises? YES

b) Will the property owner be operating the business? YES

c) What Type of HOME OCCUPATION do you propose? Mail order home business to sell and transfer Firearms.

d) Briefly explain the proposed operation of this business. Receive and Transfer Firearms under a Federal Firearms License issued by the BATF.

e) What, if any, structural changes will be made to the premises in order to construct this HOME OCCUPATION? None





# TOWN OF NEWBURGH

*Crossroads of the Northeast*

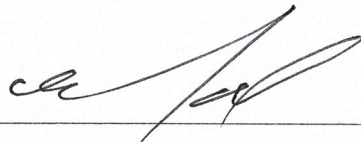
ZONING BOARD OF APPEALS

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD  
(845) 566-4901

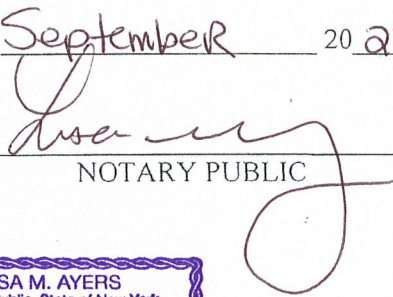
## SPECIAL PERMIT: HOME OCCUPATION

- 2. f) What is the current square footage of the existing dwelling? 2,828 sq. ft.
- g) What, if any, is the proposed square footage of this dwelling that this HOME OCCUPATION will require? 144 sq. ft.
- h) How many, if any, employees will be working at this business? None
- i) What are the hours and days of operation? 4 Hours 5 Days

  
 \_\_\_\_\_  
 PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10 DAY OF September 2020

  
 \_\_\_\_\_  
 NOTARY PUBLIC





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

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 14659 / 1463  
 INSTRUMENT #: 20190081866  
 Receipt#: 2728085  
 Clerk: JM  
 Rec Date: 11/21/2019 03:03:09 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: HAVEN SCOTT M  
 Party2: OYOLA EFRAIN  
 Town: NEWBURGH (TN)  
 11-1-19

Recording:  
 Recording Fee 40.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 RP5217 Residential/Agricu 116.00  
 RP5217 - County 9.00

Sub Total: 190.00

Transfer Tax  
 Transfer Tax - State 1264.00

Sub Total: 1264.00

Total: 1454.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 3582  
 Transfer Tax  
 Consideration: 316000.00  
 Transfer Tax - State 1264.00  
 Total: 1264.00

Payment Type: Check \_\_\_  
 Cash \_\_\_  
 Charge \_\_\_  
 No Fee \_\_\_

Comment: \_\_\_\_\_

*Ann G. Rabbitt*  
 Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:  
 KEVIN FOLEY, ESQ  
 15 SCOTTS CORNER DRIVE  
 MONTGOMERY, NY 12549

HN64592

Bargain & sale deed, with covenant against grantor's acts -Ind. or Corp.

**THIS INDENTURE**, made the 26<sup>th</sup> day of October, 2019

**BETWEEN SCOTT M. HAVEN and KELLY A. HAVEN**, 425 Quaker Street,  
Wallkill, NY 12589

parties of the first part, and

**EFRAIN OYOLA and NILDA OYOLA**, husband and wife, 3 Northgate Drive,  
Walden, NY 12586

parties of the second part,

**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, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being further bounded and more accurately described in attached:

“Schedule A”

**Being** and intended to be the same premises conveyed in a certain deed dated 1/27/00 by Barbara L. Albanese to Scott M. Haven and Kelly A. Haven and recorded in the office of the Orange County Clerk in Liber 5236 page 262.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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

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

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the

11-1-19



## Schedule A Description

Title Number **HN 64592**

Page **1**

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

BEGINNING at a point in the centerline of Quaker Street said point being the Northwesternly most corner of lands n/f Drake, Liber 2612 page 310 and runs thence along said Quaker Street the following two (2) courses and distances:

1. North 26 degrees 33 minutes 00 seconds East 200.00 feet;
2. North 35 degrees 12 minutes 00 seconds East 100.00 feet;

thence along lands n/f Meybohm, Liber 2370 page 25 the following two (2) courses and distances:

1. South 61 degrees 14 minutes 00 seconds East 135.00 feet to an iron pipe;
2. South 22 degrees 33 minutes 00 seconds West 282.00 feet; thence along lands n/f Mid-Hudson Valley Dev. Corp., Liber 2686 page 77 and said lands n/f Drake, North 67 degrees 36 minutes 26 seconds West 170.66 feet to the point or place of beginning.

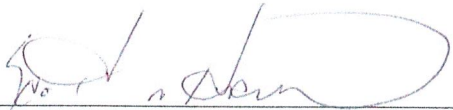
HILL-N-DALE ABSTRACTERS, INC.  
20 SCOTCHTOWN AVENUE  
P.O. BOX 547  
GOSHEN, NEW YORK 10924  
(845) 294-5110  
FAX (845) 294-9581

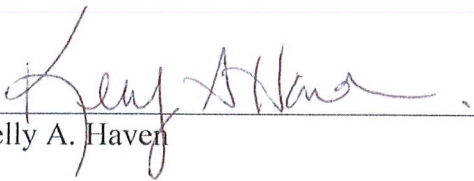
payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

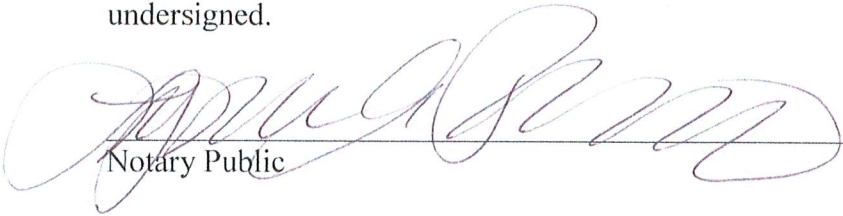
IN PRESENCE OF:

  
\_\_\_\_\_  
Scott M. Haven

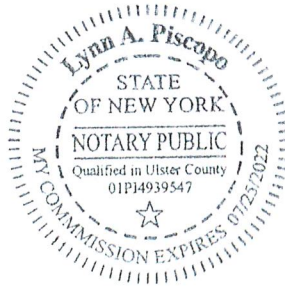
  
\_\_\_\_\_  
Kelly A. Haven

STATE OF New York        )  
                                      :SS  
COUNTY OF Orange        )

On the <sup>75th</sup> day of October, in the year 2019, before me, the undersigned, a notary public in and for the said state, personally appeared Scott M. Haven and Kelly A. Haven 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 capacities, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individuals made such appearance before the undersigned.

  
\_\_\_\_\_  
Notary Public

*R/R: Kevin Foley Esq.  
PO Box 1664  
Montgomery NY  
12549*





Efrain Oyola  
425 Quaker Street  
Wallkill, NY 12589  
646-284-6587 / [eyola@hvc.rr.com](mailto:eyola@hvc.rr.com)

8/18/2020

**Application 20-0722**

Town of Newburgh  
Code Compliance Department  
Attn: Joseph Mattina  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

Dear Mr. Mattina,

Below please find the information requested by the Town of Newburgh Code Compliance Department as per the letter received showing an application date of 8/03/2020.

**Item#1**

Attached please find the floor plan of the dwelling which shows the location and size of the area of our home occupancy.

**Item#2**

Firearms being stored are common Handguns and Long Guns (Rifles, Shotguns) normally available for sale and compliant with all Bureau of Alcohol Tobacco Firearms and Explosives (BATFE) and New York State regulations. The quantities vary between 1 and 50 assorted firearms as previously mentioned.

**Item#3**

Ammunition will be stored and consist of common and readily available for use with the previously mentioned Handguns, Rifles and Shotguns. Quantity of ammunition will be determined by customer orders and can range between 250 – 1000 rounds per order. All ammunition orders will be delivered to the customer upon receipt.


**Item#4**

All firearms and ammunition will be stored in appropriately secured safes which offer protection from theft and fire. Photo of safes are attached. Location is also secured with a 24-hour monitored alarm system and multiple recordable cameras.

**Item#5**

There will be **NO** black powder and/or gun powder stored on the premises.

Submitted as requested for your information.

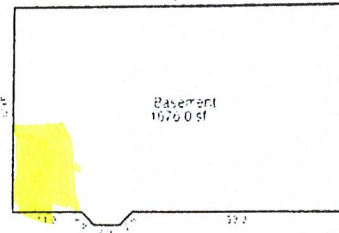
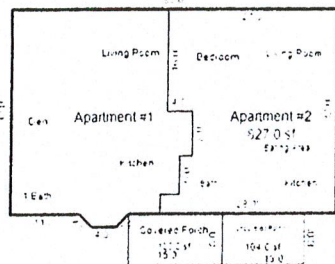
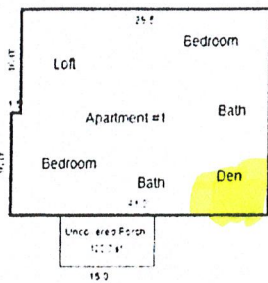
  
Efrain Oyola

Mazzella & Balletta Appraisals  
**SKETCH ADDENDUM**

File No G2910023  
 FHA No 374-8401455

Reviewed By Efrain Oyola & Nilda Oyola  
 Property Address 425 Quaker St  
 City Wallkill County Orange State NY Zip Code 12589  
 Lender/Client NBKC Bank Address 8320 Ward Parkway, Kansas City, MO 64114

Gross Building Area  
 First Floor 1076.0 sf  
 Second Floor 1030.4 sf



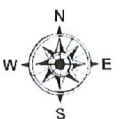
AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	1676.0	169.7	1676.0	First Floor	32.0 x	4.0 x	8.0 =	256.0
GBA2	Second Floor	0.8	1030.4	146.0	1030.4		0.5 x	2.8 x	1.4 =	8.0
B5MT	Basement	1.0	1676.0	169.7	1676.0		0.5 x	2.8 x	1.4 =	2.0
P/P1	Uncovered Porch	1.0	104.0	42.0						2.0
	Uncovered Porch	1.0	120.0	46.0	224.0					352.0
P/P2	Covered Porch	1.0	120.0	46.0	120.0					1056.0
						Second Floor	39.5 x	32.0 x	1264.0 =	
							16.0 x	1.5 =	24.0 =	
	Net BUILDING	crit	2 (rounded)		2,706	8 total items			(rounded)	2,964





*The Subtitle*

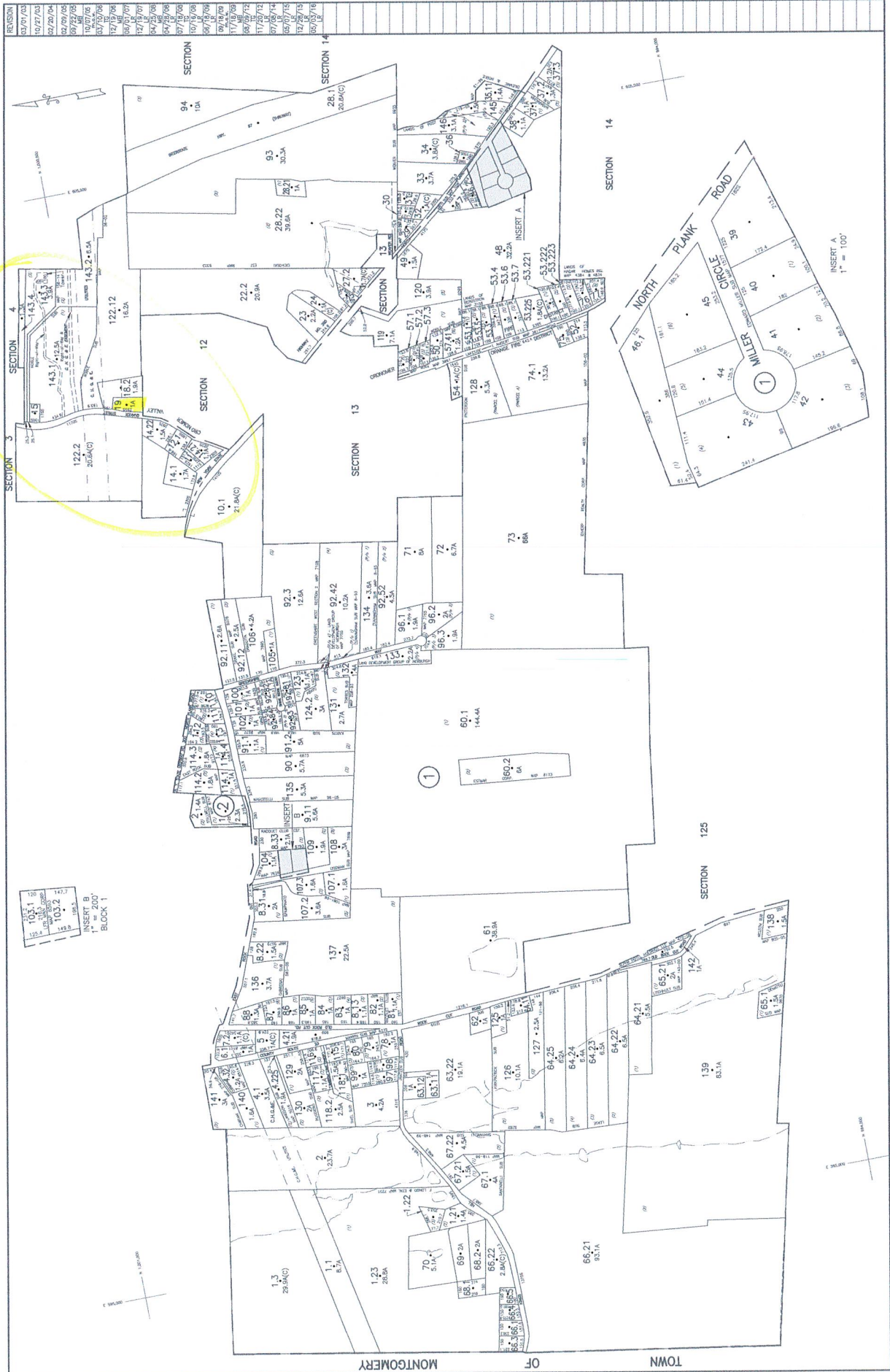
# The Map Title



Orange County G.I.S. Division 255 Main St Goshen, New York 10924 Phone: 845.615.3790

DISCLAIMER: This map is a product of Orange County Real Property GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Printed: Sep 04, 2020

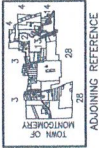


REVISION	DATE
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02/27/03	
02/26/04	
02/26/05	
02/26/06	
02/26/07	
02/26/08	
02/26/09	
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INSERT B  
BLOCK 1  
TOWN ROAD 1

334600  
TOWN OF NEWBURGH  
Section No. 11  
Scale 1" = 400'



**ORANGE COUNTY—NEW YORK**  
MAINTENANCE, ALTERATION, SALE OR DISTRIBUTION  
OF ANY PORTION OF THIS MAP WITHOUT PERMISSION  
OF THE C.C. REAL PROPERTY TAX AGENCY

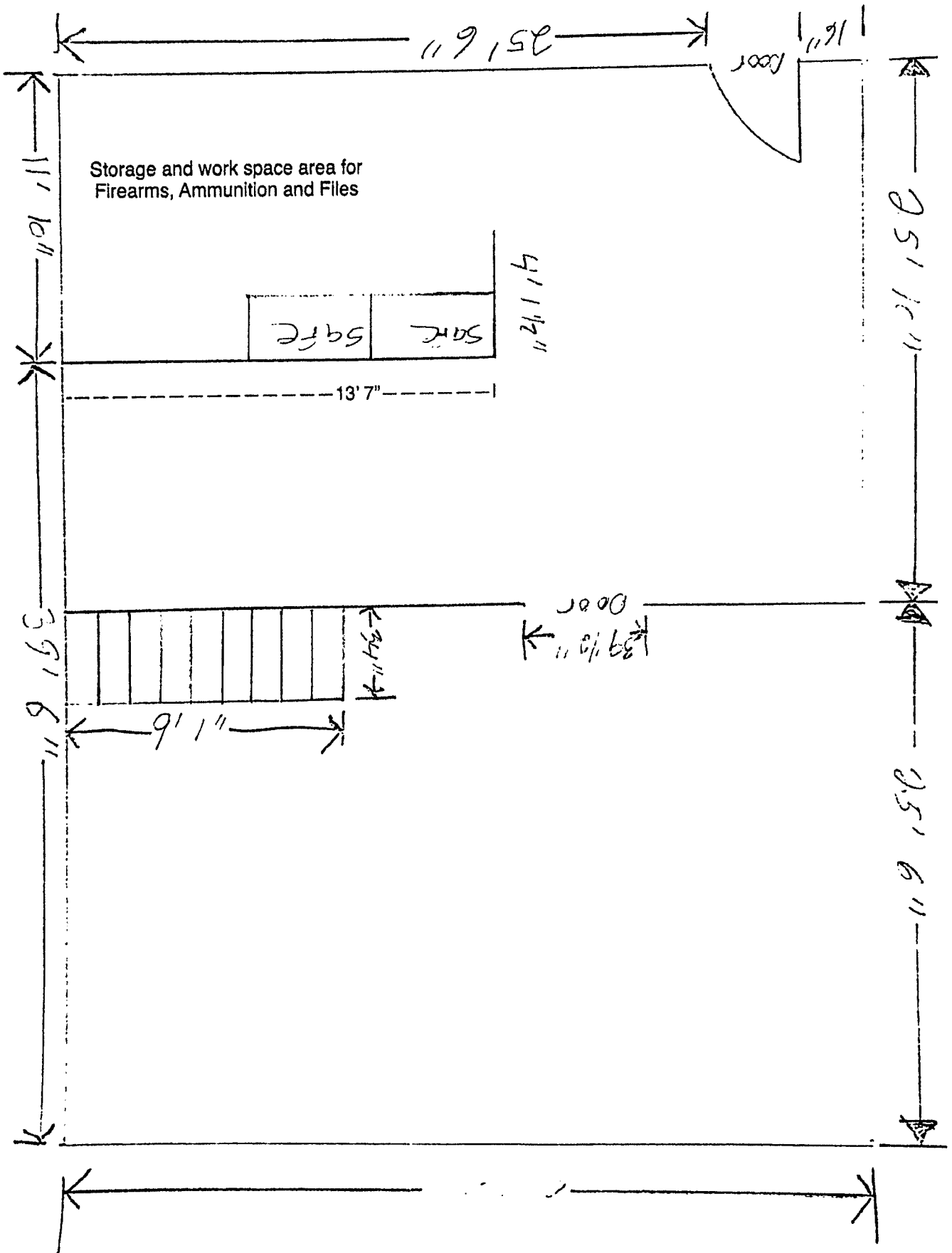
Prepared by  
C.C. REAL PROPERTY TAX AGENCY  
100 N. STATE ST. 2ND FLOOR  
NEWBURGH, N.Y. 10994  
Phone 845-381-2499 Fax 845-381-2499

**LEGEND**

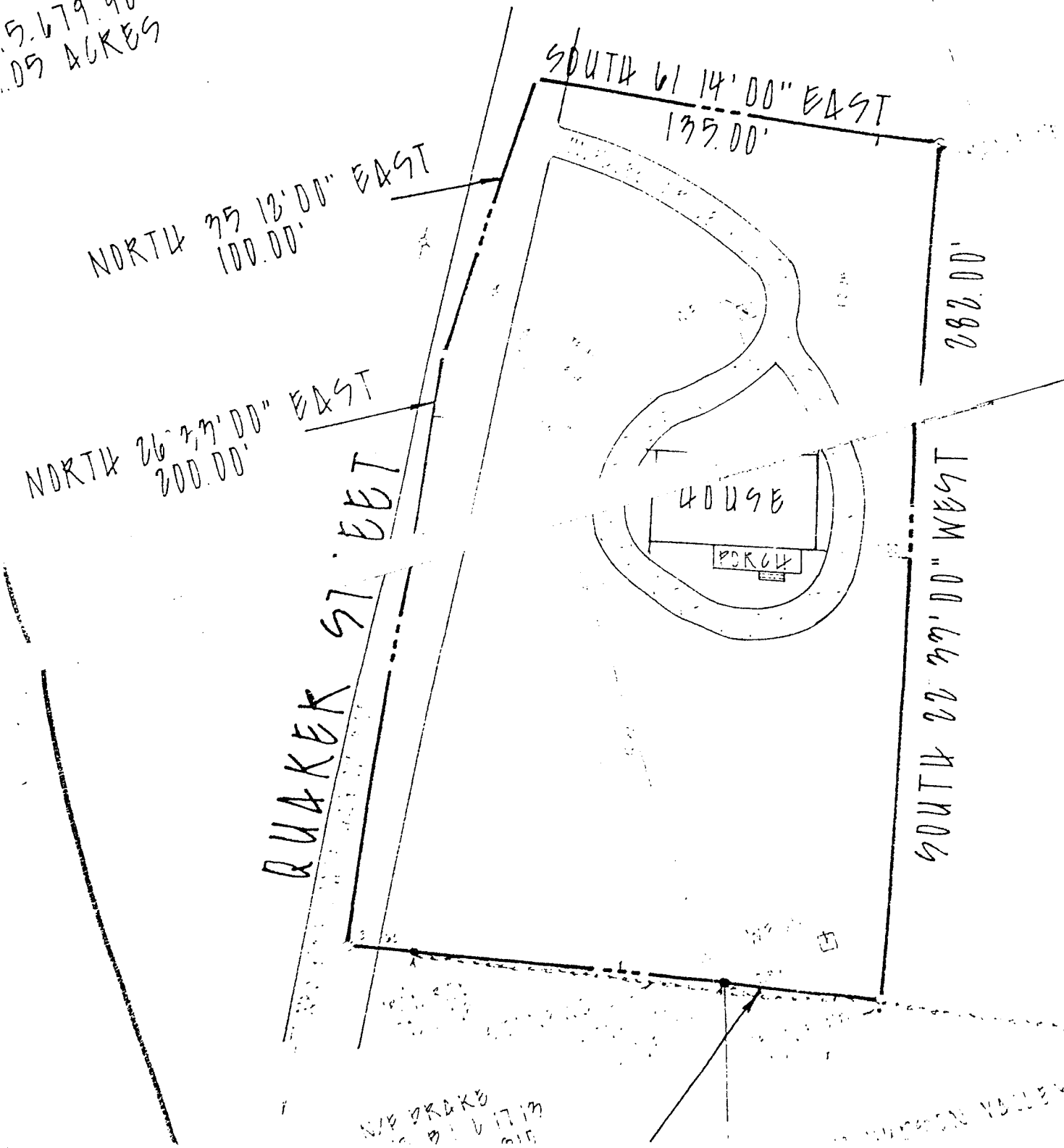
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---	(9)	(10)
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---	(95)	(96)
---	(97)	(98)
---	(99)	(100)



Basement Floor Plan of 425 Quaker Street, Wallkill, NY 12589



Y: 64  
NEWBURGH COUNTY  
40 FT.  
SECTION: SECTION 11 BLOCK 1 LOT 19  
DATE: DECEMBER  
RANGE: LIBER 792 PAGE 296  
5.679.40 SQ. FT.  
.09 ACRES



NORTH 75 12' 00" EAST  
100.00'

NORTH 26 39' 00" EAST  
200.00'

QUAKER ST EAST

SOUTH 61 14' 00" EAST  
135.00'

282.00'

SOUTH 22 39' 00" WEST

NEW BRANKS  
1713  
115

NEW BRANKS  
1713  
115

# SURVEY: LANDS TO BE CONVEYED TO ALBANESE

TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK

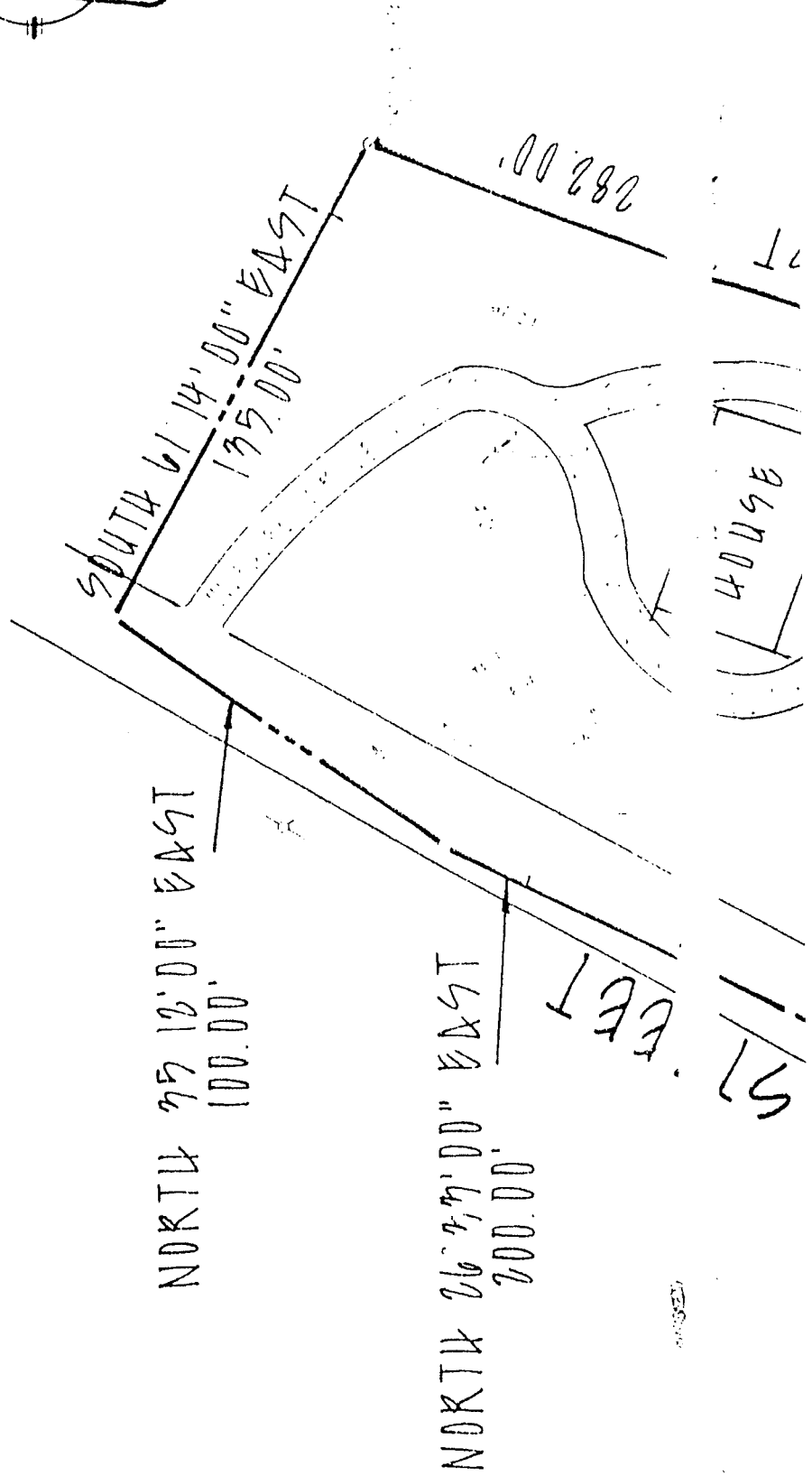
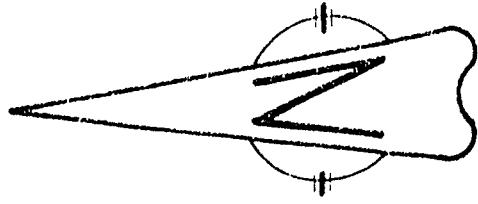
SCALE: 1"=40 FT. DATE: DECEMBER 27, 1988

TAX MAP DESIGNATION: SECTION 8, BLOCK 1, LOT 19

DEED REFERENCE: LIBER 772 PAGE 296

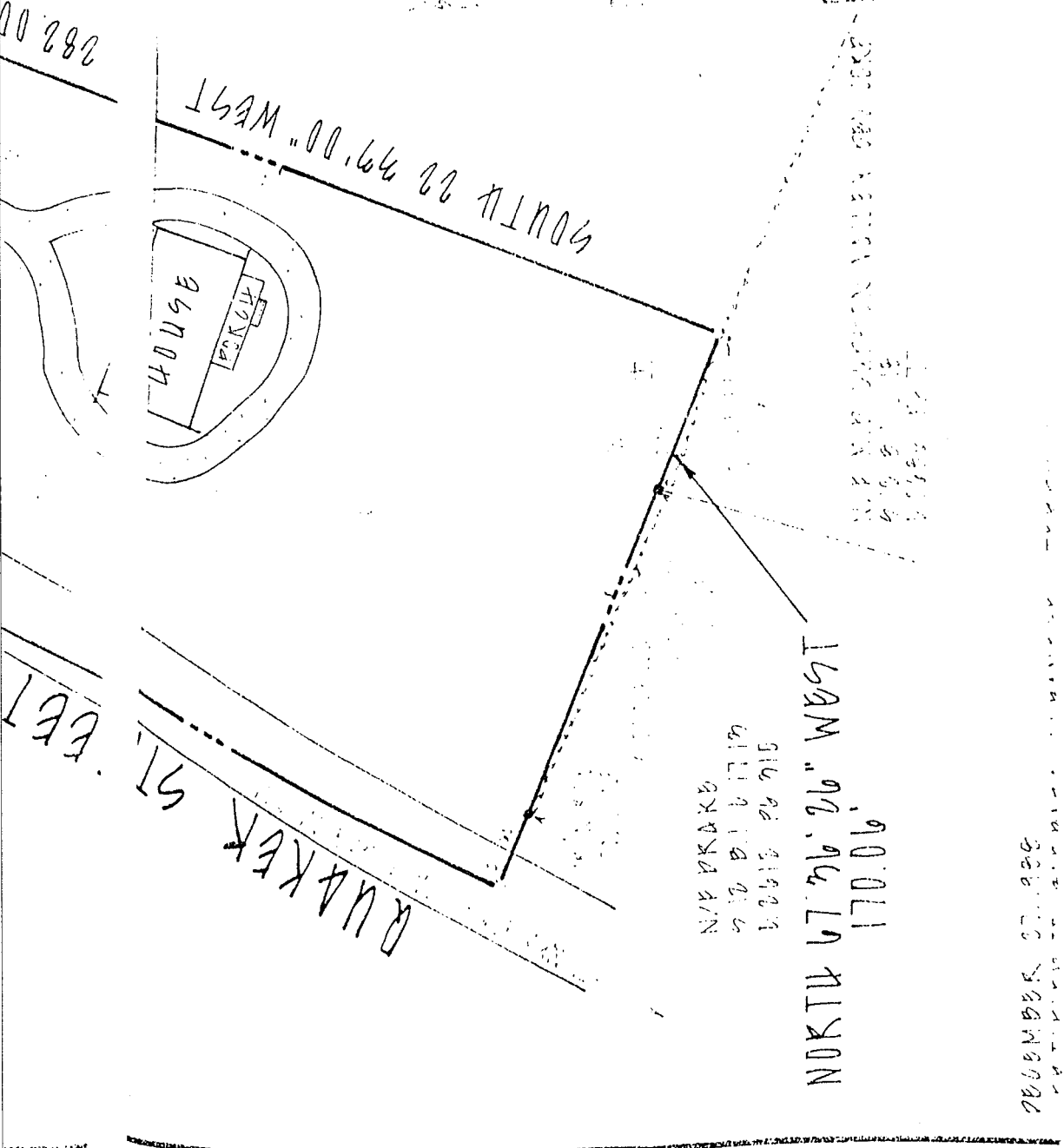
AREA: 45.67940 ACRES

1.05 ACRES





The undersigned does hereby certify that the above is a true and correct copy of the original as shown to him by the undersigned.  
 Witness my hand and the seal of the County of [Blank] State of [Blank] this [Blank] day of [Blank] 19[Blank].  
 [Signature]  
 County Clerk





Efrain Oyola

SBL# 11-1-19

425 Quaker Street, Wallkill, NY 12589





bing maps

Notes











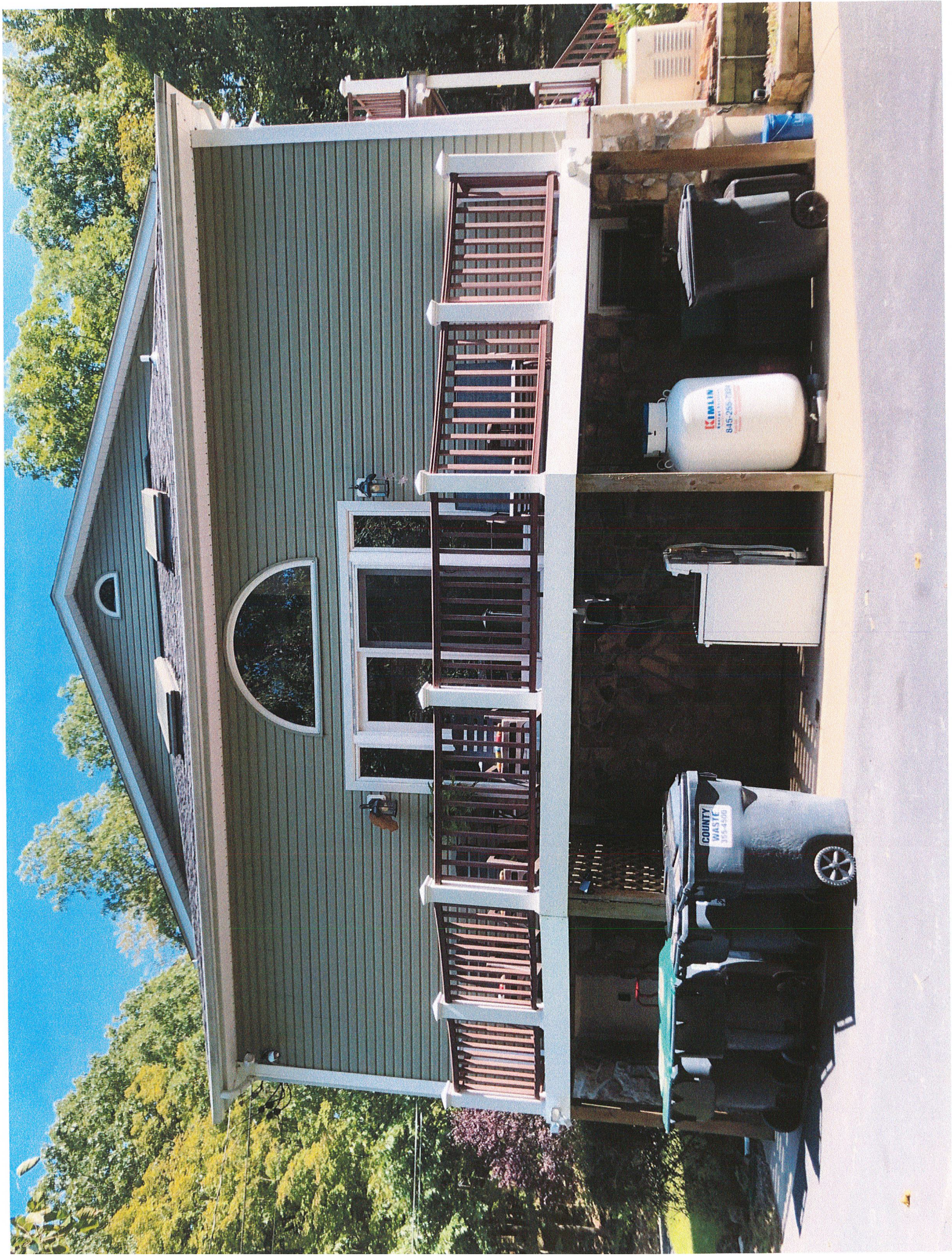


















**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I Efrain OYO19, being duly sworn, depose and say that I did on or before  
September 10, 2020, post and will thereafter maintain at  
425 Quaker St 11-1-19 AR 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 10

day of September, 2020.









**THIS IS NOT A BUILDING PERMIT**

**Submittals listed below @ the same time, partial submittals will not  
be reviewed**

**APPLICATION #20-0722**  
**425 Quaker St**  
**Town of Newburgh**  
**Code Compliance Department**

21 Hudson Valley Professional Plaza Newburgh, NY 12550  
845-564-7801 Phone 845-564-7802 Fax

MAILED TO: Efrain Oyola, 425 Quaker Street , Wallkill, NY 12589 - 646-284-6587

**PROJECT:**

Home Based Business: Federal Firearms License Dealer, Online sales, storage and transactions of Firearms.

SBL: 11-1-19

APPLICATION DATE: 08/03/2020

REVIEW DATE: 8-12-2020

**Residential:** All smoke and co alarms shall be upgraded.  
**Commercial:** Carbon Monoxide Detection is required. Section 915.3 2017 NY Supplement.

Dig Safe New York Call 811/ [www.DigsafelyNewYork.com](http://www.DigsafelyNewYork.com)

***ORANGE COUNTY REQUIRES ALL ELECTRICIANS TO BE LICENSED***

A use variance will be required by the zoning board of appeals. The following information is required.

- 1) Show a floor plan of the dwelling. Show the location and size of the area of the home occupancy.
- 2) Show the types and quantities of firearms being stored.
- 3) Show the types and quantities of ammunition being stored.
- 4) Show how the firearms and ammunition will be stored and secured.
- 5) Will there be any black / gun powdered stored on the premises?

*Joseph Mattina*  
Code Compliance

334600 11-1-122.12  
J D Quaker LLC  
P.O. Box 788  
Plattekill NY 12568 ✓

334600 12-1-20  
Patricia Moschitta  
John E Moschitta  
17 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-22  
Richard W Drago  
20 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-1.2  
Glen Brushett  
Lisa Brushett  
53 Bauer Ln  
Newburgh NY 12550 ✓

334600 12-1-17.13  
Jason Steinberg  
Jennifer Steinberg  
437 Quaker St  
Wallkill NY 12589 ✓

334600 12-1-24  
Steven Grogan  
18 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-19  
Timothy W Rush  
Kelsey A Johnsen-Rush  
13 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-1.1  
Kenneth Barringer  
Jaymee Barringer  
47 Westbrook Rd  
Newburgh NY 12550 ✓

334600 12-1-18  
Michael B Leghorn  
Rosemarie Leghorn  
15 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-29  
Felix S Mazariego  
6 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-12  
Paul W Gessner  
Barbara A Gessner  
37 Bauer Ln  
Newburgh NY 12550 ✓

334600 12-1-21  
Katherine Davey  
19 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 11-1-12.1  
Lowitt Ventures, LLC  
120 Kingsview Rd  
Wallkill NY 12589 ✓

334600 11-1-18.2  
Donald R Meybohm  
Carol A Meybohm  
421 Quaker St  
Wallkill NY 12589 ✓

334600 11-1-14.1  
Darrell A Benedict  
1946 St Rte 300  
Wallkill NY 12589 ✓

334600 11-1-10.1  
Leka Nikollaj  
23-55 Bell Blvd Apt LH  
Bayside NY 11360 ✓

334600 11-1-14.22  
Lorna L Schmidt Irrevocable Trust  
Michael Ettinger  
438 Quaker St  
Wallkill NY 12589 ✓

334600 12-1-23  
Carol A Penaluna  
16 Schoolhouse Ln  
Wallkill NY 12589 ✓

334600 12-1-13  
Steven M Lowitt  
Jaymie Lowitt  
443 Quaker St  
Wallkill NY 12589 ✓

334600 11-1-122.2  
Vincent J Doce  
41 Mead Alley  
Montgomery NY 12549 ✓

334600 11-1-19  
Efran Oyola  
Nilda Oyola  
425 Quaker St  
Wallkill NY 12589 ✓

334600 11-1-143.1  
William K Noble  
409 Quaker St  
Wallkill NY 12589 ✓

Town of Newburgh  
Office of the Assessor  
1496 Route 300  
Newburgh, NY 12550

*Done 9/8/00*

SEC 11 BLK 1 LOT 19

**\* \* \* RECEIPT \* \* \***

**Date:** 09/10/20

**Receipt#:** 82605

<b>Quantity</b>	<b>Transactions</b>	<b>Reference</b>	<b>Subtotal</b>
1	Zba Applic. & Advertising		\$150.00
<b>Total Paid:</b>			<b>\$150.00</b>

**Notes:**

<b>Payment Type</b>	<b>Amount</b>	<b>Paid By</b>
CK #13062	\$150.00	Oyola, Efrain

**JOSEPH P. PEDI  
TOWN OF NEWBURGH  
TOWN CLERK  
1496 ROUTE 300  
NEWBURGH, N.Y. 12550**

**Name:** Oyola, Efrain  
425 Quaker St.  
Walkill, NY 12589-2990

**Clerk ID:** COUNTER

**Internal ID:**



**\*\*\* RECEIPT \*\*\***

**Date:** 09/10/20

**Receipt#:** 82606

<b>Quantity</b>	<b>Transactions</b>	<b>Reference</b>	<b>Subtotal</b>
1	Public Hearing		\$50.00
<b>Total Paid:</b>			<b>\$50.00</b>

**Notes:**

<b>Payment Type</b>	<b>Amount</b>	<b>Paid By</b>
CK #13062	\$50.00	Oyola, Efrain

**JOSEPH P. PEDI  
TOWN OF NEWBURGH  
TOWN CLERK  
1496 ROUTE 300  
NEWBURGH, N.Y. 12550**

**Name:** Oyola, Efrain  
425 Quaker St.  
Wallkill, NY 12589-2990

**Clerk ID:** COUNTER

**Internal ID:**