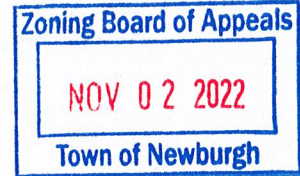




TOWN OF NEWBURGH

Crossroads of the Northeast

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



OFFICE OF ZONING BOARD
TELEPHONE 845-566-4901
FAX LINE 845-564-7802

APPLICATION

DATED: 10.31.22

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

I (WE) Ramon Perez & Isabel Infante PRESENTLY
RESIDING AT NUMBER 45 Meadow Street, Newburgh, NY 12550
TELEPHONE NUMBER 917-407-0206

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:

_____ (TAX MAP DESIGNATION)
45 MEADOW ST. (STREET ADDRESS)
 _____ (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

165-19-C-1

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:
10/26/22
- 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: AREA VARIANCE

TO ADJUST ONE CAR GARAGE FOR TWO CARS

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

Desired addition will be comparable to other homes in the neighborhood.

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

We want a two car garage, there is ~~not~~ no other option.

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

It does not seriously alter the aesthetic of the neighborhood.

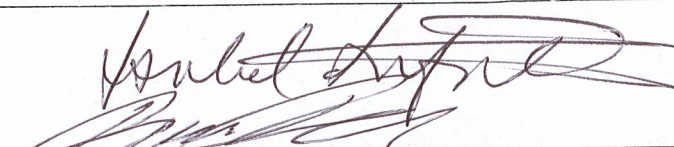
- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

No trees, water bodies, ~~or~~ or other major features of current property will be altered.

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

We are adding to the use of the property not because of special needs, this is a basic use upgrade.

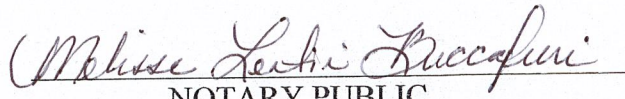
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2 DAY OF November 2022



NOTARY PUBLIC

MELISSA H. LENTINI BUCCAFURI
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01LE6434051
My Commission Expires May 31, 2026

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

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">45 MEADOW ST ADDITION</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">45 MEADOW ST NEWBURGH</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">GARAGE ADDITION THAT REQUIRES AN ARRA VARIANCE</p>			
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">Ramon Perez & Isabel Infante</p>		Telephone: 917-407-0206 E-Mail: infanteim07@gmail.com	
Address: <p style="font-size: 1.2em;">45 Meadow Street</p>			
City/PO: <p style="font-size: 1.2em;">Newburgh</p>		State: <p style="font-size: 1.2em;">NY</p>	Zip Code: <p style="font-size: 1.2em;">12550</p>
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.48 acres	
b. Total acreage to be physically disturbed?		.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.48 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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"/>	NO <input type="checkbox"/>	YES <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"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <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"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <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	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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 type="checkbox"/>

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Ramon Perez & Isabel Infante</u> Date: <u>11/1/22</u></p> <p>Signature: <u><i>Ramon Perez / Isabel Infante</i></u></p>		

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

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.

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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

FARZAD J. MAHIN
MELISSA A. MAHIN

TO
RAMON S. PEREZ
ISABEL M. INFANTE

SECTION 77 BLOCK 10 LOT 13



RECORD AND RETURN TO:
(name and address)

DOUGLAS J. SMITH ESQ
PRIOLET + ASSOCIATES, PC
525 NORTH BROADWAY
White Plains, NY 10603

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2289 CHESTER (TN)
- 2201 CHESTER (VLG)
- 2489 CORNWALL (TN)
- 2401 CORNWALL (VLG)
- 2600 CRAWFORD (TN)
- 2800 DEERPARK (TN)
- 3089 GOSHEN (TN)
- 3001 GOSHEN (VLG)
- 3003 FLORIDA (VLG)
- 3005 CHESTER (VLG)
- 3200 GREENVILLE (TN)
- 3489 HAMPTONBURGH (TN)
- 3401 MAYBROOK (VLG)
- 3689 HIGHLANDS (TN)
- 3601 HIGHLAND FALLS (VLG)
- 3889 MINISINK (TN)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)
- 4289 MONTGOMERY (TN)
- 4201 MAYBROOK (VLG)
- 4203 MONTGOMERY (VLG)
- 4205 WALDEN (VLG)
- 4489 MOUNT HOPE (TN)
- 4401 OTISVILLE (VLG)
- 4600 NEWBURGH (TN)
- 4800 NEW WINDSOR (TN)
- 5089 TUXEDO (TN)
- 5001 TUXEDO PARK (VLG)
- 5200 WALLKILL (TN)
- 5489 WARWICK (TN)
- 5401 FLORIDA (VLG)
- 5403 GREENWOOD LAKE (VLG)
- 5405 WARWICK (VLG)
- 5600 WAWAYANDA (TN)
- 5889 WOODBURY (TN)
- 5801 HARRIMAN (VLG)
- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO PAGES 4 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____
PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 352600-
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- ___ (A) COMMERCIAL/FULL 1%
- ___ (B) 1 OR 2 FAMILY
- ___ (C) UNDER \$10,000
- ___ (E) EXEMPT
- ___ (F) 3 TO 6 UNITS
- ___ (I) NAT.PERSON/CR. UNION
- ___ (J) NAT.PER-CR.UN/1 OR 2
- ___ (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Steward*

RECORDED/FILED
12/02/2005 / 07:03:14
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050126249
DEED R / BK 12006 PG 1877
RECORDING FEES 117.00
TTX# 004057 T TAX 1,412.00
Receipt#505013 111

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
ON 12-2-05 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF IN WITNESS WHEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

Kelly A. Eskew 11-1-22
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Must Print on 8 1/2" x 14" (Legal-size) Paper or not valid and will not be accepted.



05-28694-0
BARGAIN AND SALE DEED

Dated October 7, 2005

from

**FARZAD J. MAHIN
MELISSA A. MAHIN,**

as Grantors

to

**RAMON J. PEREZ
ISABEL M. INFANTE,**

as Grantees

Street Address: 45 MEADOW STREET
Town: NEWBURGH
County: ORANGE
SBL: 77-10-13

Record and return to:
DOUGLAS J. SMITH, ESQ.
PRIOLET & ASSOCIATES, PC
525 North Broadway
White Plains, New York 10603

BARGAIN AND SALE DEED

THIS INDENTURE, made October 7, 2005, among **FARZAD J. MAHIN & MELISSA A. MAHIN**, having an address at 45 Meadow Street, Newburgh, New York 12550 (collectively referred to as "Grantors"), and **RAMON J. PEREZ & ISABEL M. INFANTE**, Husband & wife, having an address at 55-04 111th Street, Corona, New York 11368 (collectively hereinafter referred to as "Grantees").

WITNESSETH, that Grantors, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant and release unto Grantees, and their heirs, executors, administrators, successors and assigns 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, the County of ORANGE, and the State of New York, being more particularly described in Exhibit "A" attached hereto and made a part hereof,

TOGETHER with all right, title and interest, if any, of Grantors in and to any streets and roads abutting said premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantors in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantees, and their heirs, executors, administrators, successors and assigns forever.

Grantors are the owner of said premises. Said premises is not located in an agricultural district.

Grantors covenants that Grantors have not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.



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

3012-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 10/26/2022

Application No. 22-1000

To: A Better Finish Inc.
716 Fostertown Road
Walkill, NY 12589

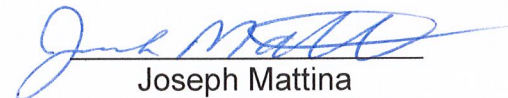
SBL: 77-10-13
ADDRESS: 45 Meadow St

ZONE: R3

PLEASE TAKE NOTICE that your application dated 09/14/2022 for permit to build a 16'-2 x 8' front deck and a 58'-1 x 15'-6" side addition and deck on the premises located at 45 Meadow St is returned herewith and disapproved on the following grounds:

Town of Newburgh municipal code:

- 1) Bulk table schedule 5: Requires a 40' minimum front yard setback
- 2) Bulk table schedule 5: Requires 15' minimum for 1 side yard setback
- 3) Bulk table schedule 5: Requires 30' Minimum combined side yard setbacks.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / **NO**

NAME: RAMON PEREZ Application # 22-1000

ADDRESS: 45 MEADOW ST. NEWBURGH NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: SEE BELOW

SBL: 77-10-13 ZONE: R-3 ZBA Application # 3012-22

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	40'		32.56'	7.44'	18.60%
ONE SIDE YARD	15'		7.04'	7.96'	53.00%
COMBINED SIDE YARD	30'		25.72'	4.28'	14.20%
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: 16'-2 x 8' front deck and a 58'-1 x 15'-6" side addition with decks

REVIEWED BY: Joseph Mattina

DATE: 26-Oct-22







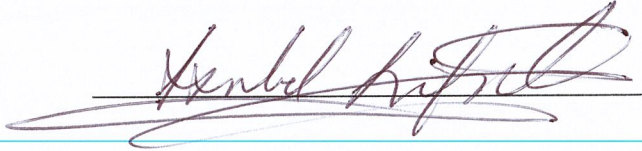


**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I Isabel Infante, being duly sworn, depose and say that I did on or before
November 8, 2022, post and will thereafter maintain at
45 Meadow St 77-10-13 R3 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 3

day of November, 2022.



DANIELLE GATTO
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01GA6318651
Qualified in Orange County
My Commission Expires 01/26/2023





SFR AS-BUILTS for Ramon Perez & Isabel Infante

45 Meadow Street
 Newburgh, NY 12550
 Tax ID #77-10-13

AC	ARCHITECT/ARCHITECTURAL	INT	INTERIOR
AD	ADDITION	IN	INSULATION
AE	ASBESTOS	IS	INSULATION
AF	ARCHITECTURAL	ME	MECHANICAL
AG	ARCHITECTURAL	MEC	MECHANICAL
AH	ARCHITECTURAL	MECH	MECHANICAL
AI	ARCHITECTURAL	MECH	MECHANICAL
AJ	ARCHITECTURAL	MECH	MECHANICAL
AK	ARCHITECTURAL	MECH	MECHANICAL
AL	ARCHITECTURAL	MECH	MECHANICAL
AM	ARCHITECTURAL	MECH	MECHANICAL
AN	ARCHITECTURAL	MECH	MECHANICAL
AO	ARCHITECTURAL	MECH	MECHANICAL
AP	ARCHITECTURAL	MECH	MECHANICAL
AQ	ARCHITECTURAL	MECH	MECHANICAL
AR	ARCHITECTURAL	MECH	MECHANICAL
AS	ARCHITECTURAL	MECH	MECHANICAL
AT	ARCHITECTURAL	MECH	MECHANICAL
AU	ARCHITECTURAL	MECH	MECHANICAL
AV	ARCHITECTURAL	MECH	MECHANICAL
AW	ARCHITECTURAL	MECH	MECHANICAL
AX	ARCHITECTURAL	MECH	MECHANICAL
AY	ARCHITECTURAL	MECH	MECHANICAL
AZ	ARCHITECTURAL	MECH	MECHANICAL
BA	BATH	ME	MECHANICAL
BB	BATH	MEC	MECHANICAL
BC	BATH	MECH	MECHANICAL
BD	BATH	MECH	MECHANICAL
BE	BATH	MECH	MECHANICAL
BF	BATH	MECH	MECHANICAL
BG	BATH	MECH	MECHANICAL
BH	BATH	MECH	MECHANICAL
BI	BATH	MECH	MECHANICAL
BJ	BATH	MECH	MECHANICAL
BK	BATH	MECH	MECHANICAL
BL	BATH	MECH	MECHANICAL
BM	BATH	MECH	MECHANICAL
BN	BATH	MECH	MECHANICAL
BO	BATH	MECH	MECHANICAL
BP	BATH	MECH	MECHANICAL
BQ	BATH	MECH	MECHANICAL
BR	BATH	MECH	MECHANICAL
BS	BATH	MECH	MECHANICAL
BT	BATH	MECH	MECHANICAL
BU	BATH	MECH	MECHANICAL
BV	BATH	MECH	MECHANICAL
BW	BATH	MECH	MECHANICAL
BX	BATH	MECH	MECHANICAL
BY	BATH	MECH	MECHANICAL
BZ	BATH	MECH	MECHANICAL
CA	CASE	ME	MECHANICAL
CB	CASE	MEC	MECHANICAL
CC	CASE	MECH	MECHANICAL
CD	CASE	MECH	MECHANICAL
CE	CASE	MECH	MECHANICAL
CF	CASE	MECH	MECHANICAL
CG	CASE	MECH	MECHANICAL
CH	CASE	MECH	MECHANICAL
CI	CASE	MECH	MECHANICAL
CJ	CASE	MECH	MECHANICAL
CK	CASE	MECH	MECHANICAL
CL	CASE	MECH	MECHANICAL
CM	CASE	MECH	MECHANICAL
CN	CASE	MECH	MECHANICAL
CO	CASE	MECH	MECHANICAL
CP	CASE	MECH	MECHANICAL
CQ	CASE	MECH	MECHANICAL
CR	CASE	MECH	MECHANICAL
CS	CASE	MECH	MECHANICAL
CT	CASE	MECH	MECHANICAL
CU	CASE	MECH	MECHANICAL
CV	CASE	MECH	MECHANICAL
CW	CASE	MECH	MECHANICAL
CX	CASE	MECH	MECHANICAL
CY	CASE	MECH	MECHANICAL
CZ	CASE	MECH	MECHANICAL

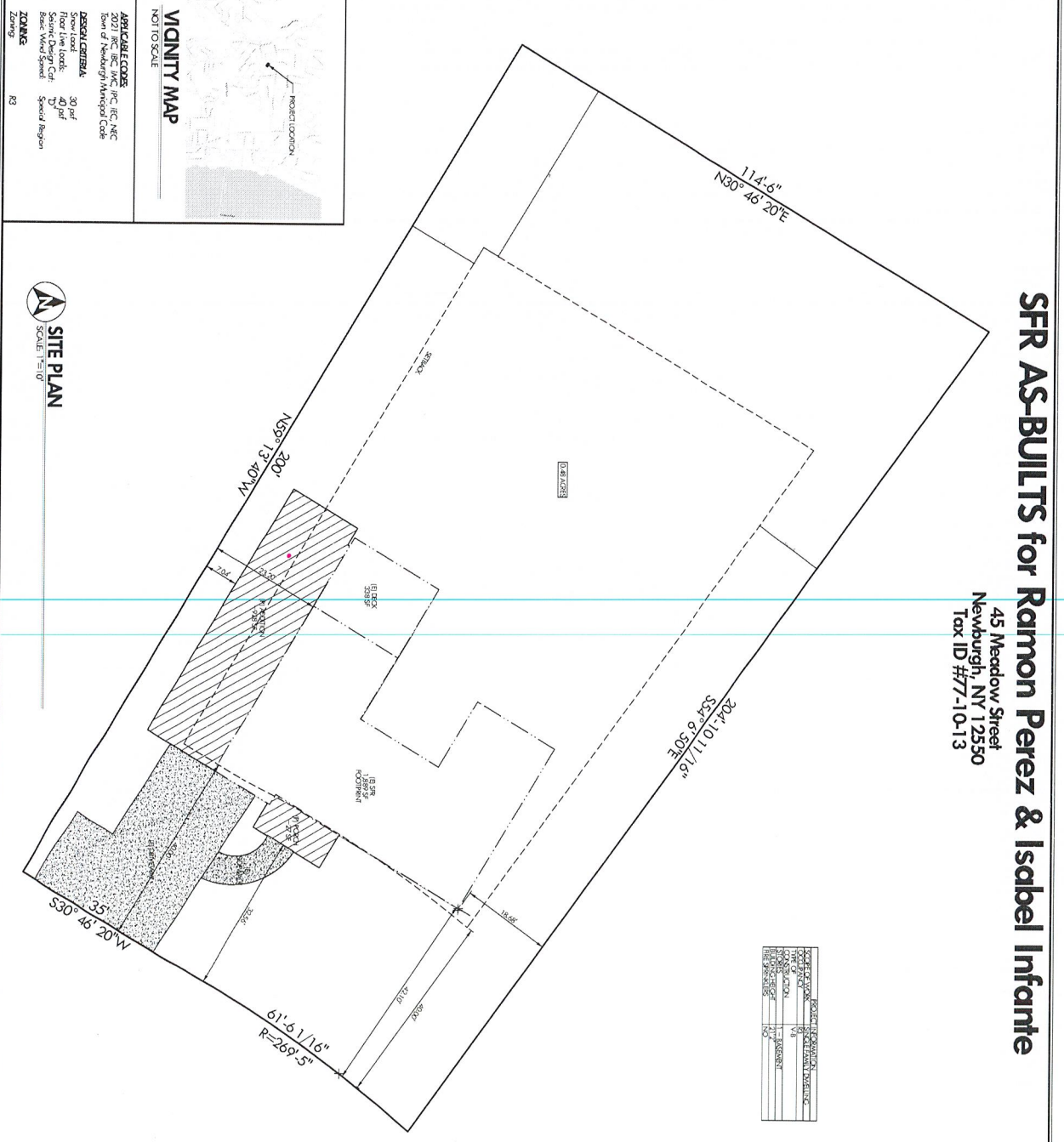
GENERAL CONDITIONS:

- All construction shall be in accordance with the minimum of the latest adopted edition of the International Building Code (IBC) and all of the local building ordinances, with the most stringent condition governing.
- Work shall be completed in accordance with the specifications and details shown on the plans before commencing work, and the designer or engineer shall be notified of such discrepancies.
- The contractor shall provide all measures necessary to protect the structure, adjacent property, and existing utilities.
- In the event certain features of the construction are not fully shown in the plans or called for in the notes or specifications, the contractor shall be responsible for determining the proper construction method to be used.
- In the event that discrepancies are found on the plans after construction has begun, the designer shall not be held responsible for any construction cost or costs associated with this project or any time, materials, or labor expended by the contractor prior to beginning construction or ordering materials.

APPLICABLE CODES:
 2021 IBC, IRC, IMC, IFC, NEC
 Local of Newburgh Municipal Code

GENERAL CONTRACTOR:
 Ramon Perez & Isabel Infante
 45 Meadow Street
 Newburgh, NY 12550
 Tel: 845-534-6447
 Fax: 845-534-6448

DATE: 10/10/2022
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

DATE: 10/10/2022

SCALE: 1/4" = 1'-0"

TITLE SHEET AND SITE PLAN

SFR AS-BUILTS

Ramon Perez & Isabel Infante

45 Meadow Street
 Newburgh, NY 12550
 Tel: 845-534-6447
 Fax: 845-534-6448

DATE: 10/10/2022

SCALE: 1/4" = 1'-0"

C-001

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