



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: 2/16/2024

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

I (WE) Anna M. Piotrowski, M.D. PRESENTLY
RESIDING AT NUMBER 28 Susan Dr. Newburgh, NY 12550
TELEPHONE NUMBER 845-219-6236

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:

39-1-57 (TAX MAP DESIGNATION)

175 North Plank Rd. (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-18-C-(4)-(b)

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:

2-8-2024

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
of 35% from State road

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:

Maintaining an original residential structure and enhancing it with a new front porch and second story addition

- 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:

in order for it to be a feasible one family home the addition of a second floor is necessary for ample living space.

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

the existing first floor and foundation will not be changed

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

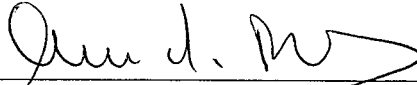
The landscape will not be altered

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

After my husband passed away I inherited the building that he owned for over 40 years and I would like to make it beautiful

7. ADDITIONAL REASONS (IF PERTINENT):

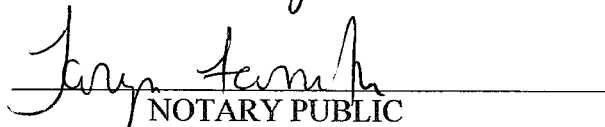
The building is in disrepair and
I would like to convert it from
an eyesore to a Gem



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16 DAY OF February 20 24



NOTARY PUBLIC

TARYN FARRINGTON
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01FA6084049
COMM. EXP. 12/02/2026

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

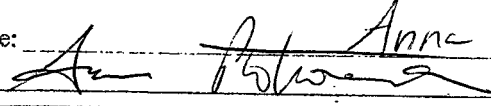
Part 1 - Project Information

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: <i>little brick building residential enhancement</i>			
Project Location (describe, and attach a location map): <i>175 North Plank Rd. Newburgh, NY 12550</i>			
Brief Description of Proposed Action: <i>Renovate existing first floor of building, add new second story and front porch</i>			
Name of Applicant or Sponsor: <i>Anna M. Piotrowski</i>		Telephone: <i>845-219-6235</i>	
Address: <i>28 Susan Dr.</i>		E-Mail:	
City/PO: <i>Newburgh</i>		State: <i>NY</i>	Zip Code: <i>12550</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 type="checkbox"/>	YES <input checked="" 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>1</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>1</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 checked="" 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 checked="" type="checkbox"/> Parkland			

<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>	NO	YES
<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>	NO	YES
<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>	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Anna Piotrowski</u></p>		<p>Date: <u>2/16/24</u></p>
<p>Signature: <u></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 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.

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)

PRINT OR TYPE: BLACK INK ONLY.

RICHARD PIOTROWSKI AND ANNA MARIA PIOTROWSKI

TO

RICHARD PIOTROWSKI

Sec. 39, Blk. 1, Lot 57

RECORD AND RETURN TO:
(Name and Address)

JOSEPH M. SAFFIOTTI, ESQ.
WERNER AND SAFFIOTTI
419 Route 9W
Newburgh, NY 12550

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

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 58909 DATE 9/11/91 AFFIDAVIT FILED _____ 19____

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

- | | | |
|---|--|---|
| BG20 Blooming Grove _____ | SERIAL NO. _____ | CHECK _____ CASH _____ CHARGE <input checked="" type="checkbox"/> |
| CH22 Chester _____ | Mortgage Amount \$ _____ | MORTGAGE TAX \$ _____ |
| CO24 Cornwall _____ | Exempt Yes _____ No _____ | TRANSFER TAX \$ <u>2</u> |
| CR26 Crawford _____ | 3-6 Cooking Units Yes _____ No _____ | Received Tax on above Mortgage |
| DP28 Deerpark _____ | Basic \$ _____ | Ed Fund <u>5.00</u> |
| GO30 Goshen _____ | MTA \$ _____ | RECORD. FEE \$ <u>14.00</u> |
| GR32 Greenville _____ | Spec. Add. \$ _____ | REPORT FORMS \$ <u>30.00</u> |
| HA34 Hamptonburgh _____ | TOTAL \$ _____ | CERT. COPIES \$ _____ |
| HI36 Highland _____ | MARION S. MURPHY | <i>Werner</i> |
| MK38 Minisink _____ | Orange County Clerk | |
| ME40 Monroe _____ | by: _____ | |
| MY42 Montgomery _____ | ORANGE COUNTY CLERK'S OFFICE S.S. | |
| MH44 Mount Hope _____ | Recorded on the <u>23rd</u> day of | |
| NT46 Newburgh (T) <input checked="" type="checkbox"/> | <u>Sept</u> 19 <u>91</u> at <u>3:20</u> | |
| NW48 New Windsor _____ | O'Clock <u>P.</u> M. in Liber/Film <u>3496</u> | |
| TU50 Tuxedo _____ | <u>Deeds</u> at page <u>174</u> and examined. | |
| WL52 Wallkill _____ | <i>Marion S. Murphy</i> | |
| WK54 Warwick _____ | County Clerk | |
| WA56 Wawayanda _____ | | |
| WO58 Woodbury _____ | | |
| MN09 Middletown _____ | | |
| NC11 Newburgh _____ | | |
| PJ13 Port Jervis _____ | | |
| 9999 Hold _____ | | |

RECEIVED
\$ Exempt
REAL ESTATE
SEP 23 1991
TRANSFER TAX
ORANGE COUNTY
MLD

LIBER 3496 PAGE 174

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 9/23/1991 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 02/15/2024.

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

ORG 09/23/91 03:20:44 40632 44.00
***** EDUCATION FUND: 5.00 *****
DEED CONTROL NO: 58909 .00 *
***** SERIAL NUMBER: 001213 *****

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11th day of September, nineteen hundred and ninety-one
BETWEEN RICHARD PIOTROWSKI AND ANNA MARIA PIOTROWSKI, husband and
wife, both residing at (no number) Old Indian Road,
Milton, New York 12547

party of the first part, and RICHARD PIOTROWSKI, residing at (no number) Old
Indian Road, Milton, New York 12547

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Sec. 39
Blk. 1
Lot 57

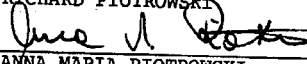
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances
and all the estate and rights of the party of the first part in and to said premises; 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 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:


RICHARD PIOTROWSKI


ANNA MARIA PIOTROWSKI

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 11th day of September 19 91, before me personally came Richard Piotrowski

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Mary S. Carpenter
Notary Public

MARY S. CARPENTER
Notary Public, State of New York
No. 4973704
Qualified in Orange County
Commission Expires 11/23/92

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

RICHARD PIOTROWSKI AND ANNA MARIA PIOTROWSKI

TO

RICHARD PIOTROWSKI

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 11th day of September 19 91, before me personally came Anna Maria Piotrowski

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

Mary S. Carpenter
Notary Public

MARY S. CARPENTER
Notary Public, State of New York
No. 4973704
Qualified in Orange County
Commission Expires 11/23/92

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

SECTION 39

BLOCK 1

LOT 57

COUNTY OR TOWN

Town of Newburgh, Orange County

RETURN BY MAIL TO:

Joseph M. Saffioti, Esq.
Werner and Saffioti
419 Route 9W
Newburgh, NY 12550

Zip No.

Reserve this space for use of Recording Office.

LIBER 3496 PAGE 176

SCHEDULE A

ALL that tract or parcel of land, together with the improvements thereon, known as No. 263 North Plank Road, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and bounded and described as follows:-

BEGINNING at an iron pipe in the westerly line of the North Plank Road, the said pipe being at the easterly end of a stone wall running along the line of other lands of the parties of the first part, and also being about 577 feet northerly from the northerly end of the westerly head wall of a concrete bridge of 18 feet span crossing to the North Plank Road; THENCE running along the westerly line of the right of way of the North Plank Road north 24 degrees and 11 minutes west 26.74 feet to the center of a concrete right of way monument; THENCE still running along the westerly right of way line of the North Plank Road, north 28 degrees and 38 minutes west 123.26 feet to an iron pipe; THENCE leaving the highway and running along the line of other lands of the parties of the first part the following courses and distances; South 81 degrees and 32 minutes west 310 feet to an iron pipe south 28 degrees and 38 minutes east 150.68 feet to an iron pipe; THENCE running to and along the line of a stone wall north 81 degrees and 32 minutes east 307.79 feet to the place of beginning.

CONTAINING 1.005 acres of land, more or less, as surveyed by Charles A. Gridley, C.E., on September 11, 1940.

ALSO BEING the same premises conveyed by Lucy Nusio, as Executrix under the Last Will and Testament of Kate Crea, deceased to Richard Piotrowski and Anna M. Piotrowski, husband and wife by a deed dated October 10, 1979 and recorded in the Orange County Clerk's Office on the 12th day of October, 1979 in Liber 2145 of Deeds at Page 1005.



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

2024-10

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/07/2024

Application No. 24-0103

To: Anna M. Piotrowski, MD
28 Susan Drive
Newburgh, NY 12550

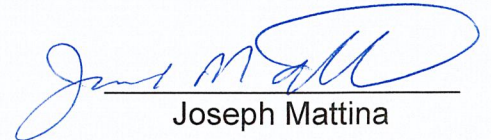
SBL: 39-1-57
ADDRESS: 175 N Plank Rd

ZONE: B

PLEASE TAKE NOTICE that your application dated 02/06/2024 for permit to rebuild an existing non-conforming single family dwelling on the premises located at 175 N Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-18-C-(4)-(b): Front yards abutting all county and state highways shall be at least 60 feet in depth.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Estate of Richard Piotrowski **Application #** 24-0103

ADDRESS: 28 Susan Dr Newburgh NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 175 North Plank Rd Newburgh NY 12550

SBL: 39-1-57 **ZONE:** B **ZBA Application #** 2024-10

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	60'		36.6'	23.5'	39.00%
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: **Fronts on a state road: New 4' x 4' front porch: New second story addition:**

REVIEWED BY: Joseph Mattina **DATE:** 7-Feb-24









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

STATE OF NEW YORK: COUNTY OF ORANGE:

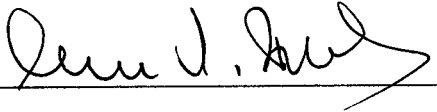
I, ANNA M. PIOTROWSKI, being duly sworn, depose and say that I did on or before

March 14, 2024, post and will thereafter maintain at

175 N Plank Rd 39-1-57 B Zone in the Town of Newburgh, New York, at or near the front

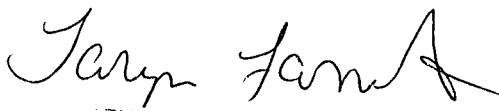
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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 14

day of February, 2024.


TARYN FARRINGTON
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01FA6084049
COMM. EXP. 12/02/2026

TARYN FARRINGTON
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01FA6084049
COMM. EXP. 12/02/2026





Howard W. Weeden, PLS, PC
Professional Land Surveying Services since 1991
62 Main Street, Walden, New York 12586
tel.: 845.778.7643 fax.: 845.778.7307
hwwpls@yahoo.com



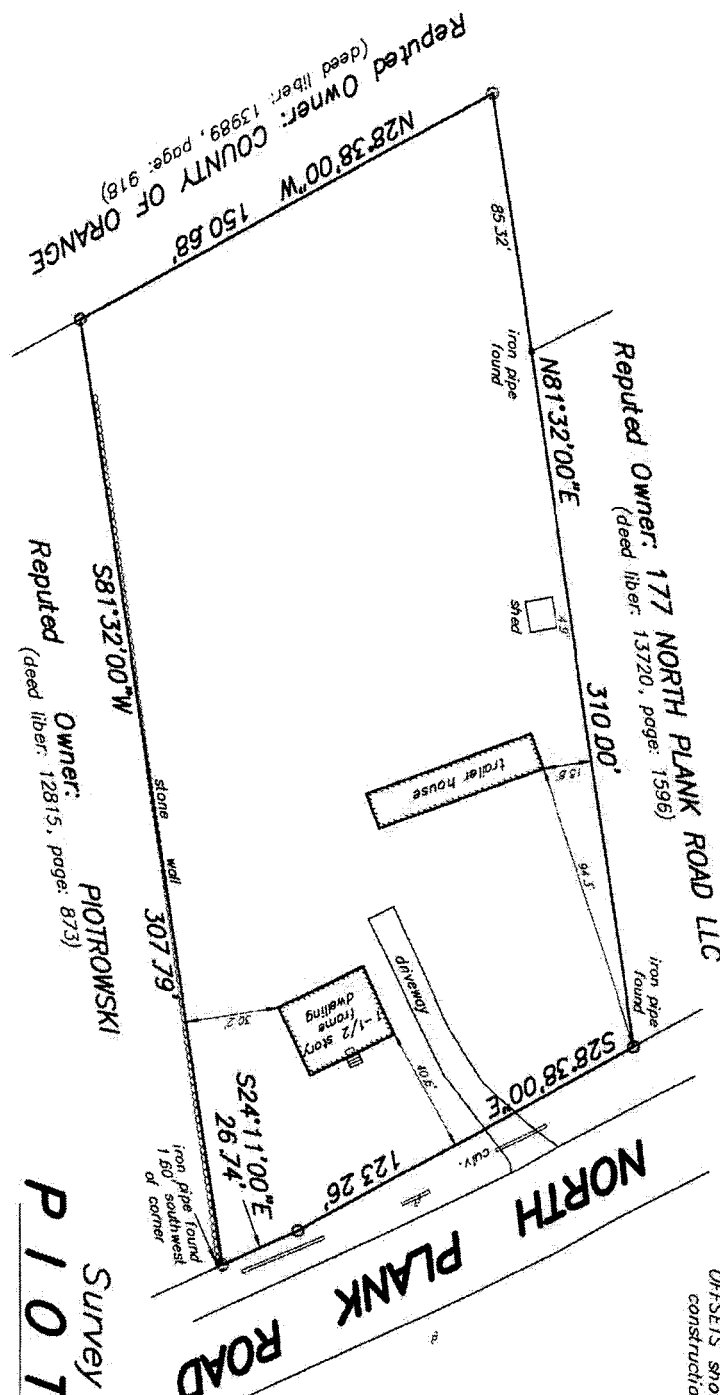
January 30, 2024

SURVEY DESCRIPTION FOR PIOTROWSKI

All that certain plot, 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 westerly side of North Plank Road, said point being the northeasterly most corner of the lands reputedly of Piotrowski; thence from said point or place of beginning and along the lands reputedly of said Piotrowski and following the general line of an old stone wall, South 81° 32' 00" West a distance of 307.79 feet; thence along the lands reputedly of the County of Orange, North 28° 38' 00" West a distance of 150.68 feet; thence continuing along the lands reputedly of said County of Orange and along the lands reputedly of 177 North Plank Road LLC and passing over an iron pipe found on line at 85.32 feet, North 81° 32' 00" East a distance of 310.00 feet to an iron pipe found; thence the following two (2) courses and distances along the westerly side of said North Plank Road, 1) South 28° 38' 00" East a distance of 123.26 feet; 2) South 24° 11' 00" East a distance of 26.74 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 25 January 2024 and containing 1.006 acres of land, more or less.

AREA = 1.006± acres



NOTES:
 SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have. SUBJECT to such facts disclosed by an accurate, up-to-date title search. OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.

REFERENCES:
 TAX MAP DATA:
 Section: 39
 Block: 1
 Lot: 57
 Deed Liber: 3496, Page: 174

Survey of Property for
PIOTROWSKI
 located in the
 Town of Newburgh
 Orange County - New York

I hereby certify to:
 -Richard Piotrowski;
 that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

Howard W. Weeden
 Howard W. Weeden, P.L.S., P.C. NYS Lic. No. 049967

Unauthorized alteration or addition to a survey map, drawing or record and surveyor's seal of the New York State Education Law.

Contributors indicated herein signify that the mapping was prepared under their supervision and they are duly Licensed Professional Land Surveyors of the State of New York. The Professional Land Surveyor's seal is a professional seal and is not to be used for any other purpose. The Professional Land Surveyor's seal is the property of the Professional Land Surveyor and is not to be used for any other purpose. The Professional Land Surveyor's seal is the property of the Professional Land Surveyor and is not to be used for any other purpose.

Scale: 1" = 40' Date: 25 Jan. 2024 File no: 24-01

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 PROFESSIONAL LAND SURVEYING
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