

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: 4/24/22

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

I (WE) Brady Quinn PRESENTLY

RESIDING AT NUMBER 307 Sunrise Drive

TELEPHONE NUMBER 845-863-6643

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:

63-1-2 (TAX MAP DESIGNATION)

307 Sunrise Drive (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-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:

4/7/22

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: To replace existing outbuilding with new one 2' wider.

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:

The new outbuilding will be better located to conform to the side yard setback and only be nonconforming in the front. The existing is non-conforming to the side and front setbacks.

- 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:

Due to the unusual shape of the lot, there is no location to site it to conform to all the setbacks.

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

The new outbuilding will only be 2' wider than the existing outbuilding and not objected to by any adjoining property owners.

- 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 nonconformity exists with the current outbuilding with no objections from the neighbors.

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

The unusual shape of the lot and the new outbuilding will be in the same location as the original outbuilding.

7. ADDITIONAL REASONS (IF PERTINENT):

The new outbuilding will remove the side yard nonconformity leaving only the front non-conformity.

Orady In

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF May 20 22

AMY W. GIGLIUTO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GI6349617
Qualified In Ulster County
My Commission Expires 10-24-2024

Amy W. Gigliuto
NOTARY PUBLIC

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

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

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

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

_____, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT _____
IN THE COUNTY OF _____ AND STATE OF _____
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

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

DATED: _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC

ENCLOSURES: SUBMIT ALL ITEMS TOGETHER

- * 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.

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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>Construction of new outbuilding</i>			
Project Location (describe, and attach a location map): <i>307 Sunrise Drive Newburgh, NY 12550</i>			
Brief Description of Proposed Action: <i>To remove current outbuilding and replace with 2 new ones.</i>			
Name of Applicant or Sponsor: <i>Brady Quinn</i>		Telephone: <i>845-863-6673</i>	
Address: <i>307 Sunrise Dr.</i>		E-Mail: <i>bleeg99@hotmail.com</i>	
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 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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <i>0.342</i> acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>0.342</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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" 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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" 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: _____	NO	YES	
	<input type="checkbox"/>	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" 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 type="checkbox"/> NO <input checked="" 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	NO	YES	
	<input type="checkbox"/>	<input checked="" 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>Alvady Inc</u></p> <p>Signature: <u>Brady Quinn</u></p>	<p>Date: <u>May 24, 22</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

Majorie Jackson, Executor of the
estate of Ruth Pecheux
TO
Brady Quinn

SECTION 63 BLOCK 1 LOT 2

RECORD AND RETURN TO:
(name and address)



Michelle Anderson
5031 Route 9W
Newburgh, NY 12550

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

- | | | |
|---|--|---|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4289 MONTGOMERY (TN) | NO PAGES <u>5</u> CROSS REF. _____ |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) | CERT. COPY _____ ADD'L X-REF. _____ |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) | MAP# _____ PGS. _____ |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4205 WALDEN (VLG) | PAYMENT TYPE: CHECK <input checked="" type="checkbox"/> |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) | CASH _____ |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input type="checkbox"/> 4401 OTISVILLE (VLG) | CHARGE _____ |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) | NO FEE _____ |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) | Taxable |
| <input type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) | CONSIDERATION \$ <u>74,675</u> |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) | TAX EXEMPT _____ |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5200 WALKILL (TN) | Taxable |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5489 WARWICK (TN) | MORTGAGE AMT. \$ _____ |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5401 FLORIDA (VLG) | DATE _____ |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) | MORTGAGE TAX TYPE: |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5405 WARWICK (VLG) | <input type="checkbox"/> (A) COMMERCIAL/FULL 1% |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5600 WAWAYANDA (TN) | <input type="checkbox"/> (B) 1 OR 2 FAMILY |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5889 WOODBURY (TN) | <input type="checkbox"/> (C) UNDER \$10,000 |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5801 HARRIMAN (VLG) | <input type="checkbox"/> (E) EXEMPT |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | | <input type="checkbox"/> (F) 3 TO 6 UNITS |
| <input type="checkbox"/> 4089 MONROE (TN) | | <input type="checkbox"/> (I) NAT. PERSON/CR. UNION |
| <input type="checkbox"/> 4001 MONROE (VLG) | | <input type="checkbox"/> (J) NAT. PER-CR. UN/1 OR 2 |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | | <input type="checkbox"/> (K) CONDO |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG) | | |

CITIES

- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Bluestone Abstract*

LIBER 6233 PAGE 31

ORANGE COUNTY OF STATE OF NEW YORK (COUNTY OF ORANGE) SS: THE
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 03-17-2003 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
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY 02-08-2002

LIBER 6233 PAGE 31

ORANGE COUNTY CLERKS OFFICE 17771 JUL
RECORDED/FILED 03/17/2003 09:54:39 AM
FEES 50.00 EDUCATION FUND 20.00
SERIAL NUMBER: 007703
DEED CNTL NO 54021 RE TAX 300.00

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

GA-1491-05

THIS INDENTURE, made on the 22 day of January ~~1, 2003~~ 2003

BETWEEN


~~Estate of Ruth Pecheux~~ by
Marjorie Jackson, Executrix *of the Estate of Ruth Pecheux*
2294 N. W. 81st Terrace
Sunrise, FL 33322

under the last will and testament of Ruth Pecheux, late of Orange COUNTY, who died on the 11th day of December, 2001

party of the second part, *Brady Quinn, RESIDING AT 17 BAYVIEW AVE
BRACON, NEW YORK 12508*

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Orange County, New York on June 6, 2002 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of ~~Ten 00/100~~ *Seventy-four thousand six hundred seventy five and 00/100* AND NO/100 (\$ ~~10.00~~ *74,675.00*) DOLLARS, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain lot, piece or parcel of land, situate, lying and being in the Town of Newburgh, Orange County, New York, and is bounded and described as follows: BEGINNING at a point in the southerly side of the Gardnertown Road in the westerly line of lands of one Hulse and running thence south 21 degrees 15 minutes west for 80.5 feet along the stone wall; thence continuing along said stone wall south 11 degrees 10 minutes east for 285 feet to a cross on a stone; thence running along a wire fence south 24 degrees 9 minutes west 184.6 feet; thence north 76 degrees 37 minutes west 150.3 feet, more or less, to a private right of way being partly along lands of one Freedman; thence running along the easterly side of said right of way for 527 feet, more or less to the south line of the Gardnertown Road, aforesaid, and thence running easterly along the south line of said Gardnertown Road, aforesaid for 16 feet, more or less to the point or place of beginnign. Together with the right to use the said right of wayfor vehicles, animals and foot passengers in common with the right of others to use the same. BEING a portion of the same premises which were conveyed to the said party of the first part by Julius P. Beck and Ernestina J. Beck by deed dated August 20, 1923, and recorded in the office of the Clerk of the County of Orange, September 11, 1923 in book 635 of deeds at page 522. *Further described by Schedule 'A' attached.*

BEING the same premises conveyed in a certain deed dated JULY 13, 1938, by  to Howard J. Pecheux & Ruth Pecheux, recorded in the Office of the Orange County Clerk on July 22, 1938 in Liber 796 of Deeds at page 127.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees 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 incumbered 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 improvements 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.

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

IN PRESENCE OF:

ESTATE OF RUTH PECHEUX

BY: Marjorie Jackson
Marjorie Jackson, Executrix

STEWART TITLE INSURANCE COMPANY

File No. GA-1491-OS

**AMENDED
SCHEDULE A**

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

BEGINNING at a point lying on the southwesterly side of Gardnertown Road, said point being the northwesterly corner of lands now or formerly of Black and the northeasterly corner of the parcel herein intended to be described;

THENCE South 21 degrees 15 minutes 00 seconds West for a distance of 80.50 feet partially along a stone wall and along lands now or formerly of Black to a point;

THENCE South 11 degrees 10 minutes 00 seconds East for a distance of 149.60 feet continuing along a stone wall and along lands now or formerly of Black to an iron pipe found in the stonewall;

THENCE North 76 degrees 37 minutes 00 seconds West for a distance of 120.00 feet along lands now or formerly of Franklin to a point;

THENCE North 04 degrees 39 minutes 53 seconds West for a distance of 56.34 feet along lands now or formerly of Radar to a railroad spike found in a drive;

THENCE North 36 degrees 24 minutes 44 seconds East for a distance of 182.02 feet through the approximate centerline of said Sunrise Drive to a point lying on the southwesterly side of Gardnertown Road;

THENCE South 57 degrees 24 minutes 29 seconds East for a distance of 16.00 feet along the southwesterly side of Gardnertown Road to the point or place of **BEGINNING**.

SAID parcel contains 14,901.93 square feet or 0.342 acres more or less.

TOGETHER WITH and subject to any rights, title or interest in and to that portion of Sunrise Drive used for road purposes.

SUBJECT to any easements, covenants or restrictions of record.

L
E
G
A
L

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ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of ~~New York~~ Florida)
: ss
County of ~~Orange~~)

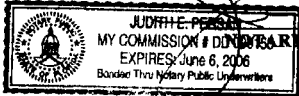
On this day of January 2003, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie Jackson, Executrix, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of Florida)
: ss
County of Broward)

On this 22 day of January 2003, 20 before me, the undersigned, personally appeared Marjorie Jackson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and that such individual(s) made such appearance before the undersigned in the State of Florida, County of Broward. (insert city or political subdivision and state or county or other place acknowledgment taken)



JF #20- /

Executor's Deed

Title No.

SECTION

BLOCK

LOT

COUNTY OR TOWN

County

Estate of Ruth Pecheux

RETURN BY MAIL TO:

Michelle Anderson, Esq.
5301 Route 9 W
Newburgh, New York 12550

TO

Brady Quinn

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 6233 PAGE

35



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

2982-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/07/2022

Application No. 22-0141

To: Brady Quinn
307 Sunrise Dr
Newburgh, NY 12550

SBL: 63-1-2
ADDRESS: 307 Sunrise Dr

ZONE: R3

PLEASE TAKE NOTICE that your application dated 02/22/2022 for permit to replace an existing non-conforming accessory building with a larger non-conforming accessory building. on the premises located at 307 Sunrise Dr is returned herewith and disapproved on the following grounds:

185-19-C-1: Shall not increase the degree of non-conformity. (Accessory building shall not be located in a front yard)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: _____ BRADY QUINN Application # _____ 22-0141

ADDRESS: _____ 307 SUNRISE DR. NEWBURGH NY 12550

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

TYPE OF STRUCTURE: _____ 14' X 22' X 14'-6" accessory building

SBL: _____ 63-1-2 ZONE: _____ R-3 ZBA Application # 2982-22

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH	OLD BUILDING 12' X 20' X 10'				
LOT DEPTH					
FRONT YARD	NEW BUILDING 14' X 22' X 14'-6"				
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

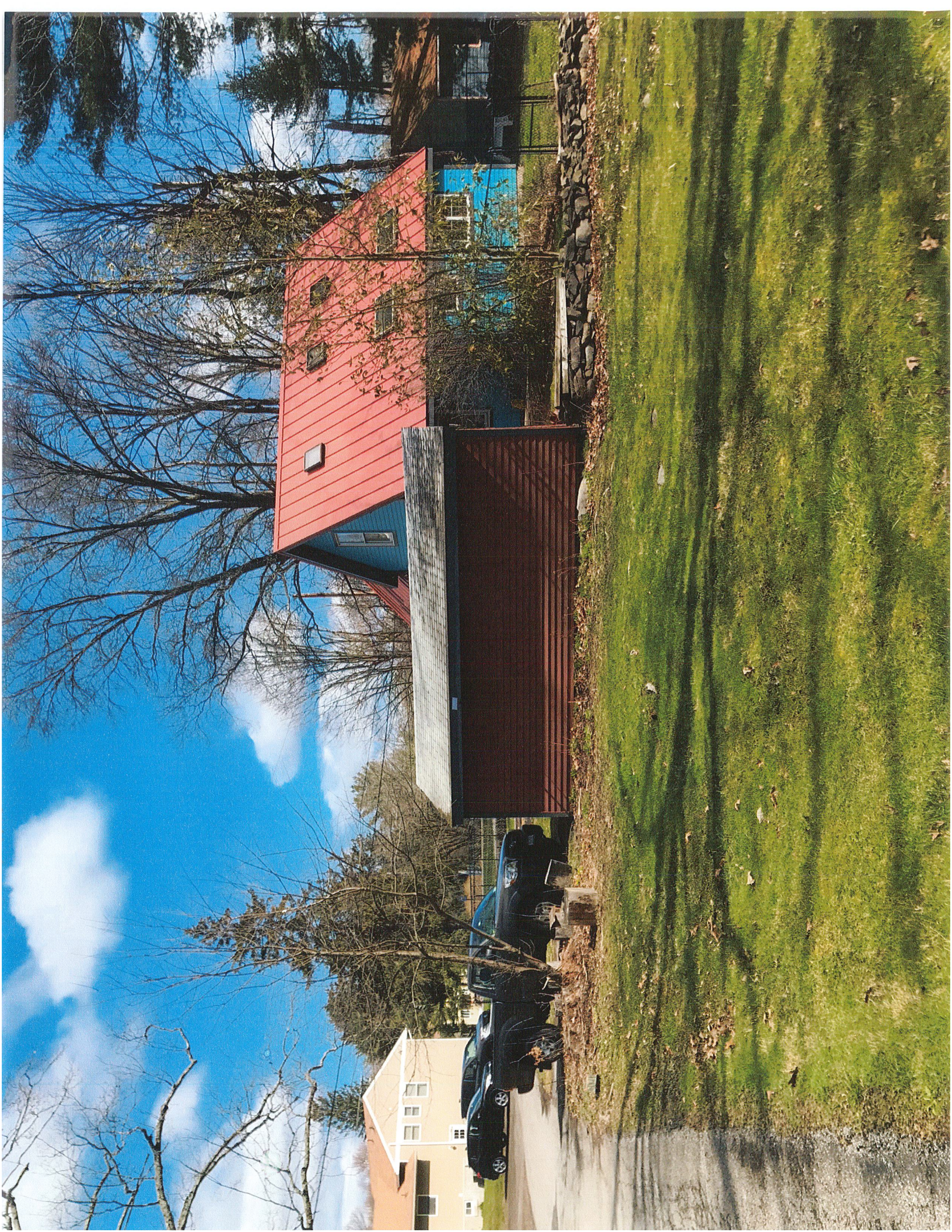
ACCESSORY STRUCTURE:

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: **185-15-B: No such building shall project closer to the fronting street than the front of the main building.**

REVIEWED BY: _____ Joseph Mattina DATE: _____ 7-Apr-22









May 24, 2022

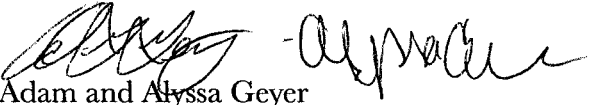
Town of Newburgh
Zoning Board of Appeals

To whom it may concern:

I have no objections to the construction of a new outbuilding to replace the existing one on my neighbor's property at 307 Sunrise Drive. Brady Quinn has shown me what he proposes to build on his property and has my support to do so.

Thank you for your consideration on this matter.

Sincerely yours,



Adam and Alyssa Geyer

1486 Route 300

Newburgh, NY

May 24, 2022

Town of Newburgh
Zoning Board of Appeals

To whom it may concern:

I have no objections to the construction of a new outbuilding to replace the existing one on my neighbor's property at 307 Sunrise Drive. Brady Quinn has shown me what he proposes to build on his property and has my support to do so.

Thank you for you consideration on this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Carol Franklin".

Carol Franklin

315 Sunrise Drive

Newburgh, NY

May 24, 2022

Town of Newburgh
Zoning Board of Appeals

To whom it may concern:

I have no objections to the construction of a new outbuilding to replace the existing one on my neighbor's property at 307 Sunrise Drive. Brady Quinn has shown me what he proposes to build on his property and has my support to do so.

Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in dark ink, written in a cursive style, that reads "Michael and Charlene Black". The signature is written over a horizontal line.

Michael and Charlene Black

429 Gardnertown Road

Newburgh, NY

May 24, 2022

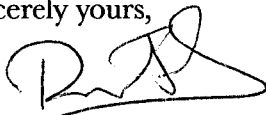
Town of Newburgh
Zoning Board of Appeals

To whom it may concern:

I have no objections to the construction of a new outbuilding to replace the existing one on my neighbor's property at 307 Sunrise Drive. Brady Quinn has shown me what he proposes to build on his property and has my support to do so.

Thank you for your consideration on this matter.

Sincerely yours,



Siddesh Raut

Alexander Soto



308 Sunrise Drive

Newburgh, NY

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Brady Quinn, being duly sworn, depose and say that I did on or before

June 9, 2022, post and will thereafter maintain at

307 Sunrise Dr 63-1-2 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 31st

day of May, 2022.

Brady Quinn

Amy W. Gigliuto

AMY W. GIGLIUTO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01G16349617
Qualified In Ulster County
My Commission Expires 10-24-2024



TOWN OF NEWBURGH
TOWN ENGINEER
1000 WEST STREET
NEWBURGH, NY 10950
PHONE: 845.525.2200
WWW.TOWNOFNEWBURGH.NY.GOV

PERMIT TO INSTALL
A permit is required for the installation of a water feature in a public area. The permit is valid for one year from the date of issuance. The permit holder is responsible for the maintenance and repair of the water feature. The permit holder must also provide a copy of the permit to the adjacent property owner. The permit holder must also provide a copy of the permit to the Town Engineer. The permit holder must also provide a copy of the permit to the Town Board. The permit holder must also provide a copy of the permit to the Town Clerk. The permit holder must also provide a copy of the permit to the Town Manager. The permit holder must also provide a copy of the permit to the Town Attorney. The permit holder must also provide a copy of the permit to the Town Planner. The permit holder must also provide a copy of the permit to the Town Zoning Officer. The permit holder must also provide a copy of the permit to the Town Health Officer. The permit holder must also provide a copy of the permit to the Town Fire Marshal. The permit holder must also provide a copy of the permit to the Town Police Chief. The permit holder must also provide a copy of the permit to the Town Sheriff. The permit holder must also provide a copy of the permit to the Town Judge. The permit holder must also provide a copy of the permit to the Town Mayor. The permit holder must also provide a copy of the permit to the Town Council. The permit holder must also provide a copy of the permit to the Town Board of Health. The permit holder must also provide a copy of the permit to the Town Board of Fire. The permit holder must also provide a copy of the permit to the Town Board of Police. The permit holder must also provide a copy of the permit to the Town Board of Sheriff. The permit holder must also provide a copy of the permit to the Town Board of Judge. The permit holder must also provide a copy of the permit to the Town Board of Mayor. The permit holder must also provide a copy of the permit to the Town Board of Council. The permit holder must also provide a copy of the permit to the Town Board of Board of Health. The permit holder must also provide a copy of the permit to the Town Board of Board of Fire. The permit holder must also provide a copy of the permit to the Town Board of Board of Police. The permit holder must also provide a copy of the permit to the Town Board of Board of Sheriff. The permit holder must also provide a copy of the permit to the Town Board of Board of Judge. The permit holder must also provide a copy of the permit to the Town Board of Board of Mayor. The permit holder must also provide a copy of the permit to the Town Board of Board of Council.