

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

OFFICE OF ZONING BOARD  
(845) 566-4901

## APPLICATION

DATED: 8/9/12

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

I (WE) John and Celeste Peña PRESENTLY  
RESIDING AT NUMBER 16 Wandering Dr., Newburgh, NY  
TELEPHONE NUMBER 845-566-7526

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR  
THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE

1. LOCATION OF THE PROPERTY:

Section <sup>102</sup> ~~49~~, Block <sup>20</sup> ~~107~~ (TAX MAP DESIGNATION)  
16 Wandering Dr. (STREET ADDRESS)  
Newburgh, NY (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-7-F

## 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: June 26, 2012
- 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: Use of shed to keep pigeons.

## 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:  
The pigeons are used as therapy for special needs foster children's. See attached letters, #1, 2  
 (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:  
The shed is located in our backyard and the pigeons are used for foster kids. Foster care subsidizes our income
- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:  
Said shed cannot be seen from the road and the pigeons are always in their coop.

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE: *I, Celeste Rivo-Pena due to medical reasons, I've had to retire earlier than expected which resulted in a 52% loss of salary. See attached letter 3+4*

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Celeste Rijo-Pena, John Pena*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 9 DAY OF August 2012

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

**DANIEL J. WEINER**  
Notary Public, State of New York  
No. 01WE6221430  
Qualified in Dutchess County  
Commission Expires June 7, 2014

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.

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Celeste Rijo-Peña &amp; John Peña</i>	2. PROJECT NAME <i>Use variance to keep pigeons in 10x8 pigeon coop</i>
3. PROJECT LOCATION Municipality <i>Newburgh</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>16 Wandering Dr. Newburgh, NY 12550</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Requesting a variance to keep pigeons in a 10x8 pigeon coop (shed).</i>	
7. AMOUNT OF LAND AFFECTED: <i>10 x 8 = 50 sq. ft.</i> Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <i>The pigeons are not destructive and being used for therapeutic purposes.</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Celeste Rijo-Peña</i>	Date: <i>8/15/12</i>
Signature: <i>Celeste Rijo-Peña</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?  Yes  No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?  Yes  No If No, a negative declaration may be superseded by another involved agency.

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 AND provide, on attachments as necessary, the reasons supporting this determination.

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)



TOWN OF NEWBURGH

*Crossroads of the Northeast*  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845)564-7801

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 2301-12 Date: June 26, 2012

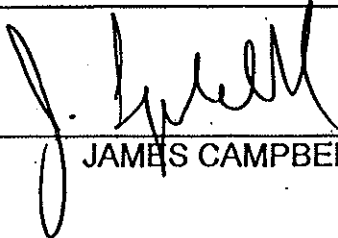
To: CELESTE RIJO-PENA SBL 102-2-20  
16 WANDERING DRIVE ADD: 16 WANDERING DRIVE  
NEWBURGH, NY 12550 ZONE R-1

PLEASE TAKE NOTICE that your application dated May 14,  
20 12 for permit to keep the pigeons in the shed (pigeon coop)  
At the premises located at 16 Wandering Drive

(REQUIRES A USE VARIANCE)

Is returned herewith and disapproved on the following grounds:

→ 185 - 7 - F - UNSPECIFIED USES.  
ANY USE NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE  
PROHIBITED.  
(REQUIRES A USE VARIANCE)

  
\_\_\_\_\_  
JAMES CAMPBELL

Cc: Town Clerk & Assessor  
File

# Town of Newburgh Code Compliance

2301-12

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

NAME: Celeste Rijo-Peña

ADDRESS: 16 Wandering Drive, Newburgh, NY 12550

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: Use Variance to Keep Pigeons

SBL: 102-2-20      ZONE: R-1

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

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

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

**ACCESSORY STRUCTURE:**

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

NOTES:

**VARIANCE(S) REQUIRED:**

- 1 185-7-F Unspecified uses. Any use not specifically permitted shall be deemed to be prohibited.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: James Campbell *JCC*

DATE: 25-Jun-12

*AE*



June 2, 2012

Gerald Canfield  
Code Compliance Supervisor  
Town of Newburgh  
308 Gardnertown, NY 12550

Re: Complaint No: 12-40, Celeste Rijo-Pena  
Sec-Blk-Lot: 102-2-20, 16 Wandering Dr., Newburgh

Dear Sir:

We would like to inform you that it was never our intention to break any law, harm or damage any neighbors' property. We were not aware of the code from the Zoning Board. We have had the pigeons for 11 years and never had any complaints. I have spoken with some of my neighbors and they don't seem to have any problems with the pigeons. Before the inspector came we were in the process of consolidating to one shed that was converted to a coop.

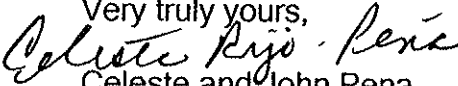
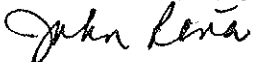
We are affiliated with The Astor Program for Children as foster parents. These children are children with special needs. They come to us with many emotional and social problems. Most of them take heavy medications and are under psychiatric treatment.

Through the years, we have found the pigeons to be a tool when dealing with the many issues these children have. When these kids come from school they have something to look forward to, they are calm and in touch with nature. The best counseling has happened in our backyard where serious issues have been resolved. It gives them the sense of ownership since many have never owned anything, a sense of family structure, responsibility, and the appreciation of nature. These children have social networking when meeting with other pigeon owners. They make long lasting relationships and learn how to socialize with strangers.

These pigeons are trained, they are homing pigeons and are not destructive. Pigeons have been useful in past wars, and even today they are part of science programs in many schools throughout the country. In our area, Warwick schools, and Fox Hill in Walden, pigeons are used as part of a science program.

We are requesting to keep our pigeons for all the reasons mentioned.

Thank you for your anticipated consideration.

Very truly yours,  
  
Celeste and John Pena  




**ASTOR** | Hudson Valley Community-Based  
Behavioral Health and Prevention Services  
SERVICES FOR CHILDREN & FAMILIES

**Therapeutic Program**  
13 Mt. Carmel Place  
Poughkeepsie, NY 12601-1714  
Tel: (845) 452-6293  
Fax: (845) 452-6235  
Email: [astor@astorservices.org](mailto:astor@astorservices.org)  
Website: [www.astorservices.org](http://www.astorservices.org)

...Because every child deserves a childhood

April 11, 2012

To Whom It May Concern:

Celeste and John Pena have been trained therapeutic foster parents for Astor Services for Children and Families for many years. During that time they have cared for numerous clients. The Pena's have provided a warm and loving home for them. Part of the benefit of living in the Pena home for these children came from helping to care for the Pena's Pigeons. It is very therapeutic for children, some who have been damaged in some way, to care for other living things.

Thank you for consideration of this important matter.

Sincerely,

Peggy Hall, RN  
Therapeutic Foster Boarding Home  
Program Nurse



**ASTOR**  
SERVICES FOR CHILDREN & FAMILIES

Hudson Valley Community-Based  
Behavioral Health and Prevention Services

**Therapeutic Foster Boarding**  
13 Mt. Carmel Place  
Poughkeepsie, NY 12601  
Tel: (845) 452-6293  
Fax: (845) 452-6235  
Email: astor@astorservices.org

...Because every child deserves a childhood

June 25, 2012

Mr. & Mrs. John Pena  
16 Wandering Dr.  
Newburgh, NY, 12550

Dear Mr. & Mrs. Pena:

Our next cluster meeting will be held **Monday**, July 2, from 6 – 8 pm **at the school next door to our administrative offices**. Peggy will be presenting the yearly medical review information.

**ALL CLUSTER MEETINGS ARE MANDATORY.** Again, if a meeting is missed, it will be your responsibility to arrange with staff to make up the missed training at the Astor office. Internet trainings will no longer be accepted to meet recertification requirements.

Kindly submit your paperwork to your worker that evening. This includes the Smoke Detector form (which needs to be signed by the child as well as the parent), Independent Living Skills form and medication sheets for any children on meds.

Also, remember to provide the office with your respite information as close to the 1<sup>st</sup> of the month so that respite payments can be made in a timely manner.

**Reminder ....** A finder's fee of \$200 will be paid to each family who successfully recruits a new family to the Program.

Very truly yours,

Gene Cavanaugh, LCSW-R  
Program Director TFBH Program

GC:cm

# NEWBURGH ENLARGED CITY SCHOOL DISTRICT

Ralph A. Pizzo      Superintendent of Schools

[www.newburghschools.org](http://www.newburghschools.org)

David E. Noriega, Ed.D.      Assistant Superintendent / Student Intervention and Support Services  
Ed Forgit      Assistant Superintendent / Curriculum & Instruction  
Mary Ellen Leimer      Assistant Superintendent / Human Resources  
Michael Pacella      Assistant Superintendent / Finance

124 Grand Street  
Newburgh, NY 12550  
P: 845-563-3500  
F: 845-563-3501

June 28, 2012

Ms. Celeste Rijo-Pena  
16 Wandering Dr.  
Newburgh, NY 12550


Dear Ms. Rijo-Pena:

The Newburgh Enlarged City School District and the members of the Board of Education, at its Regular Meeting held on 6/27/2012, accepted your letter of intent to retire effective 6/30/2012.

On behalf of Mrs. Dawn M. Fuchek, President of our Board of Education, along with the other members of the Board, Mr. Ralph Pizzo, Superintendent of Schools, and the Administrative Staff, we offer you our sincere thanks for your dedicated years of service to the District.

It is the sincere wish of everyone that you and your family experience many healthy and happy retirement years and that you will always possess very fond memories of the Newburgh School District.

Sincerely,

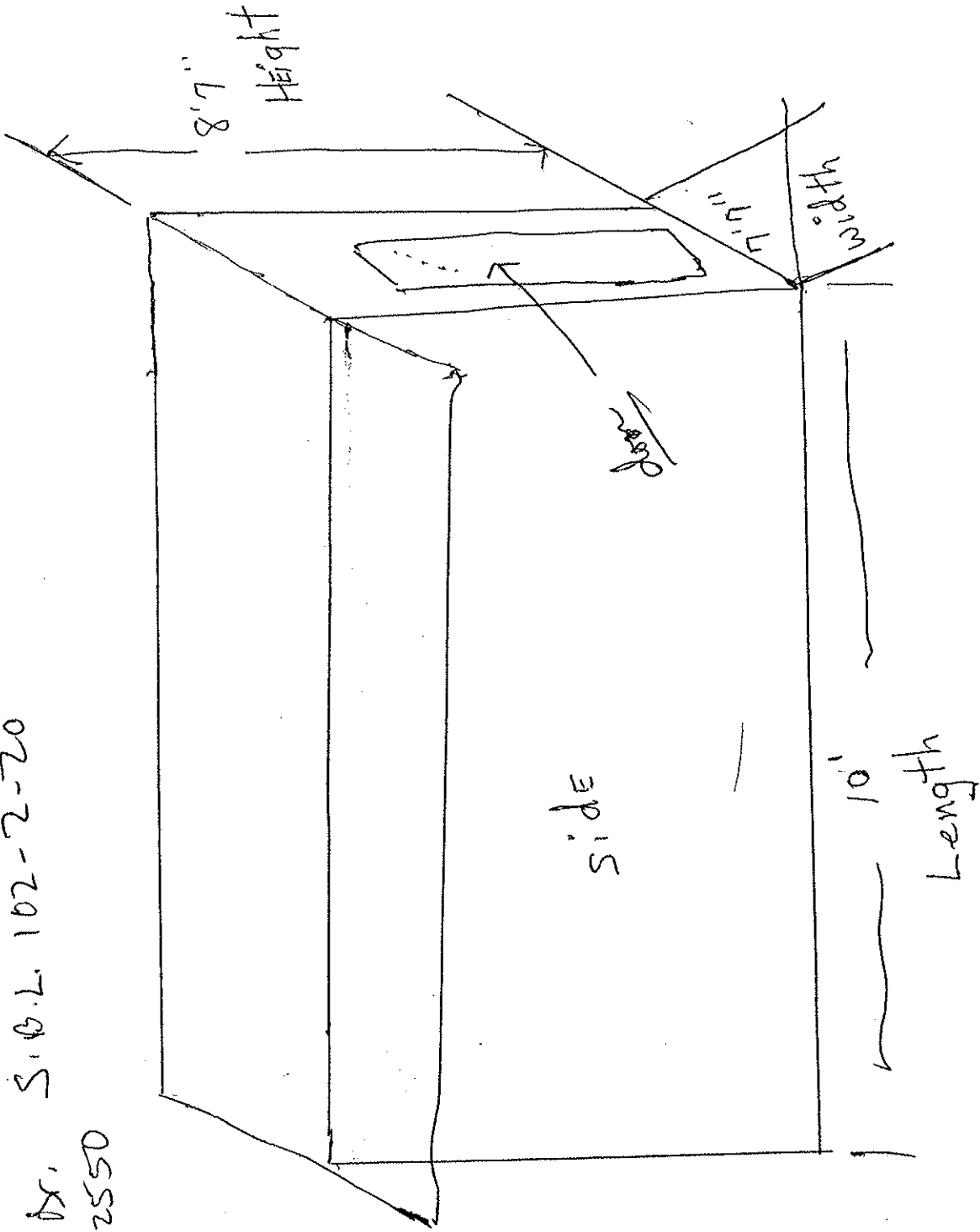


Mary Ellen Leimer  
Assistant Superintendent for Human Resources

MEL: rlg

cc:    Personnel File  
      L. Brunger

Rijo-Rena  
16 Wandering Dr.  
Newburgh NY 12550  
S.O.L 102-2-20



5-22-12 WEGO AD INSPECTED w/out THE  
BIRDS IN THE COOP. ✓

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

CODE COMPLIANCE DEPT.  
TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

June 25, 2012

Celeste Rijo-Peña  
16 Wandering Drive  
Newburgh, NY 12550

Re: Pigeon Coop Building Permit Application  
Tracking # 12-315  
SBL: 102-2-20

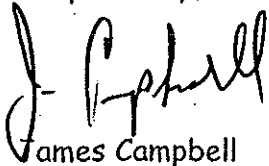
Dear Mrs. Rijo-Peña,

This letter is to inform you that the building permit application you submitted for a 10' X 8' Shed is being reworded to say Pigeon Coop 10' X 8'. This application is being denied and you than could appeal the decision to the Zoning Board of Appeals.

You will soon receive a Zoning Board of Appeals Application packet for you to file. That process is described in the packet. In the event that your ZBA appeal is denied to keep the pigeons, the Building Permit can be reworded back to say Shed 10' X 8'.

If you have any questions, do not hesitate to call.

Respectfully,



James Campbell  
Asst. Building Inspector

# TOWN OF NEWBURGH

PHONE: (845) 564-7801

INSPECTION VIOLATIONS

Fax: (845) 564-7802

16 WANDERING DR.

12-315

6-5-12

CAMPBELL

LOCATION

PERMIT#

DATE

INSPECTOR

FOOTINGS - FOUNDATION WALLS - WATER PROOFING - PLUMBING UNDER SLAB - SLAB - ROUGH FRAME/PLUMB - INSULATION  
SONO TUBES/PIERS - FIRE WALL - SEPTIC - FINAL - OTHER \_\_\_\_\_

#	VIOLATION	CORRECTED	
		INITIALS	DATE
1	WEEDS @ OPENING		
2	BLOCK FRONT & REAR WALLS		
3			
4			
5	W/S PIGGOLS'		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**PASS - FAIL - RE-INSPECTION REQUIRED - STOP WORK**

**COMMENTS:**

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# Property Description Report For: Wandering Dr, Municipality of Newburgh

No Photo Available

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	334600
<b>Tax Map ID #:</b>	102-2-20
<b>Property Class:</b>	210 - 1 Family Res
<b>Site:</b>	RES 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	210 - 1 Family Res
<b>Zoning Code:</b>	-
<b>Neighborhood Code:</b>	11012
<b>School District:</b>	Valley Central
<b>Total Assessment:</b>	2012 - \$62,100
<b>Total Acreage/Size:</b>	0.49
<b>Land Assessment:</b>	2012 - \$9,200
<b>Full Market Value:</b>	2012 - \$159,100
<b>Equalization Rate:</b>	----
<b>Deed Book:</b>	668
<b>Grid East:</b>	601948
<b>Legal Property Desc:</b>	Lt 7 Dilorenzo SM 9663
<b>Deed Page:</b>	272
<b>Grid North:</b>	982500

## Area

<b>Living Area:</b>	1,551 sq. ft.	<b>First Story Area:</b>	999 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	552 sq. ft.	<b>Number of Stories:</b>	1

## Structure

<b>Building Style:</b>	Raised Ranch	<b>Bathrooms (Full - Half):</b>	1 - 0
<b>Bedrooms:</b>	2	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-open/deck	<b>Porch Area:</b>	180.00
<b>Basement Garage Cap:</b>	1	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Good	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1992		

## Owners

Celeste Rigo-Watts  
16 Wandering Dr  
Newburgh NY 12550

## Sales



No Sales Information Available

### Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Natural Gas	<b>Central Air:</b>	No

### Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	180 sq ft	Average	Good	1992
Pool-abv grn	432 sq ft	Average	Good	2000
Porch-open/deck	81 sq ft	Average	Normal	1992

### Land Types

Type	Size
Primary	0.49 acres

### Special Districts for 2012

Description	Units	Percent	Type	Value
Orange lk fire	0	0%		0
Consol wtr 1	0	0%		0
Consol wtr 2	0	0%		0

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2012	STAR RES	\$15,420	0	1999				0

Rijo-Pena

16 Wandering Drive

102-2-20

SECTION 47

