

TOWN OF NEWBURGH

Crossroads of the Northeast

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

SPECIAL PERMIT: HOME OCCUPATION

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

I (WE) Alejandro Rivera Jr. Presently

Residing at 28 Rockwood Drive, Newburgh, NY 12550

Telephone Number 646-265-4755

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

1. Location of the property:

Section 109 Block 1 Lot 28

Street Address: 28 Rockwood Drive, Newburgh, NY 12550

Zoning District: R3

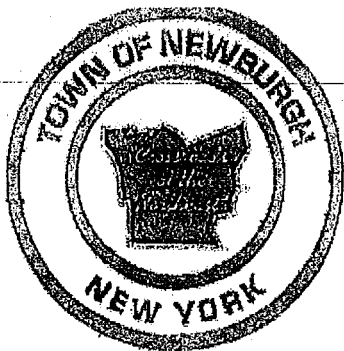
2. a) Does the property owner reside on the premises? Yes

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

c) What Type of HOME OCCUPATION do you propose? Small business

d) Briefly explain the proposed operation of this business. ARJ Safety, LLC will be a firearms
consultation, sales and safety training business.

e) What, if any, structural changes will be made to the premises in order to construct this HOME
OCCUPATION? None; however, a safe will be bolted to the floor, and a window and
door will be reinforced with bolting mechanisms.



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- 2. f) What is the current square footage of the existing dwelling? 1758 sq. ft.
- g) What, if any, is the proposed square footage of this dwelling that this HOME OCCUPATION will require? 30 sq. ft.
- h) How many, if any, employees will be working at this business? 0
- i) What are the hours and days of operation? 10am-2pm Hours Mon., Tue., Fri., Sat. Days

Alexander Kuciej
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8th DAY OF October 2020

Brandon Edwards
NOTARY PUBLIC

BRANDON EDWARDS
Notary Public - State of New York
NO. 01ED6366783
Qualified in Orange County
My Commission Expires 10/23/2021

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



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

Thomas J. Murphy and
 Sheila A. Murphy
 TO
 Alejandro Rivera, Jr. and
 Susana Rivera

SECTION 109 BLOCK 1 LOT 28

RECORD AND RETURN TO:
 (Name and Address)

Paul Clifford Brite, Esq.
 1661 Route 300
 Newburgh, NY 12550

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE
 ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
 RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

CO 002433
 Commonwealth

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

PROPERTY LOCATION

- | | |
|---|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4209 MONTGOMERY (TN) |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4205 WALDEN (VLG) |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input checked="" type="checkbox"/> 4401 OTISVILLE (VLG) |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) |
| <input type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5200 WALLKILL (TN) |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5409 WARWICK (TN) |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5401 FLORIDA (VLG) |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5405 WARWICK (VLG) |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5600 WAWAYANDA (TN) |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5889 WOODBURY (TN) |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5801 HARRIMAN (VLG) |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | |
| <input type="checkbox"/> 4089 MONROE (TN) | |
| <input type="checkbox"/> 4001 MONROE (VLG) | |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG) | |

CITIES

- | |
|---|
| <input type="checkbox"/> 0900 MIDDLETOWN |
| <input type="checkbox"/> 1100 NEWBURGH |
| <input type="checkbox"/> 1300 PORT JERVIS |
| <input type="checkbox"/> 9999 HOLD |

NO. PAGES 4 CROSS REF _____
 CERT. COPY _____ AFFT. _____
 PAYMENT TYPE: CHECK
 CASH _____
 CHARGE _____
 NO FEE _____

CONSIDERATION \$ 177,500
 TAX EXEMPT _____

MORTGAGE AMT \$ _____
 DATE 1-30-01

MORTGAGE TYPE:
 (A) COMMERCIAL
 (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.UNI OR 2
 (K) CONDO

Donna L. Benson

DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM: Commonwealth

CW00-2433

A 291
Standard N.Y.B.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's acts - Ind. or Corp.

TT
710.00

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

THIS INDENTURE, made the 30th day of January, Two Thousand One

BETWEEN

THOMAS J. MURPHY and SHEILA A. MURPHY, residing at
28 Rockwood Drive, Newburgh, NY 12550

party of the first part, and

ce.

A.
ALEJANDRO RIVERA, JR. and SUSAN RIVERA, husband and wife,
residing at 1101 Brown Street, Peekskill, NY 10566

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and 00/100 (\$10.00) dollars,
lawful money of the United States, and other good and valuable consideration paid by the party of the
second part, does hereby grant and release unto the party of the second part, the heirs or successors and
assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,
situate, lying and being in the Town of Newburgh, County of Orange and State of New York, more
particularly bounded and described in Schedule "A" annexed hereto.

BEING the same premises described in a certain deed dated June 28, 1990 from Deborah I. Dorwitt to
Thomas J. Murphy and Sheila A. Murphy, husband and wife, and recorded in the Orange County Clerk's
office on July 30, 1990 in Liber 3314 of Deeds at Page 1.

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.

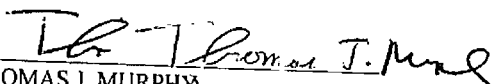
AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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 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:


THOMAS J. MURPHY

STATE OF NEW YORK)

ss.:

COUNTY OF ORANGE)

On the 30th day of January, 2001, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Thomas J. Murphy, 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 said individual executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

Crystal A. Parker

Notary Public
CRYSTAL A. PARKER
Notary Public, State of New York
Qualified in Orange County
Reg. #01PA5037965
Commission Expires January 17, 2003

STATE OF NEW YORK)

ss.:

COUNTY OF ORANGE)

On the 30th day of January, 2001, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Sheila A. Murphy, 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 said individual 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

Crystal A. Parker

Notary Public
CRYSTAL A. PARKER
Notary Public, State of New York
Qualified in Orange County
Reg. #01PA5037965
Commission Expires January 17, 2003

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
Title No.

THOMAS J. MURPHY and SHEILA A. MURPHY

TO

ALEJANDRO RIVERA, JR. and SUSAN RIVERA

SECTION 109
BLOCK 1
LOT 28
COUNTY OF ORANGE
TOWN OF NEWBURGH

RETURN BY MAIL TO:

PAUL CLIFFORD BRITE, ESQ.
1661 Route 300
Newburgh, NY 12550

**SCHEDULE A
Description**

Amended 2/15/01

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, known and designated as Lot No. 24 on Subdivision Map entitled "Rockwood Hills (Section B), Town of Newburgh, Orange County, New York" dated December 12, 1973 prepared by Theodore Jargstorff, L.S. and filed in the Orange County Clerk's Office on January 6, 1976 as Map No. 3658, said lot being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Rockwood Drive (North) where same is intersected by the division line between lot numbers 24 and 23 on said map;

RUNNING thence along said division line South 17 degrees 01 minutes 40 seconds West 168.94 feet to the division line between Lot numbers 24 and 34 on said map;

RUNNING thence along said division line North 72 degrees 58 minutes 20 seconds West 100.00 feet to the division line between Lot numbers 24 and 25 on said map;

RUNNING thence along said division line North 17 degrees 01 minutes 40 seconds East 167.26 feet to the southerly side of Rockwood Drive (North);

RUNNING thence along the southerly side of Rockwood Drive (North) South 73 degrees 55 minutes 56 seconds East 100.01 feet to the point and place of BEGINNING.



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

2870-20

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/17/2020

Application No. 20-0907

To: Alejandro Rivera
28 Rockwood Dr
Newburgh, NY 12550

SBL: 109-1-28
ADDRESS: 28 Rockwood Dr

ZONE: R3

PLEASE TAKE NOTICE that your application dated 09/15/2020 for permit to operate a small firearms dealer business in the basement of his dwelling on the premises located at 28 Rockwood Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:
185-48.6: Home occupations are permitted subject to special permit.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Alejandro Rivera Jr., being duly sworn, depose and say that I did on or before

November 10, 2020, post and will thereafter maintain at

28 Rockwood Dr 109-1-28 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.

Alejandro Rivera Jr.

Sworn to before me this 3rd

day of November, 2020.

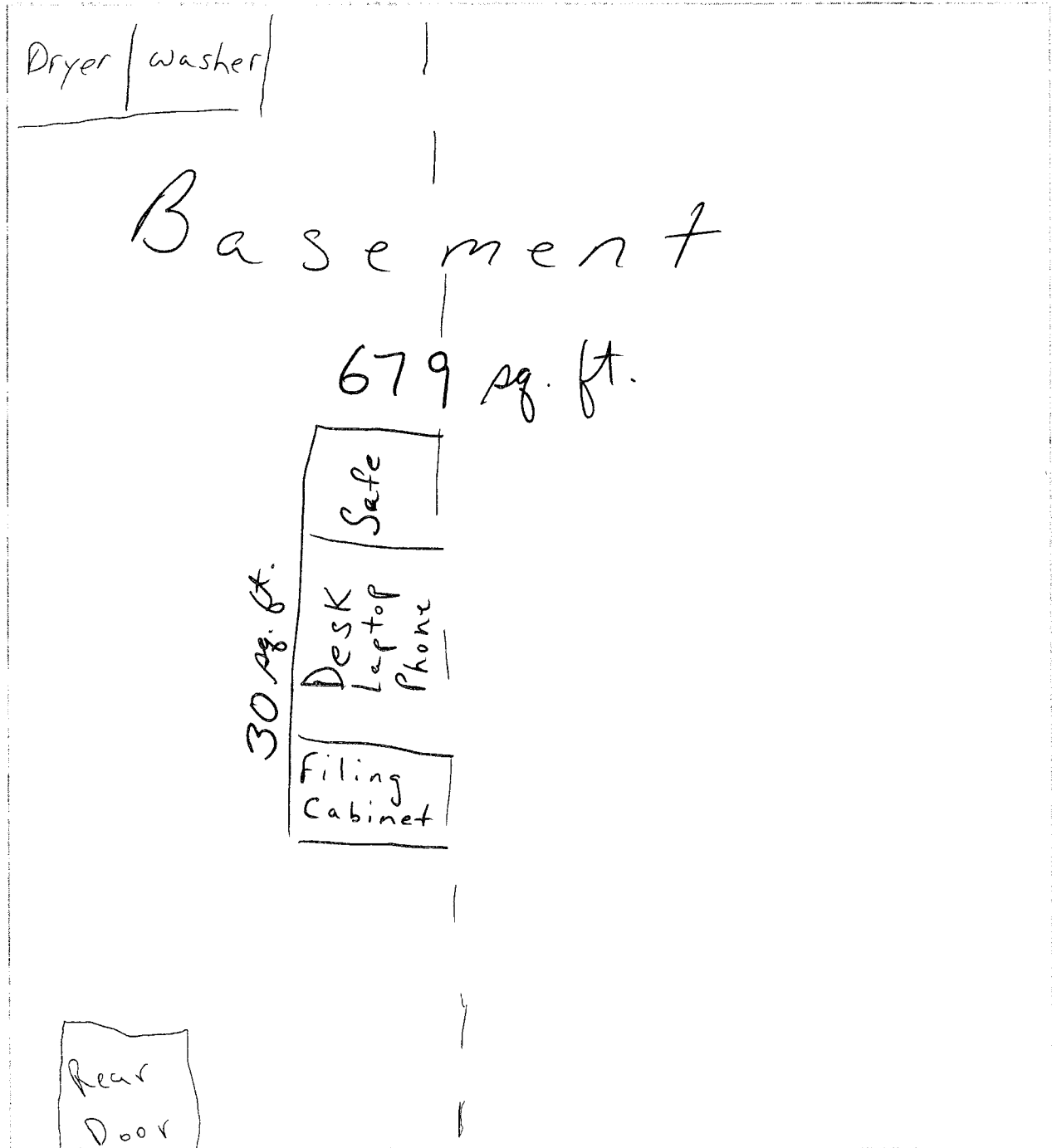
SAID SALIM
Notary Public, State of New York
Reg. No. 01SA6279597
Qualified in Orange County
Commission Expires April 15, 2021

Said Salim



Alejandro Rivera Jr.
28 Rockwood Drive, Newburgh, NY 12550

My small firearms dealer business from my home will consist of one to one orders. A potential customer will request the purchase of a firearm, all pertinent documents will be examined and executed, and I will facilitate the fulfilling of the order via a distributor. If a customer cannot take immediate delivery of their purchased firearm, that firearm will be temporarily stored in a proper safe until final delivery. There will be no on-hand or bulk firearms storage in my home.



Alejandro Rivera Jr.
28 Rockwood Drive, Newburgh, NY 12550

