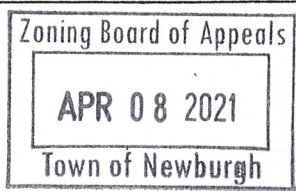




# TOWN OF NEWBURGH

*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

DATED: 03/01/2021

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

I (WE) Junchen Shang PRESENTLY  
RESIDING AT NUMBER 87 Mill Street Wallkill, NY 12589  
TELEPHONE NUMBER 347-819-4782

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

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

1. LOCATION OF THE PROPERTY:

4-1-74.2 (TAX MAP DESIGNATION)  
87 Mill Streer (STREET ADDRESS)  
RR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk Table schedual 1-column A-5  
185-15-A-4



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
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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: 02/11/2021
- 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: Keeping of 20 dogs when only 5 are permitted in zone and 2,740.18sf of accesory building when only 1,000 sf is permitted in zone.

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:

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



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
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NEWBURGH, NEW YORK 12550

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 PROPOSED DOG SHELTER WILL BE IN THE MIDDLE OF A LARGE LOT AND WON'T BE VISABLE FROM ANY ADJOINING PROPERTIES.

\_\_\_\_\_

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:  
THE PROPERTY WOULD HAVE TO BE SUBDIVIDED INTO FOUR LOTS FOR 20 DOGS, WHICH WOULD BE COST PROHIBITIVE.

\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:  
THE REQUEST IMPACTS LESS THAN 1% OF THE 29.8 ACRE PARCEL

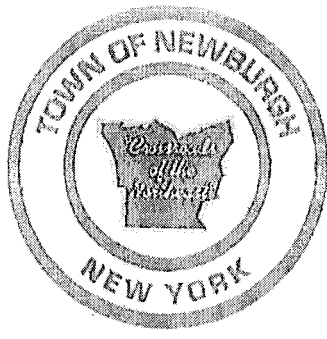
\_\_\_\_\_  
\_\_\_\_\_

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 DOG SHELTER AND ACCESSORY STRUCTURES WILL NOT BE VISABLE BY NEIGHBORS.

\_\_\_\_\_

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:  
THE DOG SHELTER HASN'T BEEN BUILT YET.

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



# 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

### 7. ADDITIONAL REASONS (IF PERTINENT):

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

*Sheng Lin Chen*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

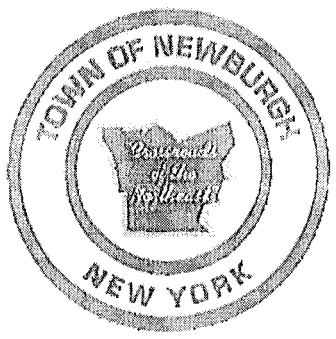
STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5<sup>th</sup> DAY OF March 2021

**JOHN J REVELLA**  
Notary Public - State of New York  
No. 02RE6188046  
Qualified in Orange County  
Commission Expires June 02, 2024  
\_\_\_\_\_  
*[Signature]*

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 10 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

*Crossroads of the Northeast*

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

## PROXY

Junchen Shang, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 87 Mill Street Wallkill 12589  
IN THE COUNTY OF Orange AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF 87 Mill Street

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Charles T Brown PE  
Talcott Engineering Design  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/17/2021 Junchen Shang

OWNER'S SIGNATURE

Raymond B. McVie  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5<sup>th</sup> DAY OF March 20 21

**JOHN J REVELLA**  
Notary Public - State of New York  
No. 02RE6188046  
Qualified in Orange County  
NOTARY PUBLIC Commission Expires June 02, 2024

# Short Environmental Assessment Form

## Part 1 - Project Information

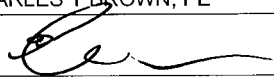
### Instructions for Completing

**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.

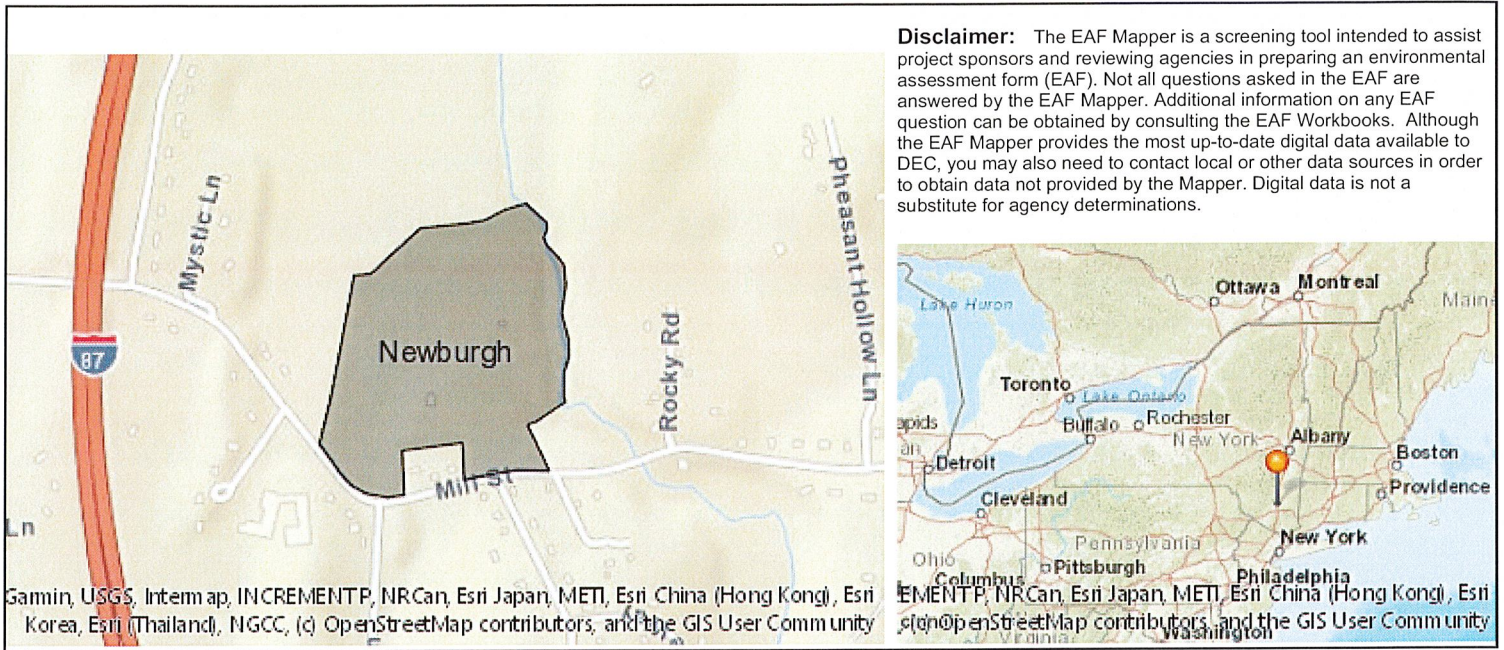
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: SITE PLAN FOR JUCHEN SHANG		TED # 20301-JNG	
Project Location (describe, and attach a location map): 87 MILL STREET, TOWN OF NEWBURGH, NY			
Brief Description of Proposed Action: AREA VARIANCE TO PERMIT UP TO 20 DOGS ON A SINGLE PARCEL WHERE ZONING ALLOWS UP TO 5 DOGS AND AN AREA VARIANCE FOR 2,740 SF OF ACCESSORY BUILDINGS WHEN ONLY 1000 SF IS PERMITTED.			
Name of Applicant or Sponsor: JUCHEN SHANG		Telephone: 347-819-4782	
		E-Mail: MIKESHANG708@GMAIL.COM	
Address: 87 MILL STREET			
City/PO: WALLKILL		State: NY	Zip Code: 12589
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"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government 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?		29.81 acres	
b. Total acreage to be physically disturbed?		0.19 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		29.81 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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? Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, If Yes, identify: <u>Date:5-21-87</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ WASTEWATER TREATMENT IS NOT REQUIRED	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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 plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> <li>a. Will storm water discharges flow to adjacent properties?</li> <li>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</li> </ul> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>CHARLES T BROWN, PE</u> Date: <u>4-7-2021</u></p> <p>Signature:  Title: <u>PROJECT ENGINEER</u></p>		





Garmin, USGS, Internap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



ORANGE COUNTY – STATE OF NEW YORK  
 ANN G. RABBITT, COUNTY CLERK  
 255 MAIN STREET  
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 14815 / 1832  
 INSTRUMENT #: 20200052520

Receipt#: 2818691  
 Clerk: PM  
 Rec Date: 10/05/2020 12:25:14 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: LIBERTY LAND ABSTRACT

Party1: REZIERO VITOLO TESTAMENTARY TRUST FBO  
 Party2: SHANG JUNCHEN  
 Town: NEWBURGH (TN)  
 4-1-74.2

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax	
Transfer Tax - State	2360.00

Sub Total: 2360.00

Total: 2560.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 1882  
 Transfer Tax  
 Consideration: 590000.00

Transfer Tax - State	2360.00
----------------------	---------

Total: 2360.00

Payment Type: Check   
 Cash   
 Charge   
 No Fee

Comment: \_\_\_\_\_

*Ann G. Rabbitt*  
 Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGENIO

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S  
ACTS (INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made <sup>as of</sup> the 11<sup>th</sup> day of September, 2020,

**BETWEEN** Gaetana Dascoli, residing at 87 Mill Street, Wallkill, New York 12589 and Carmela Vitolo, residing at 87 Mill Street, Wallkill, New York 12589 as Trustees of the Reziero Vitolo Testamentary Trust for the Benefit of Luisa Vitolo,

party of the first part, and

 Juncheng Shang, residing at 3825 Parson Blvd Apt 7B of Flushing, New York 11354,

party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) 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 Town of Newburgh, County of Orange, State of New York, more particularly described in Schedule A attached hereto;

Being a portion of the same premises as conveyed by a deed from Luisa Vitolo to Reziero Vitolo by deed dated January 20, 2016 recorded February 9, 2016 in Book 14007 Page 222 in the office of the Orange County Clerk. Rezeiro Vitolo, deceased died a resident of Orange County on January 16, 2019.

**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.

*Old Republic National Title Insurance Company*

Title Number: **LL-30291-20-OR**

Page **1**

**SCHEDULE A DESCRIPTION**

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 and being more particularly described as Lot Numbers 1 and 2 on a certain map entitled "Lands of Vitolo" dated September 12, 2002 and recorded in the Orange County Clerk's office on March 13, 2003 as Map No. 53-03.

LESS AND EXCEPTING THEREFROM All that certain pierce or parcel of land lying, situate and being in the Town of Newburgh, County of Orange and State of New York and shown on a map titled, "Lands of Nott and Vitolo, Lot Line Change", and filed in the Orange County Clerk's Office on 25 September 2019 as Map No.:299-19 and bounded and described as follows:

BEGINNING at a point on the northerly line of Mill Street and at the corner of lands of the Grantor and Grantee; and

RUNNING THENCE along the northeasterly line of Mill Street the following five (5) courses and distances:

- 1) South 89 degrees 25 minutes 00 seconds West, 84.78 feet to a point;
- 2) North 72 degrees 35 minutes 00 seconds West, 53.82 feet to a point;
- 3) North 54 degrees 26 minutes 40 seconds West, 98.00 feet to a point;
- 4) North 34 degrees 39 minutes 00 seconds West, 85.00 feet to a point;
- 5) North 26 degrees 35 minutes 00 seconds West, 231.60 feet to a point at the southwesterly corner of lands of the Grantor;

THENCE leaving said line through the lands of the Grantor the following two (2) Courses and distances:

- 1) South 79 degrees, 34 minutes 48 seconds East 418.06 feet to a point;
- 2) South 09 degrees, 00 minutes 00 seconds West, 50.00 feet to a point at the northwesterly corner of lands now or formerly of Douglas W. Shermer;

THENCE along the westerly line of lands or said Shermer, and the dividing line between the line of lands of the Grantor and Grantee, South 09 degrees 00 minutes 00 seconds West, 227.08 feet to the point or place of BEGINNING.

**FOR INFORMATION ONLY:**

Property Address: **87 Mill Street, Wallkill, NY 12589,**  
Tax ID: **Section 4 Block 1 Lot 74.2 and 75**

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.

*Gaetana Dascoli*  
By: Gaetana Dascoli, Trustee of the Reziero Vitolo Testamentary Trust for the Benefit of Luisa Vitolo

*Carmela Vitolo*  
By: Carmela Vitolo, Trustee of the Reziero Vitolo Testamentary Trust for the Benefit of Luisa Vitolo

**Acknowledgment by a Person Within New York State (RPL § 309-a)**

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF ORANGE                 )

On the 9<sup>th</sup> day of September in the year 2020, before me, the undersigned, personally appeared **Gaetana Dascoli and Carmela Vitolo**, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*[Signature]*  
(Signature and office of individual taking acknowledgment)

Record and Return to:  
~~Tai Law Firm PLLC~~  
~~1500 135-16 Northern Blvd.~~  
~~2<sup>nd</sup> Floor~~  
~~Flushing, NY 11354~~

*Juncheng Shang*  
*87 Mill St.*  
*Wallkill, NY 12589*





## 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

# 2896-21 A.

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 02/11/2021**

**Application No. 20-1047**

**To: Junchen Shang**  
87 Mill Street  
Walkill, NY 12589

**SBL: 4-1-74.2**  
**ADDRESS: 87 Mill St**

**ZONE: RR**

PLEASE TAKE NOTICE that your application dated 10/14/2020 for permit to 10' x 164' kennel and 20 pet dogs on the premises located at 87 Mill St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 1-column A-5: Keeping up to 5 total dogs
- 2) 185-15-A-4: The maximum allowed accessory buildings square footage is 1000 sf.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

***BUILT WITH OUT A PERMIT***

**YES / NO**

**NAME:** JUNCHEN SHANG

**Application #** 21-0120

**ADDRESS:** 87 MILL ST. WALLKILL NY 12589

**PROJECT INFORMATION:**

**AREA VARIANCE**

USE VARIANCE

**TYPE OF STRUCTURE:** 20 DOGS / 3 ACCESSORY BUILDINGS

**SBL:** 4-1-74.2

**ZONE:** RR

**ZBA Application #** 2894-21

**TOWN WATER:** YES / **NO**

**TOWN SEWER:** YES / **NO**

N/A

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
DOGS	5.00		20.00	15.00	300.00%
ACCESSORY SF	1000 SF		2740.18 SF	1740.18 SF	174.01%
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:** 
**20 DOGS / 2 BUILDINGS NO PERMITS / 10' X 164' ENCLOSED DOG KENNELS WITH 40' X 164' OPEN RUNS**

**REVIEWED BY:** Joseph Mattina

**DATE:** 11-Feb-21



## 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

# 2896-21.0.

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 02/11/2021**

**Application No. 21-0119**

To:

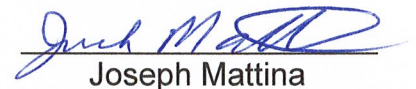
**SBL: 4-1-74.2**  
**ADDRESS: 87 Mill St**

**ZONE: RR**

PLEASE TAKE NOTICE that your application dated 02/10/2021 for permit to keep a 779.88 sf accessory building (see applications 21-0120 & 20-1047) on the premises located at 87 Mill St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-15-A-4: The maximum allowed accessory buildings square footage is 1000 sf.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File





## 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

# 2896-21 C.

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 02/11/2021**

**Application No. 21-0120**

**To: Junchen Shang**  
**87 Mill Street**  
**Wallkill, NY 12589**

**SBL: 4-1-74.2**  
**ADDRESS: 87 Mill St**

**ZONE: RR**

PLEASE TAKE NOTICE that your application dated 02/10/2021 for permit to keep a 10.6' x 10.6' accessory building (see applications 20-1047 & 21-0119) on the premises located at 87 Mill St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-15-A-4: The maximum allowed accessory buildings square footage is 1000 sf.

  
\_\_\_\_\_  
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 Rudy Mejia, being duly sworn, depose and say that I did on or before  
April 8, 2021, post and will thereafter maintain at  
87 Mill St 4-1-74.2 RR 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.

Rudy Mejia

Sworn to before me this 7  
day of April, 2021.

STATE OF NEW YORK  
COUNTY OF ORANGE  
ON THIS 7 DAY OF April, 2021  
BEFORE ME PERSONALLY APPEARED

Rudy Mejia

TO ME PERSONALLY KNOWN TO BE THE PERSON  
DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
DOCUMENT.

Joseph P. PEDI  
NOTARY PUBLIC

JOSEPH P. PEDI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01PE6370913  
Qualified in Orange County  
Commission Expires February 12, 2022









