



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: 10 April, 2024

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

I (WE) Candlestick MHC LLC PRESENTLY

RESIDING AT NUMBER 165 Lattintown Rd #34, Newburgh, NY 12550

TELEPHONE NUMBER 847-626-0400

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:

7-1-38.12 (TAX MAP DESIGNATION)

165 Lattintown Rd (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14-K-1-b

185-14-K-1-d

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:
3/27/2024
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

4. DESCRIPTION OF VARIANCE SOUGHT: Installation of Monument Sign

measuring 60" in Hight with total area of 18.5 square feet.

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:
Potential Tenants would not be able to find property easily. Emergency Services for town of Newburgh would have difficulty locating community Name/ Address.
Federal agencies would no be able to locate property by Name / Address
(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:

Sign would be replacing existing Sign of similar Size / Style

- 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:

Sign would be replacing existing Sign of similar Size / Style With better look than existing

- 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:

Property Name / Address would not be easily visible from alternate location / size

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

Square footage and height of sign are negligible in exceeding current code.

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

Sign is installed utilizing two 4"X4" posts creating minimal environmental impact.

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

Property Name / Address would not be easily visible from alternate location / size and existing sign at same location is in poor condition and falling apart

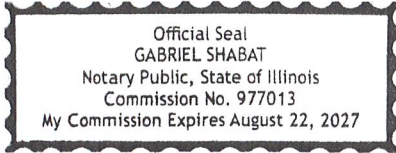
7. ADDITIONAL REASONS (IF PERTINENT):

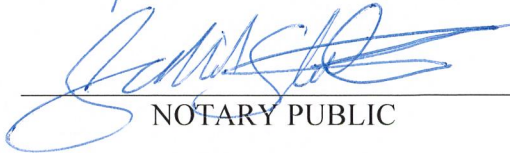
PETITIONER (S) SIGNATURE



State of Illinois, County of Cook.
~~STATE OF NEW YORK, COUNTY OF ORANGE.~~

SWORN TO THIS 12th DAY OF April 20 24




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

Joseph Wolf, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 8800 N Bronx Ave, Skokie, IL
IN THE COUNTY OF Cook AND STATE OF Illinois
AND THAT HE/SHE IS THE OWNER IN FEE OF Candlestick MHC, LLC
165 Luttintown Rd, Newburgh, NY 12550
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Kim Tyger
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 4/12/2024


OWNER'S SIGNATURE


WITNESS' SIGNATURE

Illinois Cook
STATE OF ~~NEW YORK~~: COUNTY OF ~~ORANGE~~:

SWORN TO THIS 12th DAY OF April 2024

Official Seal
GABRIEL SHABAT
Notary Public, State of Illinois
Commission No. 977013
My Commission Expires August 22, 2027


NOTARY PUBLIC

Short Environmental Assessment Form
Part 1 - Project Information

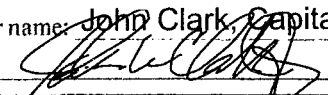
Instructions for Completing

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			
CANDLESTICK MHC LLC			
Name of Action or Project: CANDLESTICK ENTRANCE SIGN REPLACEMENT			
Project Location (describe, and attach a location map): 165 Lattintown Rd Newburgh NY 12550			
Brief Description of Proposed Action: Remove existing sign for community and replace with new Monument Sign.			
Name of Applicant or Sponsor: CANDLESTICK MHC LLC		Telephone: 561-660-3544	
		E-Mail: JClark@lakeshoremhc.com	
Address: 8800 N. BRONX AVE 2nd FLOOR			
City/PO: Skokie		State: IL	Zip Code: 60077
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 governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.05	acres
b. Total acreage to be physically disturbed?		.05	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		34.40	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: N/A	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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			

<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)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <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? If Yes, describe: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <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? If Yes, describe: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <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>John Clark, Capital Project Manager</u> Date: <u>5/2/2024</u></p> <p>Signature: <u></u></p>		

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input 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 – 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: 14478 / 385
 INSTRUMENT #: 20180076027

Receipt#: 2568447
 Clerk: PM
 Rec Date: 10/25/2018 11:22:38 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 7
 Rec'd Frm: FIRST AMERICAN TITLE INSURANCE
 COMPANY – NCS

Party1: CANDLESTICK PARK LLC
 Party2: CANDLESTICK MHC LLC
 Town: NEWBURGH (TN)
 7-1-38.12

Recording:
 Recording Fee 55.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 All others - State 241.00
 RP5217 - County 9.00

Sub Total: 330.00

Transfer Tax
 Transfer Tax - State 17640.00

Sub Total: 17640.00

Total: 17970.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2760
 Commercial Transfer Tax
 Consideration: 4410000.00

Transfer Tax - State 17640.00

Total: 17640.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

Section 7
Block 1
Lot 38.12

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

REGISTERED ASSOCIATION	
ID	Book 14478 Page 385
County	Orange
Date	10-25-18
Serial Number	810491577

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

THIS INDENTURE, made the 22 day of September, Two Thousand Eighteen

BETWEEN

CANDLESTICK PARK LLC, a domestic Limited Liability Company, having offices at 48 Susan Drive, Newburgh, NY 12550

party of the first part, and

CANDLESTICK MHC, LLC, a Delaware Limited Liability Company, having offices at 8800 North Bronx Avenue, Second Floor, Skokie, IL 60077

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, being more particularly bounded and described in Schedule "A" annexed hereto and made a part hereof.

BEING the same premises described in a certain deed dated May 10, 2007 from Candlestick Associates, L.P. to Candlestick Park LLC and recorded in the Orange County Clerk's Office on May 14, 2007 in Liber 12442 of Deeds at Page 213

ALSO BEING the same premises described in a certain deed dated August 25, 1993 from COS Enterprises, Inc. f/k/a Candlestick Mobile Park, Inc. to Candlestick Associates, L.P. and recorded in the Orange County Clerk's Office on November 8, 1993 in Liber 3923 of Deeds at Page 49;

This deed is given in the normal course of business and does not constitute all or substantially all of the assets of the party of the first part

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.

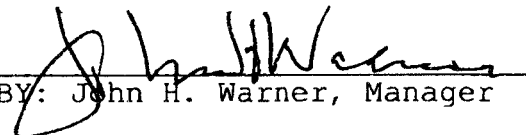
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:

CANDLESTICK PARK LLC

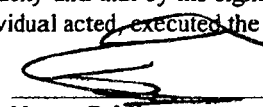

BY: John H. Warner, Manager

STATE OF NEW YORK)

ss.:

COUNTY OF ORANGE)

On the 22nd day of September, 2018, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared John H. Warner 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.

TODD A. KELSON
Notary Public, State of New York
Qualified in Orange County
No. 4870143
Commission Expires August 11, 192022

Notary Public
Commission Expires:

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

CANDLESTICK PARK LLC

TO

CANDLESTICK MHC, LLC

SECTION 7
BLOCK 1
LOT 38.12
COUNTY OF ORANGE
TOWN OF NEWBURGH

RETURN BY MAIL TO:

LEVENFELD PEARLSTEIN LLC
2 N. LaSalle St, Ste 1300
Chicago, IL 60602



Title No. NCS-861440-CHI2

SCHEDULE "A"

ALL CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK AND BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LATTINTOWN ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF GREINER, AND

RUNNING THENCE ALONG THE SAID LANDS OF GREINER, LANDS NOW OR FORMERLY OF JOHNSON AND PARTIALLY ALONG A STONE WALL, NORTH 87° 30' 33" WEST TO 1552.94 FEET TO AN IRON REBAR;

THENCE ALONG THE LANDS NOW OR FORMERLY OF MANZO AND A STONEWALL, NORTH 86° 57' 57" WEST 184.09 FEET TO A POINT;

THENCE ALONG THE LANDS NOW OR FORMERLY OF BRUCE A COSMAN ON THE FOLLOWING TWENTY-TWO COURSES AND DISTANCES:

- 1) ALONG A STONE WALL, NORTH 27° 22' 22" EAST 628.14 FEET,
- 2) CONTINUING ALONG THE SAID STONE WALL, NORTH 22° 14' 04" EAST 32.72 FEET,
- 3) NORTH 3° 53' 46" WEST 250.04 FEET,
- 4) NORTH 35° 30' 10" EAST 121.12 FEET,
- 5) ALONG THE CENTER OF A STREAM, SOUTH 58° 29' 49" EAST 22.00 FEET,
- 6) ALONG THE CENTER OF SAID STREAM, SOUTH 55° 04' 50" EAST 91.43 FEET,
- 7) ALONG THE CENTER OF SAID STREAM, SOUTH 84° 02' 00" EAST 67.16 FEET,
- 8) ALONG THE CENTER OF SAID STREAM, NORTH 75° 29' 02" EAST 45.49 FEET,
- 9) SOUTH 61° 42' 35" EAST 111.82 FEET TO A POINT;
- 10) ON A CURVE TO THE RIGHT, THE CENTER POINT BEING WATER SUPPLY WELL FOR THE MOBILE PARK, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 79.10 FEET TO A POINT,
- 11) SOUTH 27° 58' 13" EAST 17.55 FEET,
- 12) ALONG THE SAID STREAM, SOUTH 53° 00' 16" EAST 97.12 FEET,
- 13) SOUTH 57° 07' 32" EAST 52.98 FEET TO A POINT ON A POINT ON THE EDGE OF THE POND,
- 14) SOUTH 49° 40' 51" EAST 85.82 FEET TO A POINT ON THE EDGE OF THE SAID POND,
- 15) SOUTH 62° 04' 53" EAST 21.22 FEET TO A POINT IN THE CENTER OF A DRIVEWAY,
- 16) SOUTH 3° 27' 22" WEST 29.05 FEET TO A POINT ON THE EDGE OF THE DRIVE,
- 17) ALONG THE EDGE OF THE DRIVE, SOUTH 15° 27' 00" WEST 34.26 FEET,



- 18) SOUTH 00° 22' 36" EAST 42.77 FEET,
- 19) SOUTH 73° 24' 47" EAST 361.79 FEET TO A WOODEN STAKE,
- 20) SOUTH 30° 11' 55" EAST 52.65 FEET,
- 21) SOUTH 82° 02' 36" EAST 585.20 FEET TO A POINT IN THE CENTER OF A DITCH,
- 22) ALONG THE CENTER OF THE SAID DITCH, SOUTH 74° 38' 31" EAST 50.64 FEET TO A POINT;

THENCE ALONG THE SAID LINE OF LATTINTOWN ROAD, PARALLEL TO AND 25 FEET WEST FROM THE CENTERLINE OF SAID ROAD ON THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) SOUTH 14° 48' 43" WEST 334.64 FEET,
- 2) 21° 47' 29" WEST 132.34 FEET,
- 3) SOUTH 35° 16' 28" WEST 230.91 FEET TO THE POINT OR PLACE OF BEGINNING.

PREMISES FURTHER DESCRIBED BY SURVEY DESCRIPTION ATTACHED:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE FOUND ON THE WESTERLY SIDE OF LATTINTOWN ROAD AND AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF NEER, L. 5992 - P. 0104;

THENCE FROM THE SAID POINT OF BEGINNING AND FOLLOWING THE BOUNDS OF SAID LANDS OF NEER, THE LANDS NOW OR FORMERLY OF BROOKS, L. 1929 - P. 0974 AND A PORTION OF LANDS NOW OR FORMERLY OF JOHNSON, L. 5769 - P. 0180 AND ALONG THE GENERAL TREND OF A STONEWALL NORTH 87° 22' 24" WEST A DISTANCE OF 970.84 FEET TO AN ANGLE IN THE STONEWALL;

THENCE FOLLOWING THE BOUNDS OF SAID LANDS OF JOHNSON ALONG THE GENERAL TREND OF THE STONEWALL NORTH 87° 44' 15" WEST A DISTANCE OF 582.03 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF MANZO, L. 1456 - P. 0481;

THENCE FOLLOWING THE BOUNDS OF SAID LANDS ALONG THE GENERAL TREND OF THE STONEWALL NORTH 87° 02' 48" WEST A DISTANCE OF 184.05 FEET TO AN IRON ROD SET IN A STONEWALL CORNER AT THE SOUTHEASTERLY CORNER OF LANDS OF DOUBLE R EQUITIES, LLC, L. 5966 - P. 0100, LOT 5 AS SHOWN ON FILED MAP NUMBER 188-01;

THENCE FOLLOWING THE BOUNDS OF SAID LANDS FOR THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1 ALONG THE GENERAL TREND OF THE STONEWALL NORTH 27° 21' 34" EAST A DISTANCE OF 628.36 FEET;
2. FURTHER ALONG THE GENERAL TREND OF THE STONEWALL NORTH 22° 14' 04" EAST A DISTANCE OF 327.72 FEET TO AN IRON ROD SET,
3. NORTH 03° 53' 46" WEST A DISTANCE OF 250.04 FEET TO AN IRON ROD SET AND
4. PASSING OVER AN IRON ROD SET ON LINE AT A DISTANCE OF 106.47 FEET NORTH 35° 30' 10" EAST A TOTAL DISTANCE OF 121.12 FEET TO A POINT IN THE CENTER OF A STREAM AND ON THE SOUTHWESTERLY BOUNDS OF LANDS NOW OR FORMERLY OF SEWARD, L. 11403 - P. 1542, LOT 3 AS SHOWN ON FILED MAP NUMBER 188-01;



THENCE RUNNING ALONG THE APPROXIMATE CENTERLINE OF THE STREAM AND FOLLOWING THE BOUNDS OF SAID LANDS FOR THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 58° 29' 49" EAST A DISTANCE OF 22.00 FEET,
2. SOUTH 55° 04' 50" EAST A DISTANCE OF 91.43 FEET,
3. SOUTH 84° 02' 00" EAST A DISTANCE OF 67.16 FEET AND
4. NORTH 75° 29' 02" EAST A DISTANCE OF 45.49 FEET TO A POINT AT THE WESTERLY CORNER OF LANDS NOW OR FORMERLY OF FOOTPRINTS PROPERTIES, INC. L. 5809 - P. 0098, LOT 2 AS SHOWN ON FILED MAP NUMBER 188-01;

THENCE FOLLOWING THE BOUNDS OF SAID LANDS FOR THE FOLLOWING TWELVE COURSES, CURVE AND DISTANCES:

1. RUNNING THROUGH THE STREAM FOR A PORTION OF THE COURSE SOUTH 61° 42' 35" EAST A DISTANCE OF 111.82 FEET,
2. WITH A CURVE TO THE RIGHT, THE CENTER POINT BEING THE WATER SUPPLY WELL FOR THE PREMISES DESCRIBED HEREIN, HAVING A RADIUS OF 20.00 FEET WITH AN ARC LENGTH OF 79.13 FEET,
3. SOUTH 27° 58' 13" EAST A DISTANCE OF 17.55 FEET TO A POINT IN THE STREAM,
4. RUNNING THROUGH THE STREAM SOUTH 53° 00' 16" EAST A DISTANCE OF 97.12 FEET,
5. AND LEAVING THE STREAM SOUTH 57° 07' 32" EAST A DISTANCE OF 52.98 FEET,
6. SOUTH 49° 40' 51" EAST A DISTANCE OF 85.82 FEET,
7. SOUTH 62° 04' 53" EAST A DISTANCE OF 21.22 FEET,
8. SOUTH 03° 27' 22" WEST, A DISTANCE OF 29.05 FEET,
9. SOUTH 15° 27' 00" WEST A DISTANCE OF 34.26 FEET,
10. SOUTH 00° 22' 36" EAST A DISTANCE OF 42.77 FEET TO AN IRON ROD SET,
11. SOUTH 73° 24' 47" EAST A DISTANCE OF 361.79 FEET TO AN IRON ROD SET AND
12. SOUTH 30° 11' 55" EAST A DISTANCE OF 52.65 FEET TO AN IRON ROD SET;

THENCE FOLLOWING THE BOUNDS OF SAID LANDS OF FOOTPRINT PROPERTIES, INC. FOR A PORTION OF THE COURSE AND THE LANDS NOW OR FORMERLY OF PHILLIPS, L. 5855 - P. 0188, LOT 1 AS SHOWN ON FILED MAP NUMBER 188-01 AND PASSING OVER AN IRON ROD SET AT A DISTANCE OF 401.77 FEET SOUTH 82° 02' 36" EAST A TOTAL DISTANCE OF 585.20 FEET TO A POINT IN THE CENTER OF A STREAM;

THENCE FURTHER ALONG THE SAME SOUTH 74° 38' 31" EAST A DISTANCE OF 50.64 FEET TO A POINT ON THE WESTERLY SIDE OF LATTINTOWN ROAD;

THENCE RUNNING ALONG THE WESTERLY SIDE OF SAID ROAD FOR THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 14° 48' 43" WEST A DISTANCE OF 214.50 FEET,
2. SOUTH 14° 48' 43" WEST A DISTANCE OF 120.14 FEET,



3. SOUTH 21° 47' 29" WEST A DISTANCE OF 132.34 FEET;

4. SOUTH 35° 17' 36" WEST A DISTANCE OF 230.94 FEET TO THE POINT OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2024-19

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/27/2024

Application No. 23-0861

To: Candlestick MHC, LLC
8800 N. Bronx Avenue, Floor 2
Skokie, NY 60077

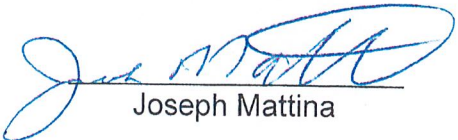
SBL: 7-1-38.12
ADDRESS: 165 Lattintown Rd

ZONE: AR

PLEASE TAKE NOTICE that your application dated 07/24/2023 for permit to install a free-standing entrance sign at 165 Lattintown Rd on the premises located at 165 Lattintown Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-14-K-1-b: Sign shall not exceed 16 square feet.
- 2) 185-14-K-1-d: Maximum allowed sign height is 4'


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: CANDLESTICK MHC LLC **Application #** 23-0861

ADDRESS: 165 LATTINTOWN RD NEWBURGH NY 12550

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

TYPE OF STRUCTURE: PARK SIGN

SBL: 7-1-38.12 **ZONE:** AR **ZBA Application #** 2024-19

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FOOTAGE	16 SF		21 SF	5 SF	31.25%
HEIGHT	4'		5'	1'	25%
SETBACK					
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:

REVIEWED BY: Joseph Mattina **DATE:** 27-Mar-24

888.312.283 or 842.221.531
www.CandgestickMHP.com
Homes for sale
Candgestick MHC LLC



Candlestick MHC LLC
Homes for Sale
www.CandlestickMHP.com
845.983.7983 or 845.561.2209



Candlestick MHC LLC

Homes for Sale

www.CandlestickMHP.com

845.883.7583 or 845.561.2211



Candlestick MHC LLC

Homes for Sale

www.CandlestickMHP.com

845.883.1583 or 845.661.2124



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Kimberly Tyger, being duly sworn, depose and say that I did on or before
May 9, 2024, post and will thereafter maintain at
165 Lattintown Rd 7-1-38.2 AR 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.

Kimberly Tyger

Sworn to before me this 6

day of MAY, 2024.

Lisa M. Ayers





TOWN OF NEWBURGH
 INCORPORATED 1816
 OFFICE OF PUBLIC WORKS
 10000 Route 28
 Newburgh, NY 12551

NOTICE OF PLACING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 80 of the Town Law, Title of Public Work and Section 238.03A (1) of the General Corporation Law of Newburgh, a Public Hearing will be held by the Board of Appeals of the Town of Newburgh, New York on Thursday the 23rd day of May, 2024 at 10:00 A.M. in the Town Hall, 10000 Route 28, Town of Newburgh, New York, to consider the following project:

APPLICANT: **Candlelight, LLC**, for the construction of the addition to the existing and existing structure located at 10000 Route 28, Newburgh, New York.

PROJECT LOCATED AT: 10000 Route 28, Newburgh, New York.

EVERY NOTICE for an application should appear in the hearing list of all persons interested in any way and appear and be heard by the Board.

BY ORDER of the Board of Appeals of the Town of Newburgh, New York:

[Signature]
 TOWN CLERK

Candle

Hon

www.Can

845.883.75





Orange

Home Search

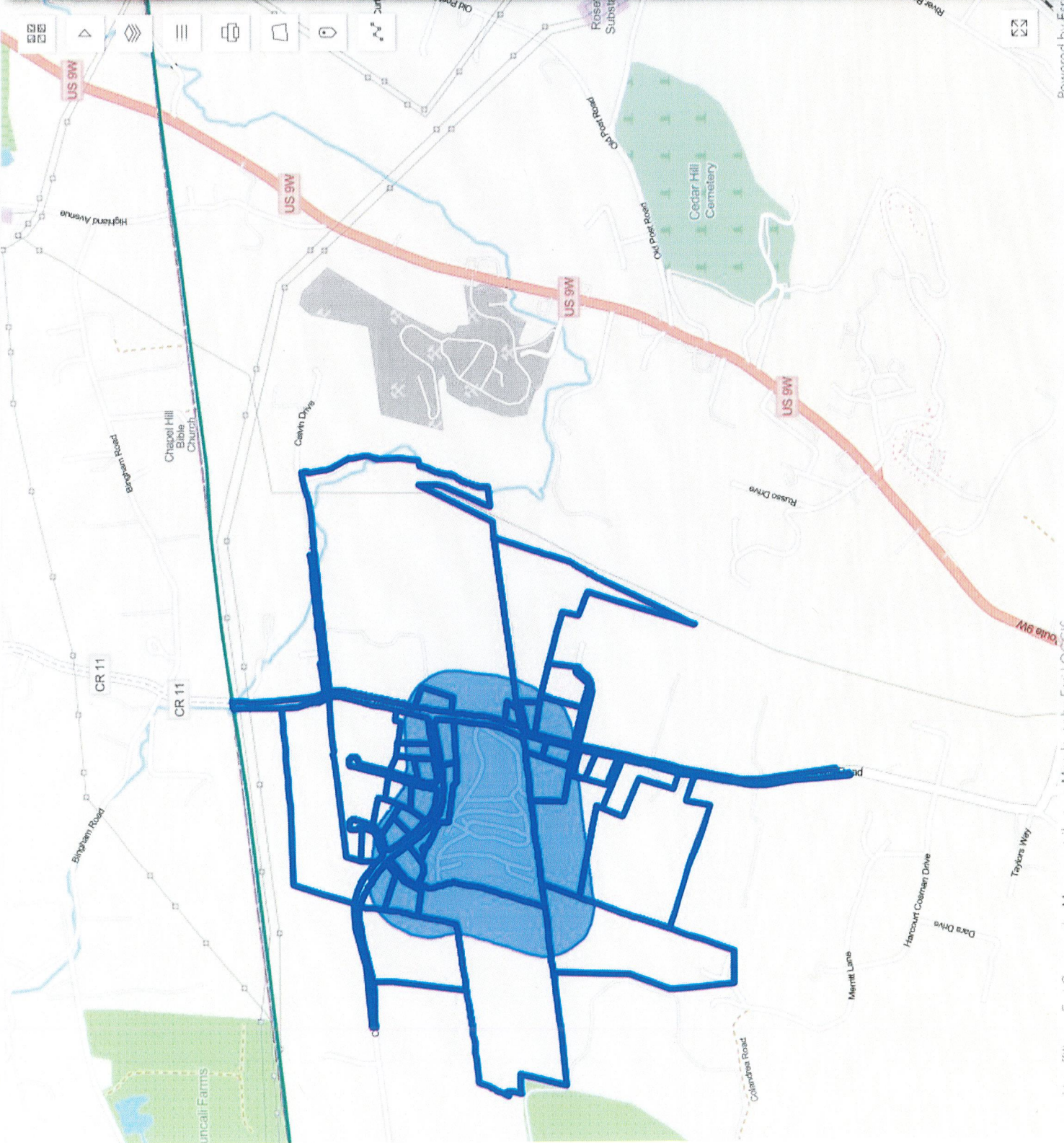
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<input checked="" type="checkbox"/>		7-1-50.4
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<input checked="" type="checkbox"/>		7-2-16
<input checked="" type="checkbox"/>		7-2-17

Buffer Settings CSV Export

Target Layer
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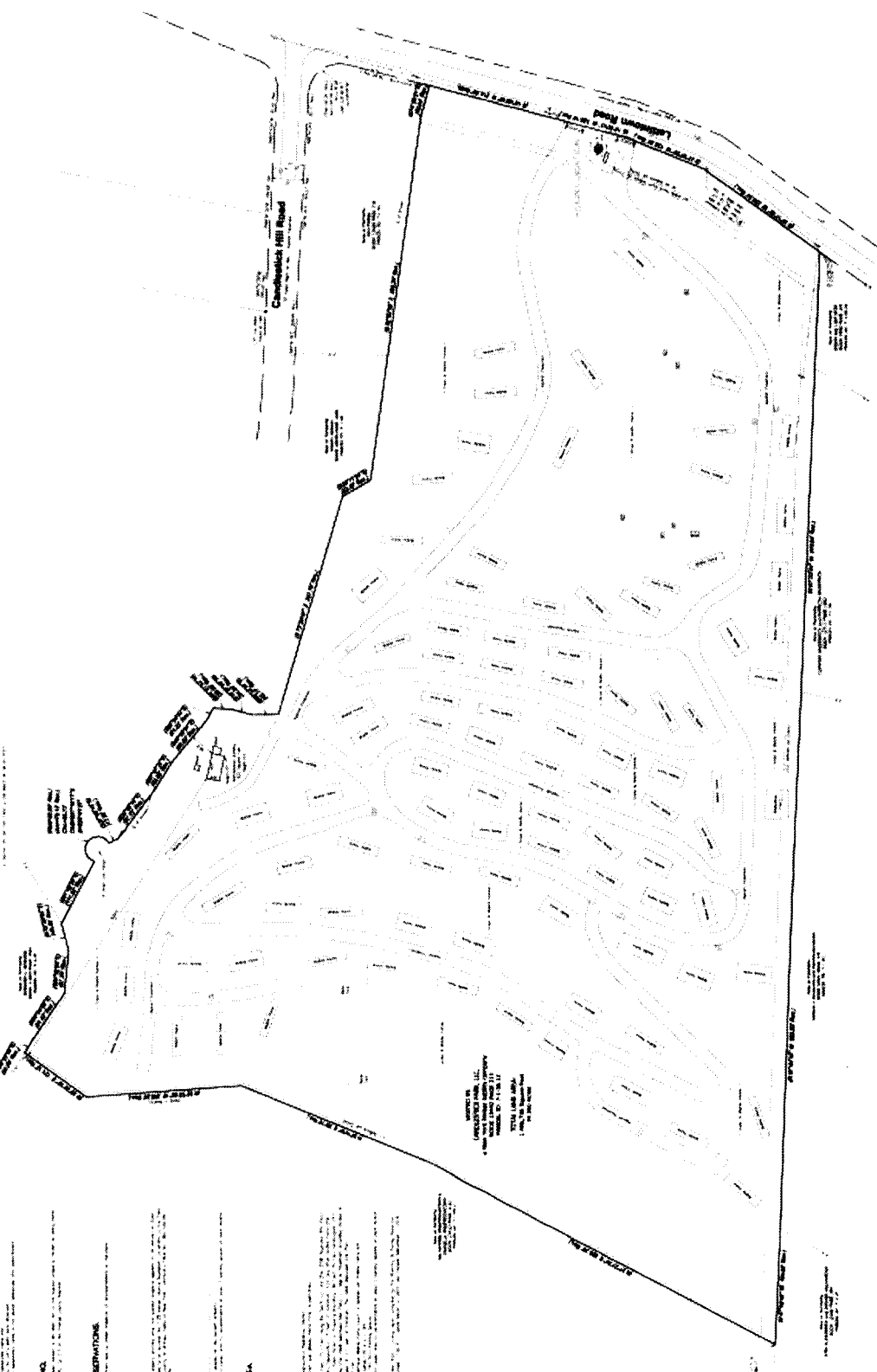
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GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL REGULATIONS.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THIS PLAN.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED.
5. ALL EXISTING STRUCTURES SHALL BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
6. ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO MATCH ADJACENT DRIVEWAYS.
7. ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO MATCH ADJACENT DRIVEWAYS.
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PERMITS
1. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
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ADDITIONAL NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL CITY, STATE AND FEDERAL REGULATIONS.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THIS PLAN.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED.
5. ALL EXISTING STRUCTURES SHALL BE REMOVED AND RECONSTRUCTED AS SHOWN ON THIS PLAN.
6. ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO MATCH ADJACENT DRIVEWAYS.
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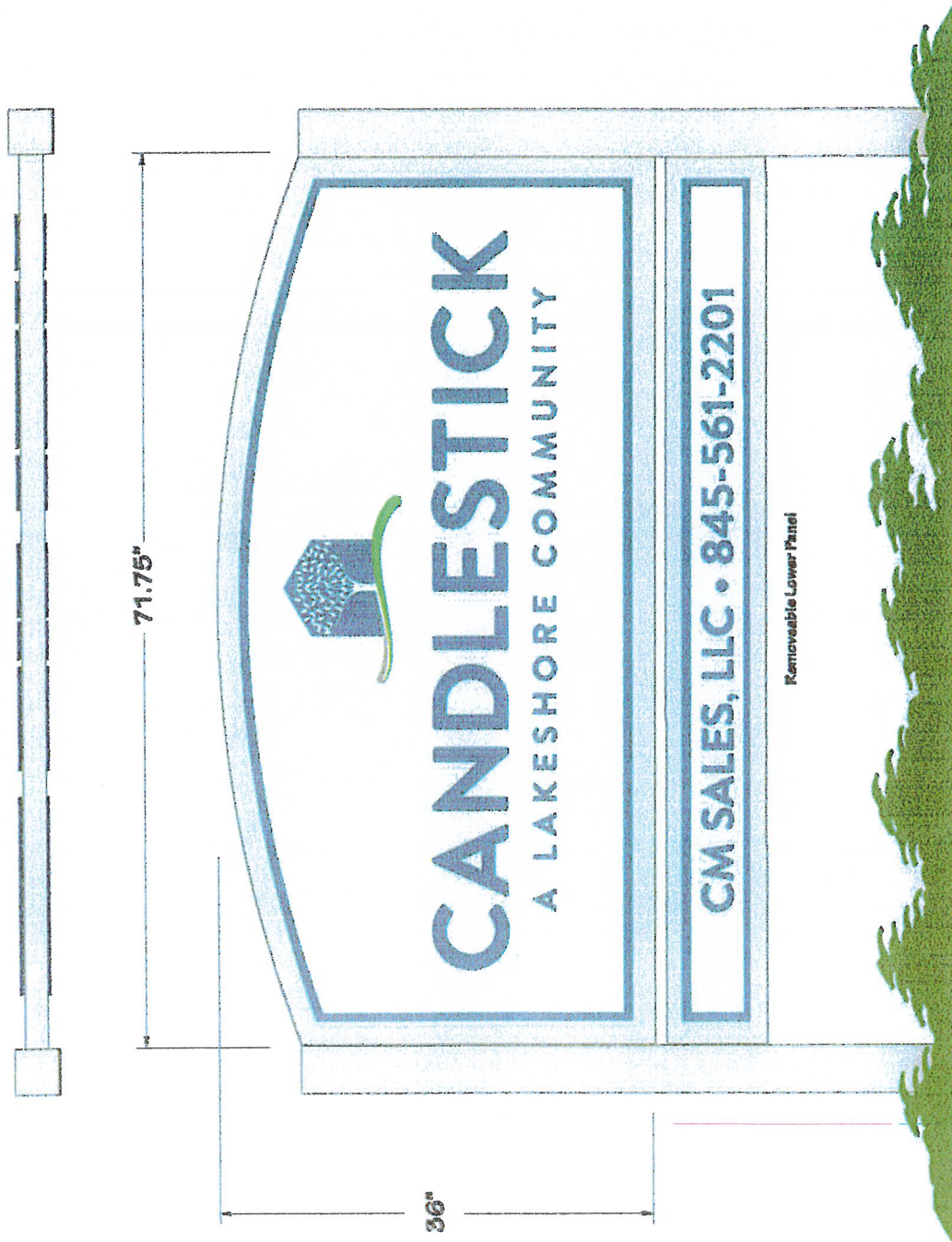
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CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer in the State of Illinois, do hereby certify that the above is a true and correct copy of the original as shown to me.

REVISION HISTORY
1. 11/15/11 - Initial Issue
2. 11/15/11 - Initial Issue
3. 11/15/11 - Initial Issue
4. 11/15/11 - Initial Issue
5. 11/15/11 - Initial Issue
6. 11/15/11 - Initial Issue
7. 11/15/11 - Initial Issue
8. 11/15/11 - Initial Issue
9. 11/15/11 - Initial Issue
10. 11/15/11 - Initial Issue

*Color is approximate and for placement only as each computer monitor may display color differently. Please refer to actual material samples for precise color representations.



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ELEMENTS, INC. AND MAY NOT BE
REPRODUCED WITHOUT WRITTEN
PERMISSION.

REVISED: _____
T# OF PROPOSAL: _____
SIGNED APPROVAL: _____
1-800-223-2788 • (763) 210-7747 • FAX (763) 210-7750 • elementsinc.com

elements inc
Elements, Inc. • 10044 Flanders CT NE, #100 • Minneapolis, MN 55449