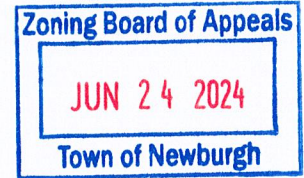




TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550



OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901
FAX LINE 845-564-7802

APPLICATION

DATED: 6/17/24

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

I (WE) Jamiee S. Hill & Stoddard Hill PRESENTLY
RESIDING AT NUMBER 149 Mill Street Walkkill NY 12589
TELEPHONE NUMBER 914 760-6230 or 914-224-7809

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:

(TAX MAP DESIGNATION)
149 Mill Street Walkkill
NY 12589 (STREET ADDRESS)
RR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-38-C-2

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:

6/7/24

- 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: Area variance

of minimum front yard setback

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

see attached

- 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):

See attached

James J Hill
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 17th DAY OF JUNE 20 24

[Signature]
NOTARY PUBLIC

DHAEGGY M CASTILLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6383422
Qualified in Dutchess County
My Commission Expires 11/13/2026

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

Jamiee Hill, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 149 mill st, walkill, ny
IN THE COUNTY OF orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

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

DATED: 6/17/24

Jamiee Hill

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 17 DAY OF JUNE 2024

[Signature]

NOTARY PUBLIC

DHAEGGY M CASTILLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6383422
Qualified in Dutchess County
My Commission Expires 11/13/2026

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>Jamiee Hill</i>							
Project Location (describe, and attach a location map): <i>149 mill street, Walkill, NY 12589</i>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <i>Jamiee Hill</i>		Telephone: <i>914-760-6230</i>					
		E-Mail:					
Address: <i>149 mill street</i>							
City/PO: <i>Walkill</i>		State: <i>NY</i>	Zip Code: <i>12589</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres		<i>175' x 738'</i>					
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Jamiee Hill</u></p>	<p>Date: <u>6/17/04</u></p>	
<p>Signature: _____</p>		

4-10-10 Board

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
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BOOK/PAGE: 14233 / 1671
 INSTRUMENT #: 20170035570

Receipt#: 2321278
 Clerk: MLS
 Rec Date: 05/18/2017 02:32:47 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: MAJOR ABSTRACT CORP

Party1: SLOCUM JOAN B
 Party2: HILL JAMIEE
 Town: NEWBURGH (TN)

Recording:
 Recording Fee 40.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00

Sub Total: 190.00

Transfer Tax
 Transfer Tax - State 560.00

Sub Total: 560.00

Total: 750.00

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

***** Transfer Tax *****
 Transfer Tax #: 9396
 Transfer Tax
 Consideration: 140000.00

Transfer Tax - State 560.00

Total: 560.00

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

Comment: _____

STATE OF NEW YORK, COUNTY OF ORANGE ss:
 I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 5/18/2017 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 06/14/2024.

Kelly A. Eskew
 County Clerk & Clerk of the Supreme County Courts
 Orange County

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

SPAIN & SPAIN PC
 ATTN BONNIE N FEINZIG ESQ
 671 RTE 6 MAHOPAC NY 10541

**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 the May 11, 2017,

BETWEEN Joan B. Slocum, residing at 28 Pleasant Hollow Road, Wallkill, New York 12589,

party of the first part, and

Husband + wife

Jamiee

Jamiee Spinelli Hill and Stoddard S. Hill residing at 178 Sandy Pine Blvd., Hopewell Junction, New York 12533,

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 and more particularly described in the Schedule "A" attached hereto and made a part hereof;

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,

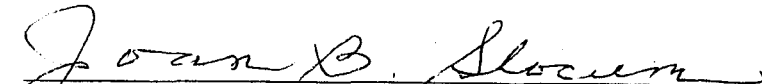
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

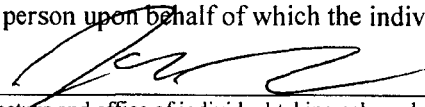
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


Joan B. Slocum

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

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

On the 11th day of May in the year 2017, before me, the undersigned, personally appeared **Joan B. Slocum**, 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 and office of individual taking acknowledgment)

Record and return to:
Spain & Spain, P.C.
Attn: Bonnie N. Feinzig, Esq.
671 Route Six
Mahopac, NY 10541

JOSEPH M. SAFFIOTI
Notary Public, State of New York
No. 4985013
Qualified in Orange County
Commission Expires August 5, 2017

Schedule A Description

Title Number: **MAC-10686**

Page 1

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, known as Lot No. 3 on a certain map entitled "Subdivision of Shea-D-Acres, Town of Newburgh, County of Orange, State of New York" and filed in the Orange County Clerk's Office on 5/29/1990 as Filed Map No. 9910 and more particularly bounded and described as follows:

Beginning at a point, marked by a found iron pipe in a stonewall on the northerly line of Mill Street, said point further identified as the southeasterly corner of Lot No. 3 as shown on a certain map entitled "Shea-D-Acres" said map recorded in the Office of the Orange County Clerk, May 29, 1990 as filed map no. 9910, thence from said point of beginning along the road line on the following two (2) courses, (1) North 85 degrees 45 minutes 30 seconds West, 58.18 feet and (2) North 89 degrees 28 minutes 30 seconds West, 205.79 feet to a point on the easterly line of a private road, thence along the private road the following three (3) courses, (1) North 03 degrees 32 minutes 30 seconds East, 265.54 feet (2) North 26 degrees 40 minutes 00 seconds East, 111.79 feet and (3) North 00 degrees 38 minutes 00 seconds East, 403.30 feet to a point, thence along a stone wall, North 86 degrees 59 minutes 20 seconds East, 103.80 feet and continuing along the stonewall, North 88 degrees 50 minutes 00 seconds East, 175.80 feet to a point marked by a found iron pipe in a junction of stonewalls, thence South 06 degrees 18 minutes 40 seconds West, 788.20 feet to a point marked by a found iron pipe in the stonewall on the northerly line of Mill Street and the point of beginning.

Jm



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

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 Rec'd Frm: MAJOR ABSTRACT CORP

Party1: SLOCUM JOAN B
 Party2: HILL JAMIEE
 Town: NEWBURGH (TN)

Recording:	
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	190.00
Transfer Tax	
Transfer Tax - State	560.00
Sub Total:	560.00
Total:	750.00
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 9396	
Transfer Tax	
Consideration: 140000.00	
Transfer Tax - State	560.00
Total:	560.00

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

Comment: _____

STATE OF NEW YORK, COUNTY OF ORANGE ss:
 I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 5/18/2017 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 06/14/2024.

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 County Clerk & Clerk of the Supreme County Courts
 Orange County

Ann G. Rabbitt

Ann G. Rabbitt
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Record and Return To:

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 671 RTE 6 MAHOPAC NY 10541

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ACTS (INDIVIDUAL OR CORPORATION)**

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

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party of the first part, and

Husband + wife

Jamiee

Jamiee Spinelli Hill and Stoddard S. Hill residing at 178 Sandy Pine Blvd., Hopewell Junction, New York 12533,

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 and more particularly described in the Schedule "A" attached hereto and made a part hereof;

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,

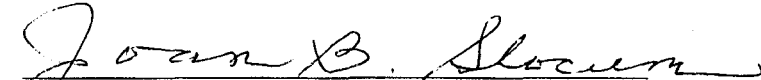
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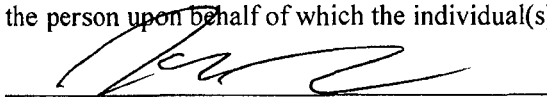
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


Joan B. Slocum

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

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

On the 11th day of May in the year 2017, before me, the undersigned, personally appeared **Joan B. Slocum**, 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 and office of individual taking acknowledgment)

Record and return to:
Spain & Spain, P.C.
Attn: Bonnie N. Feinzig, Esq.
671 Route Six
Mahopac, NY 10541

JOSEPH M. SAFFIOTI
Notary Public, State of New York
No. 4985013
Qualified in Orange County
Commission Expires August 5, 2017

Schedule A Description

Title Number: **MAC-10686**

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Iron



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

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 Clerk: MLS
 Rec Date: 05/18/2017 02:32:47 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: MAJOR ABSTRACT CORP

Party1: SLOCUM JOAN B
 Party2: HILL JAMIEE
 Town: NEWBURGH (TN)

Recording:
 Recording Fee 40.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00
 Sub Total: 190.00
 Transfer Tax
 Transfer Tax - State 560.00
 Sub Total: 560.00
 Total: 750.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 9396
 Transfer Tax
 Consideration: 140000.00
 Transfer Tax - State 560.00
 Total: 560.00

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

Comment: _____

STATE OF NEW YORK, COUNTY OF ORANGE ss:
 I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 5/18/2017 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 06/14/2024.
Kelly A. Eskew
 County Clerk & Clerk of the Supreme County Courts
 Orange County

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

SPAIN & SPAIN PC
 ATTN BONNIE N FEINZIG ESQ
 671 RTE 6 MAHOPAC NY 10541

**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 the May 11, 2017,

BETWEEN Joan B. Slocum, residing at 28 Pleasant Hollow Road, Walkkill, New York 12589,

party of the first part, and

Husband + wife

Jamiee

Jamiee Spinelli Hill and Stoddard S. Hill residing at 178 Sandy Pine Blvd., Hopewell Junction, New York 12533,

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 and more particularly described in the Schedule "A" attached hereto and made a part hereof;

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,

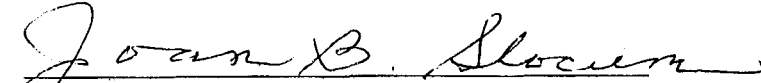
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

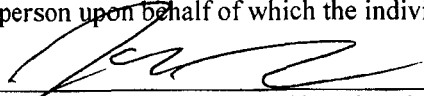
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


Joan B. Slocum

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

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

On the 11th day of May in the year 2017, before me, the undersigned, personally appeared **Joan B. Slocum**, 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 and office of individual taking acknowledgment)

Record and return to:
Spain & Spain, P.C.
Attn: Bonnie N. Feinzig, Esq.
671 Route Six
Mahopac, NY 10541

JOSEPH M. SAFFIOTI
Notary Public, State of New York
No. 4985013
Qualified in Orange County
Commission Expires August 5, 2017

Schedule A Description

Title Number **MAC-10686**

Page 1

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, known as Lot No. 3 on a certain map entitled "Subdivision of Shea-D-Acres, Town of Newburgh, County of Orange, State of New York" and filed in the Orange County Clerk's Office on 5/29/1990 as Filed Map No. 9910 and more particularly bounded and described as follows:

Beginning at a point, marked by a found iron pipe in a stonewall on the northerly line of Mill Street, said point further identified as the southeasterly corner of Lot No. 3 as shown on a certain map entitled "Shea-D-Acres" said map recorded in the Office of the Orange County Clerk, May 29, 1990 as filed map no. 9910, thence from said point of beginning along the road line on the following two (2) courses, (1) North 85 degrees 45 minutes 30 seconds West, 58.18 feet and (2) North 89 degrees 28 minutes 30 seconds West, 205.79 feet to a point on the easterly line of a private road, thence along the private road the following three (3) courses, (1) North 03 degrees 32 minutes 30 seconds East, 265.54 feet (2) North 26 degrees 40 minutes 00 seconds East, 111.79 feet and (3) North 00 degrees 38 minutes 00 seconds East, 403.30 feet to a point, thence along a stone wall, North 86 degrees 59 minutes 20 seconds East, 103.80 feet and continuing along the stonewall, North 88 degrees 50 minutes 00 seconds East, 175.80 feet to a point marked by a found iron pipe in a junction of stonewalls, thence South 06 degrees 18 minutes 40 seconds West, 788.20 feet to a point marked by a found iron pipe in the stonewall on the northerly line of Mill Street and the point of beginning.

Jam



ORANGE COUNTY CLERK

KELLY A. ESKEW

Receipt

Receipt Date: 06/14/2024 11:17:50 AM

RECEIPT # 3286969

Recording Clerk: EBR

Cash Drawer: CASH8

Rec'd Frm: JAMIEE

3 CC DEED

Misc Fees

COPY CHARGES \$15.00

Receipt Summary

TOTAL RECEIPT: ----> \$15.00

TOTAL RECEIVED: ----> \$20.00

CASH BACK: ----> \$5.00

PAYMENTS

Cash -> \$20.00



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

2024-34

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/07/2024

Application No. 24-0429

To: Thomas & Lillian Dirusso
10369 Buena Ventura Dr.
Boca Raton, FL 33498

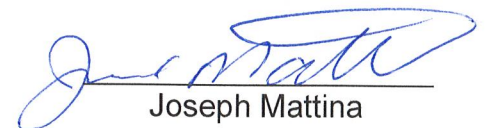
SBL: 2-1-91
ADDRESS: 149 Mill St

ZONE: RR

PLEASE TAKE NOTICE that your application dated 05/03/2024 for permit to Convert the 580-sf detached garage into an accessory apartment on the premises located at 149 Mill St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-38-C-2: The lot must meet the requirements of the zoning district for a single-family dwelling.
- 2) Bulk table schedule 1: Requires a minimum front yard setback of 60'. (44.6' Act / V = 15.4' / 25.66%)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

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:

a) The detached 2 car garage is in disrepair which would be mitigated through the renovation so that it is not a detriment to nearby properties and matches the character of the main house (which was renovated in 2017).

The detached two car garage is more than 100 feet from mill street set back on our property and more than 60 feet from our main house. It is an abandoned building "so to speak". No cars that my family owns fit into that garage so it is not used as it was intended to be. The building has electric and a working chimney which I suppose makes it desirable to vagrants since it has been broken into multiple times by drugs users. It was and still is littered with graffiti and we have cleaned up multiple needles over the years. A renovation would allow us to have my parents and in-laws stay there part-time when visiting will ensure it's no longer abandoned for vagrants which also contributes to the safety of our neighborhood. The renovation would also allow us to properly secure and protect the integrity of building. In addition, Some of the disrepair that would be addressed in the renovation are as follows: broken and missing windows, damaged garage doors that do not function, leaking roof and rotted wood.

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:

b) the building is pre existing. As can be seen with our main house, our intention has always been to maintain the character and integrity of the property by restoring what we can. We have gone above and beyond to maintain every bit of history on the property. The building was most likely the site of the original carriage house as can be seen through evidence in and around the building. That being said, we see the repairs as mandatory on our end so that the building can be properly restored and maintained.

-I have a family which encompasses my main house and does not leave enough living space for my parents and father in law when visiting.

-building on to the main house to make more room would not be feasible for many reasons; It would jeopardize the character of the home, it would compromise the structure (timber framed and stone foundation), and it would be financially unobtainable.

-in addition, the building would have to be worked on regardless before it becomes a hazard. Without the variance we would be sinking money into a building that has no use to us.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

c) the building is already existing and the only thing that would potentially change is the visual improvement of the building. The building is more than 100 feet from mill street.

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

d) the physical footprint of the building has coexisted with the environment for many years without adverse effect. The variance will allow for a studio which could only hold a maximum of two people (my mother and father) part-time. When visiting, they have one car which is parked in my driveway and cannot be seen from the road. The variance would also allow for the building to be more visually pleasing to the community and further ensure the safety of the neighborhood.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

e) we purchased the house "as is" and have only tried to improve the property. the detached 2 car garage is pre-existing and came with its deficiencies which we are trying to rectify through the variance





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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Jamiece Hill, being duly sworn, depose and say that I did on or before

July 11, 2024, post and will thereafter maintain at

149 Mill St 2-1-91 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.

Sworn to before me this 25th

day of June, 2024.

Pablo Price

Jamiece Hill

