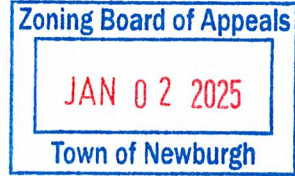




# TOWN OF NEWBURGH

*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: 12-23-24

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

I (WE) JOHN SICOLA PRESENTLY  
RESIDING AT NUMBER 741 RT 32 WALKILL NY  
TELEPHONE NUMBER 914-805-0623

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:

SBL: 4-2-39.1 (TAX MAP DESIGNATION)  
741 RT 32 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

1) BULK TABLE SCHEDULE 1  
2) 185-19-C-1

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:  
11/07/2024
- 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: 89' REAR YARD -

AN 11' VARIANCE (11%) WHERE 100' IS REQUIRED  
(NOTE: PROPOSED WILL NOT INCREASE SIDEYARD NON CONFORMITY. CAD MATH WRONG)

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:

THE PROPOSED DESIGN MAINTAINS  
THE CHARACTER OF THE EXISTING  
HOME AND THAT OF THE NEIGHBORHOOD

- 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 SIDEYARD REQUIREMENTS PROHIBIT  
\_\_\_\_\_  
\_\_\_\_\_

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

SIZE OF THE PROPOSED STRUCTURE IS ~~SMALLER~~  
MINIMALLY LARGER THAN BOTH THE FORMER  
PRE-EXISTING DECK, AND THE CURRENT PATIO

- 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 PROPOSED STRUCTURE IS LARGELY  
BEING BUILT ON AN EXISTING CONCRETE  
PATIO (NEW POST FOOTING) WITH NO OR  
VERY LITTLE INCREASE OF IMPERVIOUS COVERAGE

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

THE EXISTING STRUCTURE, LOCATION  
ON PROPERTY, AND THE PROPERTY  
ITSELF PRE-EXISTS THE CURRENT OWNER  
AND WAS BUILT AND EXISTS LEAVING  
NO OTHER AVAILABLE AREA ONTO WHICH  
IT MAY BE POSSIBLE TO COMPLY WITH  
THE CURRENT ZONING LAW

NOTE: REGARDING 185-19-C-2 THE TRUE INTENT OF THE PROPOSED DESIGN WAS TO SITUATE THE PROPOSED STRUCTURE IN COMPLIANCE TO SIDEYARD. THE CAD MATH IS WRONG

7. ADDITIONAL REASONS (IF PERTINENT):

THE PROPOSAL ADDS BETWEEN 3 MORE  
DESIREABLE UTILITY, CHARM, AND  
LONGEVITY TO THE EXISTING STRUCTURE  
AND ALSO BRINGS DESIREABLE AESTHETICS  
AND VALUE TO THE NEIGHBORHOOD

*[Signature]*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 23<sup>rd</sup> DAY OF December 2024

*[Signature]*  
NOTARY PUBLIC

DAMARIS DELVALLE  
Notary Public - State of New York  
NO. 01DE6390948  
Qualified in Orange County  
My Commission Expires: April 22, 2027

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

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS

21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD  
DARRIN SCALZO, CHAIRMAN  
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TELEPHONE 845-566-4901  
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DATED: 12-23-24

TO: THE ZONING BOARD OF APPEALS  
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RESIDING AT NUMBER 741 RT. 32

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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:

THE PROPOSED DESIGN MAINTAINS  
THE CHARACTER OF THE EXISTING HOME  
AND THAT OF THE NEIGHBORHOOD

- 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:

CONVENTIONAL FUNCTIONALITY  
WOULD BE PROHIBITED BY REAR  
YARD AND LOCATION OF EXISTING  
MECHANICAL UNITS

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

THE PROPOSED STRUCTURE IS LARGELY  
BEING BUILT ON AN EXISTING CONCRETE  
PATIO AND IN PLACE OF A FORMERLY  
LOCATED DECK.

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

THERE IS NO ADVERSE IMPACT  
ON ANY STRUCTURE, AND IS NOT  
AN IMPERVIOUS STRUCTURE - THE  
EXISTING COVERAGE IS EXISTING CONCRETE

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

THE EXISTING STRUCTURE PREPARES  
THE PROPERTY OWNER'S ACQUISITION  
OF THE RESIDENCE & THE DECK  
THAT FORMERLY EXISTED

7. ADDITIONAL REASONS (IF PERTINENT):

THE PROPOSAL ADDS BETTER & MORE DESIRABLE  
UTILITY, CHARM, AND LONGEVITY TO THE  
EXISTING RESIDENCE - AND DESIRABLE  
ASTHETICS AND VALUE TO THE NEIGHBORHOOD

*[Signature]*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 23<sup>rd</sup> DAY OF December 2024

*[Signature]*  
NOTARY PUBLIC

DAMARIS DELVALLE  
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(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)



**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: <u>New deck and new sunporch addition</u>							
Project Location (describe, and attach a location map): <u>Addition added to the rear of exist'g house 74</u>							
Brief Description of Proposed Action: <u>Construct new framed deck per plan and build new sunroom addition to plan. <del>Patio</del> to remain the same.</u>							
Name of Applicant or Sponsor: <u>Ab. Rose LTD</u> <u>(Tom Segrich)</u>		Telephone: <u>845 604 7435</u>					
Address: <u>816 Homestead Ave</u>		E-Mail: <u>admin @ hudson</u>					
City/PO: <u>Maybrook</u>		State: <u>NY</u>	Zip Code: <u>12543</u>				
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"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" 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"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><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?		<u>8</u> acres					
b. Total acreage to be physically disturbed?		<u>.009</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>8</u> 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							

to back of house  
Rte. 32  
Walkkill

home remodeling  
corp.



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: _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
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  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
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  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____	Date: 12/21/21	
Signature: _____		

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)

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Orange, ss:

08/18/22

On the 8TH day of AUGUST, in the year 2022, before me, the undersigned, personally appeared, Joann P. Redner and James R. Redner who 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\* James R. Redner and Joann P. Redner

CLAUDINE HAYES  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HA6363466  
Qualified in Putnam County  
My Commission Expires Aug. 21, 2025  
NOTARY PUBLIC

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS  
TAKEN IN NEW YORK STATE

State of New York, County of \_\_\_\_\_, ss:  
On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_,  
before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_

(if the place of residence is in a city, include the street and street number if any, thereof);  
that he/she/they know(s) \_\_\_\_\_

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_

\_\_\_\_\_, 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

\*State of \_\_\_\_\_, County of \_\_\_\_\_, ss:  
\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me \_\_\_\_\_ the undersigned personally appeared \_\_\_\_\_

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 he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Quitclaim Deed

Title No. COURTESY - BLS-10713

JAMES R. REDNER AND JOANN P. REDNER

TO

JOANN P. REDNER

SECTION: 4  
BLOCK: 2  
LOT: 39.1  
COUNTY OF GREENBURGH

RETURN BY MAIL TO:

JOANN P. REDNER  
741 STATE ROUTE 32  
WALLKILL, NY 12589

§154-b, such applications may be brought in the county where the judgment was entered; and it is further

**ORDERED AND ADJUDGED** that the terms of the Settlement Agreement as to maintenance were fair and reasonable at the time of the making of the Settlement Agreement and are not unconscionable at the time of the signing of the Judgment as it relates to General Obligations Law §5-311; and it is further

**ORDERED AND ADJUDGED** that both parties are authorized to resume the use of any prior surname; and it is further

**ORDERED AND ADJUDGED** that the Plaintiff may resume use of her maiden name, Sicolo, should she so desire; and it is further

**ORDERED AND ADJUDGED** that this Judgment shall be enforceable in any manner provided by law; and it is further

**ORDERED AND ADJUDGED** that the Plaintiff's attorney shall serve a copy of this Judgment, with Notice of Entry upon the Defendant, through Defendant's attorney, within twenty days of such entry.

Dated: August 23, 2022  
Poughkeepsie, New York  
GOSHEN

ENTER

  
HON. Hon. Carol S. Klein, JSC

*Diana Colucci-Karsten*  
ACTING DEPUTY COUNTY CLERK

08/24/2022

8-24-22

6-8-23

**AFFIDAVIT OF OWNER**

Premises 741 State Rt 32 WALKILL NY 12589

JO ANU SICOLO, being duly sworn, deposes and says that he/she is the  
(Name of Property Owner as per recorded deed)

owner above named.

He/She is the OWNER and is duly authorized to perform or have performed the said work and to make and file this application; that all statements contained in this application are true to the best of his/her knowledge and belief and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith.

Deponent alleges that 1) the provisions of the Worker's Compensation Law does not apply in this case in that he/she will do all required work on the premises and will imply no labor thereat, OR 2) owner alleges that contractor performing work will provide required NYS Worker's Compensation Insurance whereof, deponent requests approval of said plan and application and issuance of a PERMIT to commence work.

Signed Jo Anu Sicola  
(signature of Property Owner)

9-25-2024  
(date signed)

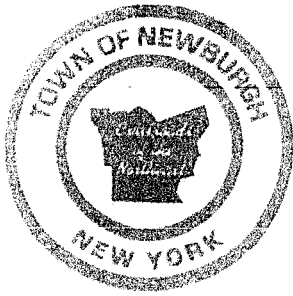
Sworn to before me this

25<sup>th</sup> day of September, 2024

[Signature]  
Notary Public

DAMARIS DELVALLE  
Notary Public - State of New York  
NO. 01DE6390948  
Qualified in Orange County  
My Commission Expires: April 22, 2027





# 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

# 2024-04(a)

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/07/2024

Application No. 24-1254

To: ABI Rose LTD/ Hudson Home Remodeling  
816 Route 208 Unit 1  
Maybrook, NY 12543

SBL: 4-2-39.1  
ADDRESS: 741 Route 32

**ZONE: RR**

PLEASE TAKE NOTICE that your application dated 11/04/2024 for permit to build a 10.8' x 16.1' rear deck on the premises located at 741 Route 32 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 1 requires a 100' rear yard minimum.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# TOWN OF NEWBURGH ZONING CHART

NAME: JOANN SICOLO ADDRESS: 741 RT. 32

WALKILL NY 12589

STRUCTURE: 10.8' x 16.1' REAR DECK TYPE OF VARIANCE: AREA

S:B:L: 4-2-39.1 ZONE: RR TOWN WATER: NO TOWN SEWER: NO

VARIANCE DISCRPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
REAR YARD SETBACK	BULK TABLE SCHEDULE 1	100'	89'	11'	11%

COMMENTS: ALSO SEE APPLICATION 24-1255

REVIEWED BY: JOSEPH MATINA DATE: 11-7-2024 APPLICATION: 24-1254

*ZbA-2024-04*





# 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 64 (5)

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 11/07/2024**

**Application No. 24-1255**

**To: ABI Rose LTD/ Hudson Home Remodeling**  
816 Route 208 Unit 1  
Maybrook, NY 12543

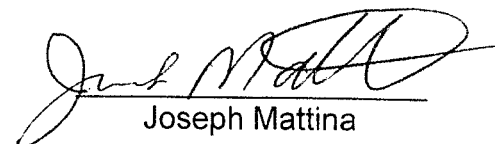
**SBL: 4-2-39.1**  
**ADDRESS: 741 Route 32**

**ZONE: RR**

PLEASE TAKE NOTICE that your application dated 11/04/2024 for permit to construct a 14.3'x 16.1' three season room on the premises located at 741 Route 32 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 1 requires a 100' rear yard minimum.
- 2) 185-19-C-1: Shall not increase the degree of non-conformity. (side yard)

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# TOWN OF NEWBURGH ZONING CHART

NAME: JOANN SICOLO ADDRESS: 741 RT. 32

WALLKILL NY 12589

STRUCTURE: 14.3' X 16.1' THREE SEASON ROOM TYPE OF VARIANCE: AREA

S:B:L: 4-2-39.1 ZONE: RR TOWN WATER: NO TOWN SEWER: NO

VARIANCE DISCRPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
REAR YARD SETBACK	BULK TABLE SCHEDULE 1	100'	89'	11'	11%
1 SIDE YARD SETBACK	185-19-C-1	50'	48.27'	INCREASE DEGREE OF NON-CONFORMITY	

COMMENTS: ALSO SEE APPLICATION 24-1254

REVIEWED BY: JOSEPH MATINA DATE: 11-7-2024 APPLICATION: 24-1255













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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Daniel Piebca, being duly sworn, depose and say that I did on or before  
January 9, 2025, post and will thereafter maintain at  
741 Route 32 4-2-39.1 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.

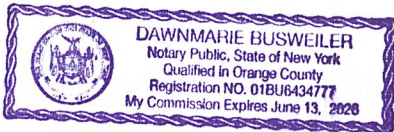
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

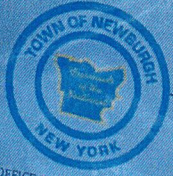
Seamus Pierra

Sworn to before me this 0

day of January 2025.

Wanda Dula





TOWN OF NEWBURGH  
Coastside of the Hudson  
ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD OF APPEALS  
DARRIN SCALZO, CHAIRMAN  
SIOBHAN JABLESNIK, SECRETARY  
TELEPHONE 845-566-4901  
FAX LINE 845-564-7802

NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 185-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 23rd day of January, 2025 at 7:00 P.M., in the Town Hall, 1496 Route 300, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Joann Scolo for area variances of (a) the minimum rear yard setback to build a 10.8' x 16.1' rear deck and (b) the minimum rear yard setback and increasing the degree of non-conformity of the side yard to build a 14.3' x 16.1' three season room.

PREMISES LOCATED at 741 Route 32, 4-2-39.1, RR Zone in the Town of Newburgh, New York.

TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

BY ORDER of the Zoning Board of Appeals dated the 9th day of January, 2025.

Joann Scolo  
(APPLICANT)



**Hudson Home Remodeling**  
914-579-7554



HudsonHomeRemodeling.com



**Hudson Home  
Remodeling**

design it - build it - love it

**845-579-7654**

741

COUNTY  
WASTE  
855-4500

COUNTY  
WASTE  
355-4500



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

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

TELEPHONE 845-566-4901  
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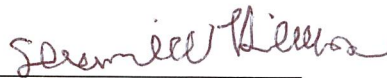
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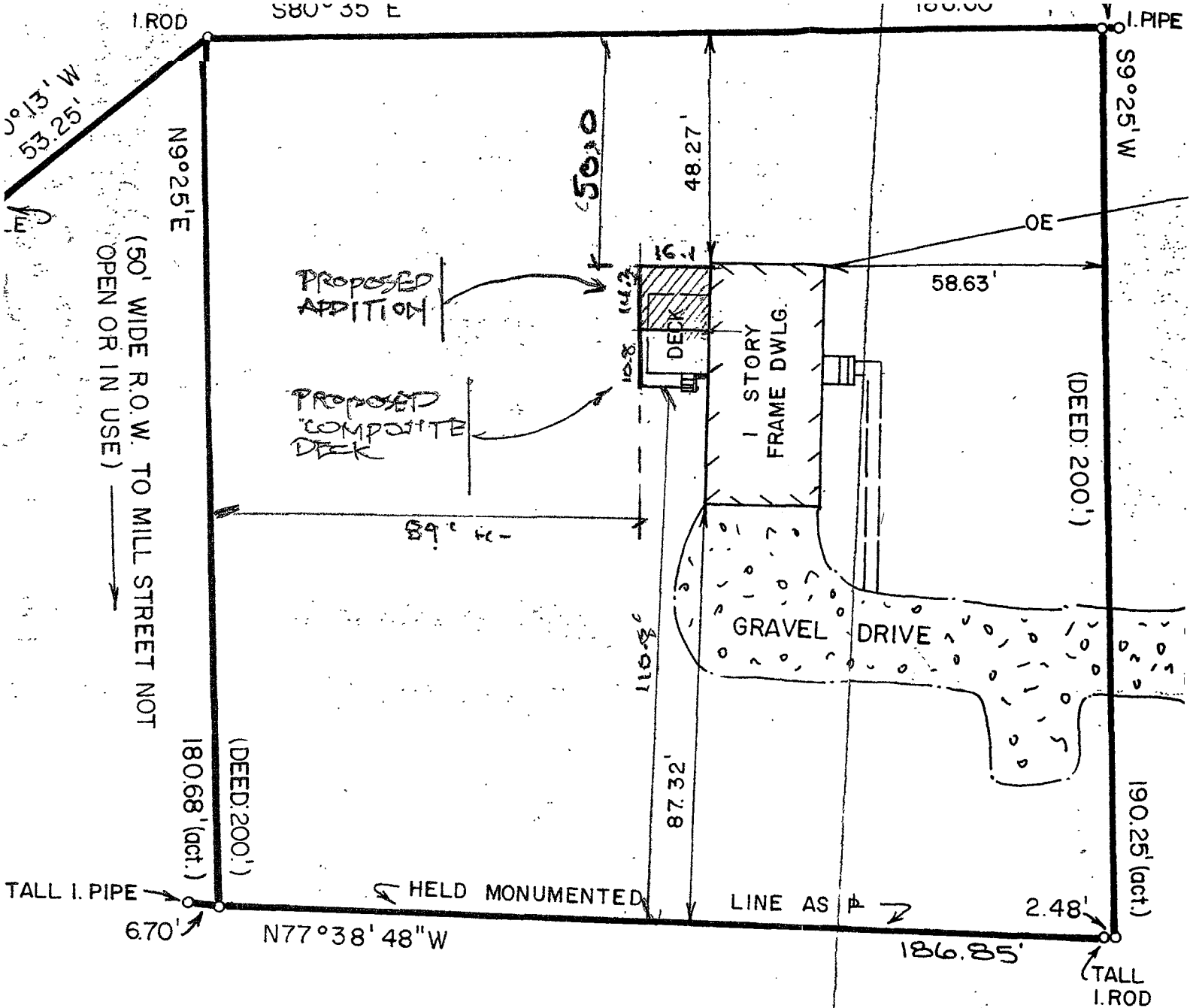
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\_\_\_\_\_  
(APPLICANT)



N/F  
ZAPPALA

SURVEY OF PR  
**JAMES R. & Jc**

TOWN OF N

ORANGE COUNTY  
SCALE: 1" = 30'

AUGUST 16

FRANK M.

ONLY TO:  
REDNER  
EDNER  
AMERICAN TITLE INSURANCE COMPANY OF NEW YORK  
IN CHASE BANK, ITS SUCCESSORS AND/OR ASSIGNS  
CONNECTION WITH THE REDNER MORTGAGE DATED 2002.  
PEZ-PEREZ

