



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

Alan J. Sorensen, AICP
Commissioner
www.orangecountygov.com/planning

Coversheet: NYS General Municipal Law (GML) §239-l, m, and n Referral

This coversheet should be completed by the local board having jurisdiction. GML 239 coversheets submitted by an applicant's design professional or representative will no longer be accepted without the signature of the responsible referring local board municipal official or their designated administrative assistant (for example city, village or town clerk, planning or zoning board chairperson or secretary). Please include all materials that are part of a "full statement" as defined by NYS GML §239(m), as "all materials required by and submitted to the referring body as an application on a proposed action". Emails with this coversheet, municipal board signature and full statement to planning@orangecountygov.com are acceptable.

Referral ID No.: County Use Only

Municipality: Town of Newburgh

Local Referring Board: ZBA

Applicant: Arduo

Project Name:

Location of Project Site: 70 Old Little Britain rd.

Reason for County Planning Review (e.g. within 500 ft. of a County road).

Tax Map No.: 101-6-7.2

Tax Map No.:

Tax Map No.:

Local File No.:

Zoning District: R-2

Type of Review:

- ☐ Comprehensive Plan Update/Approval
- ☐ Zoning Amendment
 - ☐ Zoning District Change, from to
 - ☐ Ordinance Modification, cite section:
- ☐ Local Law:
- ☐ Site Plan, non-residential sq. ft. proposed:
Which approval is the applicant seeking? ☐ SKETCH / ☐ PRELIMINARY / ☐ FINAL
- ☐ Subdivision, number of lots proposed:
Which approval is the applicant seeking? ☐ SKETCH / ☐ PRELIMINARY / ☐ FINAL
- ☐ Special Use Permit:
- ☐ Lot Line Change:
- ☒ Variance: ☒ AREA / ☐ USE
- ☐ SEQRA
- ☐ Other:

Local Board comments/elaboration:

Stephen J. Jankowski

Name/Signature of local official

9.15.23

Date

ZBA Secretary

Title

Municipal Contact Phone No.:



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: 5-30-23

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

I (WE) John Arcinolo & Samantha Arcinolo PRESENTLY
RESIDING AT NUMBER 70 Old Little Britain Rd, Newburgh, NY 12550
TELEPHONE NUMBER 516/680-9023 or 845-216-2753

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:

Section 101, Block 4, Lot 7.2 (TAX MAP DESIGNATION)

70 Old Little Britain Road (STREET ADDRESS)

R-2 (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).

Code: 185-43-F

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:

5/26/2021

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

4. DESCRIPTION OF VARIANCE SOUGHT: seeking area

variance to install storage shed. Already received area
variance for same location for pool. (Permit #20-0887)

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:

It is a shed that is visually pleasing. It was purchased from Best in Backyards. It will be professionally installed. Additionally, it's barely visible from the street or by neighbors.

- 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:

Our property is surrounded by roads on all four sides so anywhere we put it, it would be a violation of Town Code: 185-45-f.

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

The reasons listed in 6a also explain why this is not a substantial request.

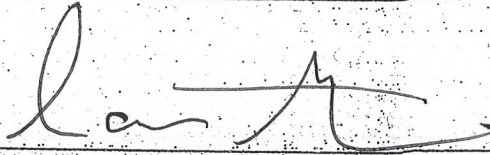
- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

The only action will be to install a storage shed that is visually pleasing.

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

Our property is surrounded by roads on all four sides.

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30 DAY OF June 2023



NOTARY PUBLIC

LISA M. KENT

Notary Public, State of New York

Qualified in Orange County

Reg. No. 01KE6105060

My Commission Expires Feb. 2, 2024

NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be read prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed action Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR
NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE
OF THE MEETING).

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

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Samantha Arcinolo, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 70 Old Little Britain Road, Newburgh, NY 12550
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 70 Old Little
Britain Road, Newburgh, NY 12550
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED herself
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6-30-23

[Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30 DAY OF June 2023

Lisa M. Kent

NOTARY PUBLIC
LISA M. KENT

Notary Public, State of New York
Qualified in Orange County
Reg. No. 01KE6105060
My Commission Expires Feb. 2, 2024

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
John and Samantha Arcinolo			
Name of Action or Project: Area Variance to install storage shed.			
Project Location (describe, and attach a location map): 70 Old Little Britain Rd, Newburgh, NY 12550 (residential) <i>(map enclosed)</i>			
Brief Description of Proposed Action: Seeking an area variance to install a storage shed in our yard. Our property is surrounded by roads on all four sides. According to Town Code 185-43-F no garden house, tool shed, pool or tennis court shall be located in front yard.			
Name of Applicant or Sponsor: John and Samantha Arcinolo		Telephone: 845-216-2753	
		E-Mail: samanthaarcinolo@gmail.com	
Address: 70 Old Little Britain Road			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <u>2.8</u> acres			
b. Total acreage to be physically disturbed? <u>less than .1</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>2.8</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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <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? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Samantha Arcinelo</u> Date: <u>5-30-23</u> Signature: <u>[Signature]</u>		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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



Recording:

Recording Fee	45.00
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: 195.00

Transfer Tax	
Transfer Tax - State	1000.00

Sub Total: 1000.00

Total: 1195.00

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

***** Transfer Tax *****

Transfer Tax #: 888

Transfer Tax

Consideration: 250000.00

Transfer Tax - State	1000.00
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Total: 1000.00

BOOK/PAGE: 14615 / 1222
INSTRUMENT #: 20190062101

Receipt#: 2694914

Clerk: JM

Rec Date: 08/27/2019 12:55:44 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 5

Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: JOHNSTON REBECCA SUE

Party2: ARCIUOLO JOHN PETER

Town: NEWBURGH (TN)

101-6-7.2

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

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

KLEISTER LAW GROUP
85 E MAIN STREET
WASHINGTONVILLE, NY 10992

HN 63686

**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 7/5, 2019

BETWEEN

REBECCA SUE JOHNSTON, residing at 4964 Quail Ridge Road, NW, Albuquerque, NM 87114;
MATTHEW ERIC JOHNSTON, residing at P.O. Box 303, Montgomery, New York 12549;
CHRISTOPHER DAVID JOHNSTON, residing at 5472 Minks Pond Road, Bushkill, PA 18324
PATRICIA H. JOHNSTON, residing at 70 Old Little Britain Road, Newburgh, NY 12550, individually
and as heir-at-law and next of kin of MARK CALDWELL JOHNSTON, (deceased)

party of the first part, and

Peter
JOHN ARCIUOLO and SAMANTHA ARCIUOLO, Husband and Wife, residing at
10 Todd Court, East Williston, New York 11596

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents
(\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or successors and assigns of the party of the second part
forever;

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

Section: 101
Block : 6
Lot : 7.2
70 Old Little Britain Road, Newburgh, New York 12550

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.

101-6-7.2
R-R: Kleister Law Office
85-E Main Street #2
Washingtonville NY
10992

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

Rebecca Sue Johnston
REBECCA SUE JOHNSTON

Matthew Eric Johnston
MATTHEW ERIC JOHNSTON

Christopher David Johnston
CHRISTOPHER DAVID JOHNSTON

Patricia H. Johnston
PATRICIA H. JOHNSTON

Patricia H. Johnston
PATRICIA H. JOHNSTON, as Sole Heirs-at-Law and next of kin of
MARK CALDWELL JOHNSTON, (Deceased)

IN PRESENCE OF:

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

STATE OF NEW MEXICO)
) ss.:
COUNTY OF BERNALILLO)

On the ^{5th} day of July 2019, before me, the undersigned, personally appeared
REBECCA SUE JOHNSTON
personally 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 SHE executed the same in
HER capacity and that by HER signature on the instrument, the individual, or the person upon behalf of
which the individual acted, executed the instrument, and said document was executed in Albuquerque,
New Mexico.

Patty Montoya
(signature and office of individual taking acknowledgment)



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

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

On the ^{28th} day of August 2019, before me, the undersigned, personally appeared MATTHEW
ERIC JOHNSTON, personally 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 HE
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(s) acted, executed the instrument.

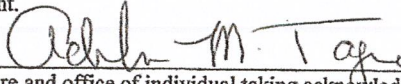
[Signature]
(signature and office of individual taking acknowledgment)

Matthews m.c. Arden
111 St. Paul
Reg # 02MCE388785
7/28/2023

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

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

On the ^{20th} ~~day of November 2015~~ ^{August 2019}, before me, the undersigned, personally appeared CHRISTOPHER DAVID JOHNSTON, personally 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 HE 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(s) acted, executed the instrument.

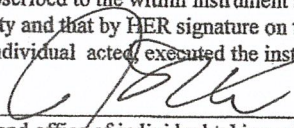

(signature and office of individual taking acknowledgment)

ADELINA M. TAGUE
Notary Public, State of New York
No. 4920620
Qualified in Orange County
Commission Expires February 16, 2028

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

On the ²⁴ day of ^{August} 2019, before me, the undersigned, personally appeared PATRICIA H. JOHNSON,

personally 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 SHE executed the same in HER capacity and that by HER signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


(signature and office of individual taking acknowledgment)

Patricia H. Johnson
Vista Realty
Reg # 02MC6389795
Expires 7/28/2023

Schedule A Description

Title Number HN 63686

Page 1

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, being bounded and described as follows:

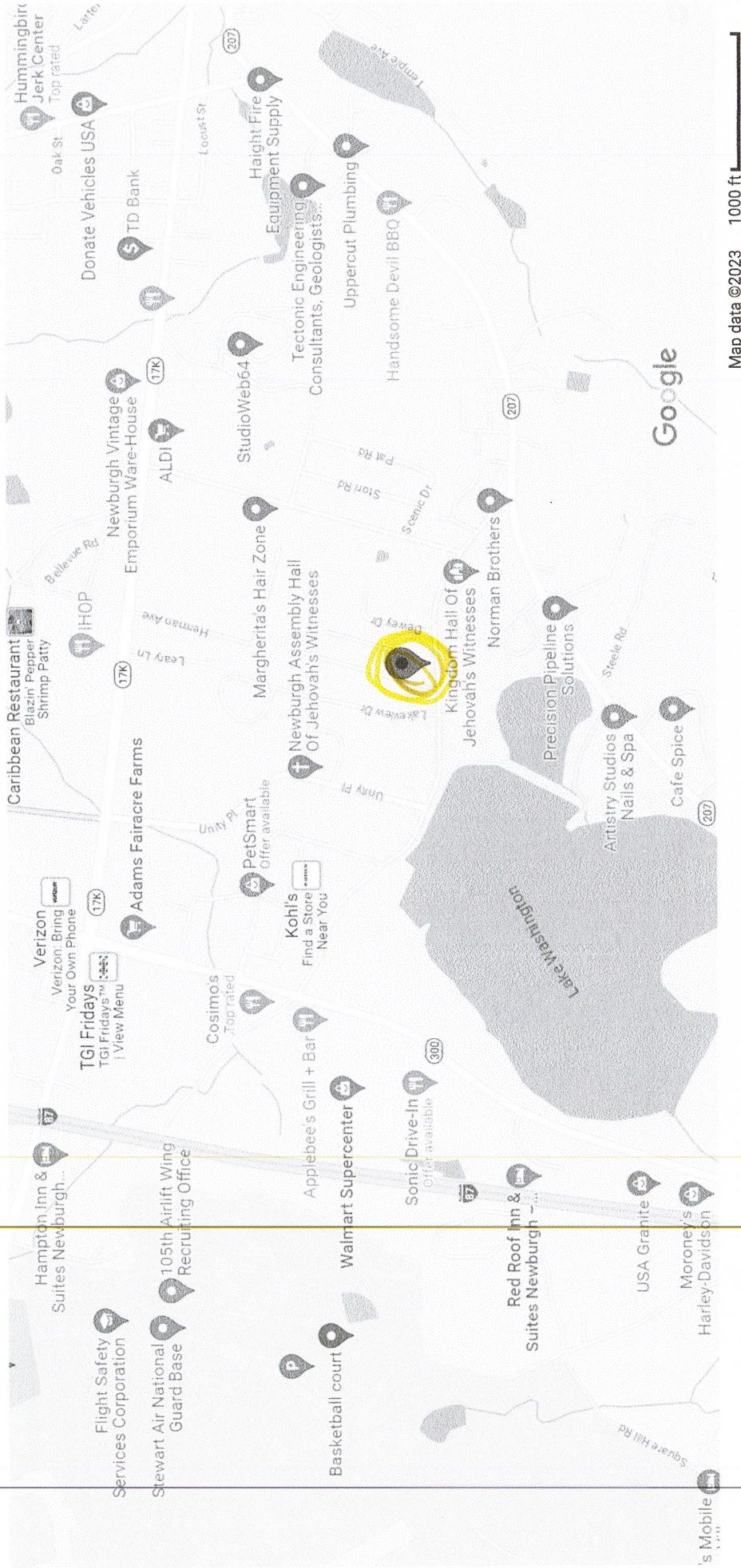
BEGINNING at a point at the intersection of the northerly line of Old Little Britain Road with the easterly line of Williams Avenue and running thence North 23° 40' East 200.00 feet to a point; thence into the lands of Edgar Williams the following two courses and distances: 1) South 74° 33' 37" East 129.33 feet to a point; 2) North 24° 50' 34" East 180.49 feet to a point in the southerly line of a newly developed subdivision road within the lands formerly of said Williams; thence along the said southerly line of road South 65° 28' East 125.00 feet to a point at the southwesterly corner of Lot #8 of said subdivision of land of Edgar and Bessie Williams and as shown on a map of said land filed in the Orange County Clerk's Office, dated February 13, 1959 by Theodore Jargstorff, Surveyor; thence along the southerly line of said Lot #8 South 56° 44' East 201.00 feet more or less to a point in the easterly line of lands of said Williams, the said point being in the middle of a stone fence; thence along said line and fence South 18° 47' 45" West 192.68 feet more or less, to the said northerly line of Old Little Britain Road; thence along said line the following two courses and distances: 1) South 89° 36' West 204.08 feet; 2) North 83° 35' West 298.69 feet to the point of place of beginning. Containing an area of 2.785 acres be the same more or less.

Said premises also being known as Lot #2 on a minor subdivision entitled Lands of Edgar H. Williams, Town of Newburgh, Orange County, NY, made by Theodore Jargstorff, P.L.S., dated March 16, 1976, revised April 20, 1976, revised June 1, 1976 as Map #3863.

03 12, 2001 in Liber 5699 at Page 307. The said Mark Caldwell Johnston having died a resident of the State of Florida, County of Charlotte, Punta Gorda on December 9, 2005, leaving his mother Patricia H. Johnston his sole heirs-at-law and next of kin by operation of law.

HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

Google Maps 70 Old Little Britain Rd





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

2926-21

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/26/2021

Application No. 21-0577

To: John Peter Arciuolo
70 Old Little Britain Road
Newburgh, NY 12550

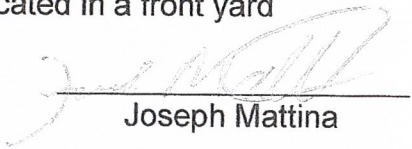
SBL: 101-6-7.2
ADDRESS: 70 Old Little Britain Rd

ZONE: R2

PLEASE TAKE NOTICE that your application dated 05/25/2021 for permit to install a 10' x 12' shed on the premises located at 70 Old Little Britain Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-43-F: No garden house, tool shed, pool or tennis court shall be located in a front yard


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: JOHN ARCIUOLO Application # 21-0577

ADDRESS: 70 OLD LITTLE BRITIAN RD NEWBURGH NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: 10' X 12' SHED

SBL: 101-6-7.2 ZONE: R-2 ZBA Application # 2926-21

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH	THIS LOT HAS 4 FRONT YARDS				
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:

No garden house, tool shed, pool or tennis court shall be located in a front yard

REVIEWED BY: Joseph Mattina

DATE: 26-May-21





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

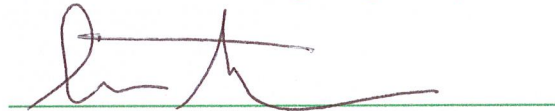
STATE OF NEW YORK: COUNTY OF ORANGE:

I Samantha Arcinolo, being duly sworn, depose and say that I did on or before

September 14, 2023, post and will thereafter maintain at

70 Old Little Britain Rd 101-6-7.2 R2 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 28

day of August, 2023.



JENNA MARIE LLOYD
Notary Public, State of New York
Reg. # 01LL6432807
Qualified in Ulster County
Commission Expires May 9, 2026



Williams Ave

Proposed
SHED

PATIO

IN GROUND
POOL

EXISTING
SHED

Garage

home

Driveway

Old Little Britain Rd

Williams Ave

Dewen Drive