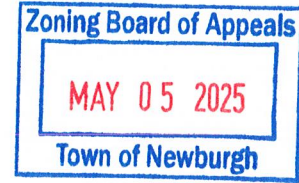




TOWN OF NEWBURGH

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: 12/04/12

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

I (WE) Delilah Ashcraft + Tammy Ostachow PRESENTLY

RESIDING AT NUMBER 80 Old Little Britain Rd

TELEPHONE NUMBER 845-926-0385

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:

Lot 101-3-10 (TAX MAP DESIGNATION)

80 Old Little Britain Rd (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

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:

NOV 4, 2024

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

NOV 4, 2024

4. DESCRIPTION OF VARIANCE SOUGHT: put in Front porch

to extend the edge of House - keep the small overhang already in place

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:

Its already been attached to a new Roof. Im not looking to do anything with the overhang just extend the porch

(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:

Its been that way for many years - prev. owners did not get permit

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

The existing porch is falling apart

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

I Received the house this way

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 has been this way for years but now its
Time to Redo

- 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:

It would be too ~~expensive~~ costly to Redo the
Roof as well

- 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:

Its been this way for years - trying to
make it safe + look better

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

I Rerieved the house this way +
At this time Front steps are not
Safe

7. ADDITIONAL REASONS (IF PERTINENT):

Before getting this property the porch was
Attached to a new Roof- will not do anything
with the attached part - Just want to extend the
porch to edge of House + leave the overhang as
is not covering the whole Deck as stated

Janny Loslev
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4th DAY OF December 20 24



[Signature]
NOTARY PUBLIC

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

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Delilah Ashcraft, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 616 Union Ave New Windsor NY
IN THE COUNTY OF ORANGE AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF 80 old little
Britain Rd, Newburgh NY 12550
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Tammy Osterhout
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 12/4/24 Tammy L Osterhout

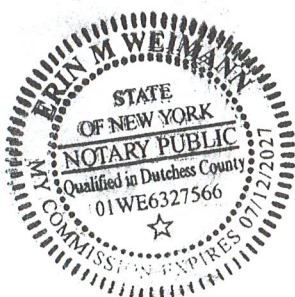
OWNER'S SIGNATURE

Natalie D. Lemnitz

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4th DAY OF December 20 24



[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>Front Porch</u>							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: <u>Upon Receiving this House a small over hang was placed above the Front Door, I would like to keep that part but extend Front porch to edge of House keeping the existing Small over hang</u>							
Name of Applicant or Sponsor: <u>Delilah Abernethy Ashcraft</u>		Telephone: <u>845-926-0385</u> E-Mail:					
Address: <u>46 Union Ave</u>							
City/PO: <u>New Windsor</u>		State: <u>NY</u>	Zip Code: <u>12553</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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-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"/>						
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: <u>Town of Newburgh permit Front porch</u>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-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"/>						
3.a. Total acreage of the site of the proposed action?		<u>13.2</u> acres					
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							

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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/>	YES <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"/>	YES <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 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"/>	YES <input type="checkbox"/>	

<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 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 type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____

Signature: Jammy L. Olesner

Date: 12/04/24

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
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 1569 / 823
INSTRUMENT #: 20250015340

Receipt#: 336986
Clerk: SS
Rec Date: 03/07/2025 09:14:49 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: HILL & DALE ABSTRACTERS INC

Party1: WAYNE GERALDINE ESTHER BY EX
Party2: OSTERHOUT TAMMY L
Town: NEWBURGH (TN)
101-3-1

Recording:

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

Sub Total: 200.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 200.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 5843
Transfer Tax
Consideration: 0.00

Total: 0.00

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

Comment: _____

Kelly A. Eskew
Orange County Clerk

Record and Return To:

CHARLES E FRANKEL
PO BOX 2280
NEWBURGH NY 12550

**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 THE SELLER AND PURCHASER BEFORE SIGNING**

THIS INDENTURE, made the 19th day of February, 2025,

BETWEEN DELILAH A. ASHCRAFT, AS EXECUTRIX OF THE ESTATE OF
GERALDINE E. WAYNE A/K/A GERALDINE ESTHER WAYNE, with an address at 616
Union Avenue, New Windsor, New York 12553, the party of the first part, and

TAMMY L. OSTERHOUT, with an address 120 Thanningville Road, Apt. 5C, Wappingers Falls,
NY 12590, party of the second part,

WITNESSETH, that the party of the first part, to whom letters testamentary were issued
by the Surrogate's Court, Orange County, New York on August 21, 2024, and by virtue of the
power and authority given in and by said last will and testament, and/or by Article 11 of the Estates,
Powers and Trusts Law, and in consideration of Ten and 00/100 (\$10.00) DOLLARS, paid by the
party of the second part, does hereby grant and release unto the party of the second part, the
distributees 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 as described in Schedule A,

BEING and intended to be the same premises conveyed from Jay S. Wayne to Jay S.
Wayne and Geraldine Ester Wayne, husband and wife, by deed dated the 21st day of January, 1974
and recorded in the Orange County Clerk's Office on the 24th day of January, 1974 in Liber 1968
page 140.

Jay S. Wayne died on May 28, 2022, a resident of the Town of Newburgh, Orange County,
New York. Geraldine E. Wayne died on April 18, 2024, a resident of the Town of Newburgh,
Orange County, NY.

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 estates and rights of the party of the first
part in and to the said premises.

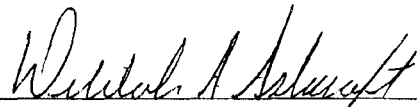
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part,
the heirs or successors and assigned of the party of the second part forever.

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" wherever 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.



Delilah A. Ashcraft, as Executrix of the
Estate of Geraldine E. Wayne a/k/a
Geraldine Esther Wayne

IN PRESENCE OF:

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

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

On the 19th day of February in the year 2025, before me, the undersigned, personally appeared Delilah A. Ashcraft, 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)

CHARLES FRANKEL
Notary Public-State of New York
No. 02FR4744543
Qualified in Orange County
Commission Expires March 30, 2027

Town of Newburgh Section 101, Block 3, Lot 11

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated lying and being in the Town of Newburgh, Orange County, New York, and more particularly bounded and described as follows:

BEGINNING at a point in the northerly line of Old Little Britain Road a distance of 75 feet measured along said line on a course S. $83^{\circ} 35'$ East from the division line between lands of Frank Amatulli and lands of Edgar H. Williams and Bessie C. Williams and runs thence from said point of beginning parallel with the easterly line of said Frank Amatulli and 75 feet easterly therefrom N. $23^{\circ} 40'$ East 200 feet to a point; then S $83^{\circ} 35'$ East 75 feet to a point; then S $23^{\circ} 40'$ West 200 feet to a point in said northerly line of Old Little Britain Road; thence along said line N $83^{\circ} 35'$ West 75 feet to the point or place of beginning.

SUBJECT to grants to public utilities of record.

The said parcel as hereby described being a lot 75 feet front and rear and 200 feet in depth and being the same premises conveyed by Edgar H. Williams and Bessie C. Williams, husband and wife, to Ross C. Vandevander and Ruby M. Vandevander, husband and wife, by Deed dated June 20th, 1955 and recorded in the Orange County Clerk's Office on June 22, 1955 in Liber 351 of Deeds at page 13.

SUBJECT to the following covenants and restrictions which shall run with the title to the land forever;

- (1) No buildings shall be erected on said plot nearer to the road line than the homestead premises owned and occupied by Edgar H. Williams and Bessie C. Williams.
- (2) No spirituous or intoxicating liquors or beverages shall ever be sold upon said premises.

RFR
Charles Frankel
PO Box 2280
Newburgh NY 12550



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

2024-62

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/01/2024

Application No. 24-0794

To: Delilah Ashcraft (executrix)
616 Union Avenue
New Windsor, NY 12553

SBL: 101-3-11
ADDRESS: 80 Old Little Britain Rd

ZONE: R2

PLEASE TAKE NOTICE that your application dated 07/31/2024 for permit to build a 12' x 15' covered front porch on the premises located at 80 Old Little Britain Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-19-c-1: Shall not increase the degree of non-conformity. (Old little Britain Rd)
- 2) Bulk table schedule 4: Requires a 40' minimum front yard setback. (Williams Ave)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH ZONING CHART

NAME: Delilah Ashcraft ADDRESS: 80 Old Little Britain Rd
Newburgh NY 12550

STRUCTURE: 12' x 15' Covered front porch TYPE OF VARIANCE: AREA

S:B:L: 101-3-11 ZONE:R-2 TOWN WATER: YES TOWN SEWER: NO

VARIANCE DISCRIPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
FRONT YARD SETBACK	Bulk table schedule 4	40'	9'	31'	77.50%
FRONT YARD SETBACK	185-19-C-1	40'	29.5'	Increasing degree non conformity	

COMMENTS: The entire dwelling is existing non-conforming

REVIEWED BY: JOSEPH MATINA DATE: 11-1-2024 APPLICATION: 24-0794

ZOA-2024-62





Extend porch

The overhang that has been there for several years that is already attached to a new roof, I would like to keep it as is but extend the porch to the edge of the house. I'm not enclosing it, adding to the overhang size, or doing any adjustment on the overhang whatsoever. I just want to extend the open front porch to the edge of the house. The Town of Newburgh has the measurements and the stamped survey if you need further information. All this work was done prior to me obtaining the house and would really appreciate granting me the approval to get this done.

Tammy Osterhout

From: Tammy osterhout <tammyotanny1@icloud.com>
Sent: Wednesday, December 4, 2024 2:03 PM
To: Tammy Osterhout

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Sent from my iPhone

Tammy Osterhout

From: Tammy osterhout <tammyotanny1@icloud.com>
Sent: Wednesday, December 4, 2024 2:03 PM
To: Tammy Osterhout

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Sent from my iPhone

Tammy Osterhout

From: Tammy osterhout <tammyotanny1@icloud.com>
Sent: Wednesday, December 4, 2024 2:02 PM
To: Tammy Osterhout
Subject: House

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



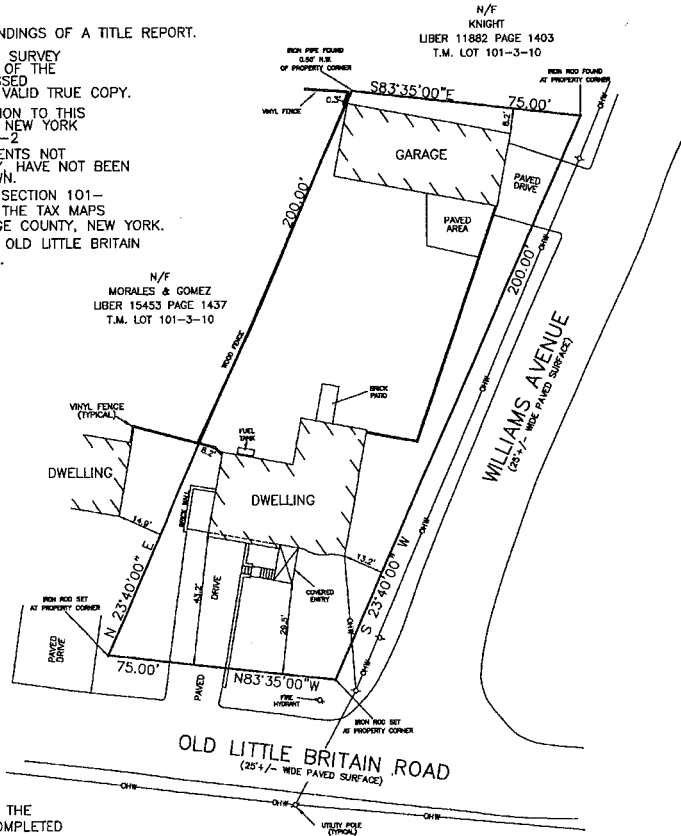


Sent from my iPhone

NOTES

1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.
2. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE SURVEYOR'S INKED STAMP OR EMBOSSED SEAL, SHALL NOT BE CONSIDERED A VALID TRUE COPY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW SECTION 7209-2
4. SUBSURFACE UTILITIES OR IMPROVEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED, THEREFORE ARE NOT SHOWN.
5. SUBJECT PARCEL IS DESIGNATED AS SECTION 101-BLOCK 3 - LOT 11, AS SHOWN ON THE TAX MAPS OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.
6. SUBJECT PARCEL'S ADDRESS IS #80 OLD LITTLE BRITAIN ROAD, NEWBURGH, NEW YORK 12550.

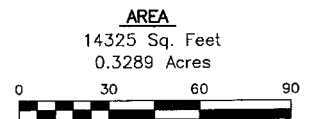
N/F
MORALES & GOMEZ
LIBER 15453 PAGE 1437
T.M. LOT 101-3-10



CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 30, 2024.

BY: Paul Roggeman P.L.S.
PAUL ROGGE MAN-PROFESSIONAL LAND SURVEYOR
NEW YORK LICENSE #49707



SURVEY FOR	
OSTERHOUT	
TOWN OF NEWBURGH	ORANGE COUNTY, N.Y.
SCALE - 1"=30'	SEPTEMBER 12, 2024
PAUL ROGGE MAN-PROFESSIONAL LAND SURVEYOR 11 LAFAYETTE AVE, MIDDLETOWN, N.Y 10940	
845-978-4423	

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Tammy Osterhout, being duly sworn, depose and say that I did on or before

May 8, 2025, post and will thereafter maintain at

80 Old Little Britain Rd 101-3-11 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.

Tammy L Osterhout

Sworn to before me this 6th

day of May, 2025.

John Sebastian Ayala

