

185 Attachment 9 (D)16c

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:

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

X

4. DESCRIPTION OF VARIANCE SOUGHT: 1. Required Lot Area is 50,000sf current lot is 21,246sf+/- (requested variance is 28,754sf) 2. Required lot width is 125'-0" (requested variance is for 4'-5")
3. Required rear yard set back is 50'-0" (requested variance is 39'-8").

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:

N/A

(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:

N/A

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

N/A

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

N/A

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:

THEY HAVE EXISTED SINCE THE ACCESSORY STRUCTURE WAS PERMITTED
AND RECEIVED A C OF O

- 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:

THESE (3) VARIANCES ARE EXISTING NON-CONFORMING CONDITIONS THAT WERE NOT CREATED
BY THE APPLICANT. AN AREA VARIANCE IS THE ONLY OPTION TO MOVE FORWARD WITH THE
HOME OWNERS WISH TO CREATE LEGAL LIVING SPACE FOR THIER ELDERLY PARENTS.

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

THESE ARE NON-CONFORMING CONDITIONS THAT HAVE EXISTED PRIOR TO
THE HOME OWNER PURCHASING THE PROPERTY.

- 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 STRUCTURES HAVE EXISTED SINCE RECEIVING A C OF O
ON APRIL 7TH, 1988

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

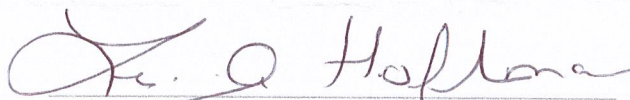
THE PRIOR OWNER RECEIVED A C OF O ON APRIL 7TH, 1988. THE BUILDINGS
ON THE SITE ARE EXISTING AND THE NON-CONFORMING CONDITIONS ARE
NOT NEW CREATED CONDITIONS.

7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 3rd DAY OF June 2026


NOTARY PUBLIC

Leslie A. Hoffman
Notary Public, State of New York
Residing and Appointed in Orange County
Commission Expires Sept. 9, 2026
Reg. #4865203

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

Norris A. Chester _____, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 8 Kentucky Drive, Newburgh, NY 12550
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 8 Kentucky Drive, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Minuta Architecture, PLLC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: May 30 2026

OWNER'S SIGNATURE

Gamine Dux

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30 DAY OF May 20 28

[Signature]

NOTARY PUBLIC

ASHLEY CHAN
Notary Public, State of New York
Reg. #01CH6123142
Qualified in Ulster County
Commission Expires 02/28/2029

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

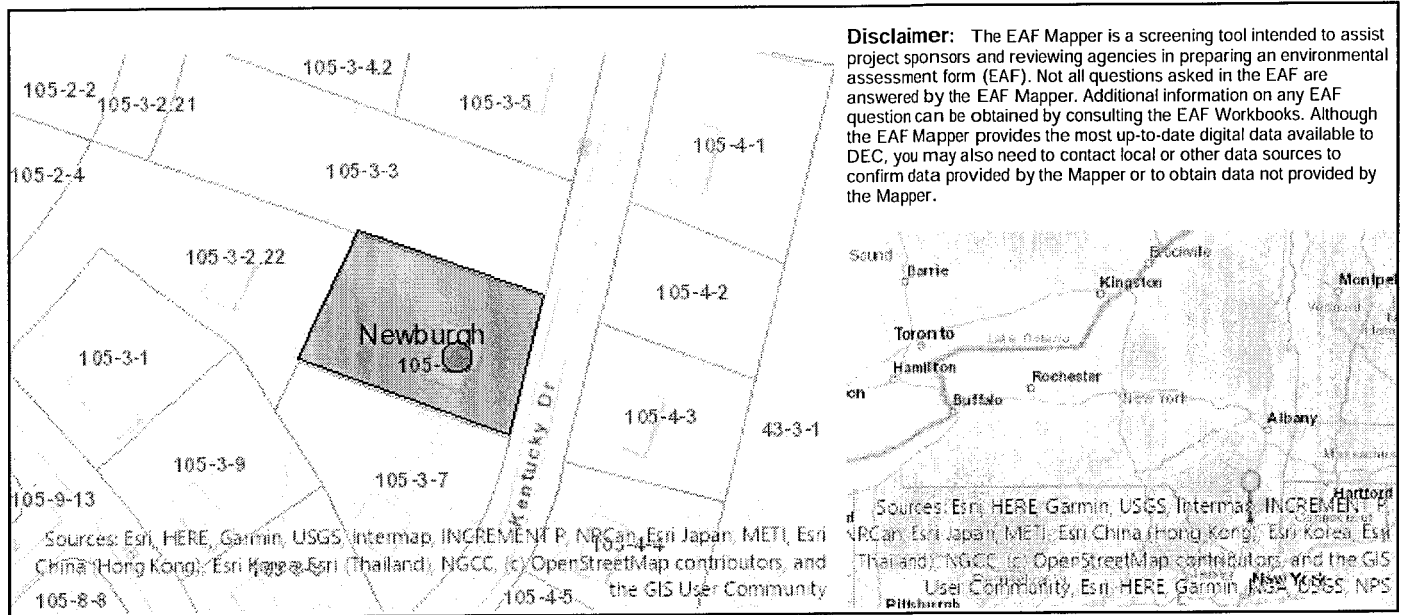
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Chester 2 Dwelling Units							
Project Location (describe, and attach a location map): 8 Kentucky Dr, Newburgh NY 12550							
Brief Description of Proposed Action: Existing 900 Square feet +/- conditioned space located at the rear of the property, to be converted to living space to create a 2 family residence on the property.							
Name of Applicant or Sponsor: Norris A. Chester and Andrea Chester		Telephone: 718-812-8630					
		E-Mail: jusirie@aol.com					
Address: 8 Kentucky Dr							
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? 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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: The Town of Newburgh Building, Planning, and Zoning Department			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? 0.488 +/- acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.488 +/- acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Andrea Chester</u> Date: <u>6/2/2026</u> Signature: <u>Andrea Chester</u> Title: <u>OWNER</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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: 15841 / 1235
INSTRUMENT #: 20260003821

Receipt#: 3470389
Clerk: CH
Rec Date: 01/16/2026 11:53:25 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: DRAKE LOEB PLLC

Party1: CHESTER NORRIS ANTHONY ROMEL
Party2: NORRIS A & ANDREA M CHESTER
LIVING TRUST
Town: NEWBURGH (TN)
105-3-6

Recording:

Recording Fee	45.00
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: 205.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 205.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4234
Transfer Tax
Consideration: 0.00

Total: 0.00

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

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

STATE OF NEW YORK, COUNTY OF ORANGE ss:
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme
and County Courts, Orange County, do hereby certify that I
have compared this copy with the original thereof filed or
recorded in my office 1/16/2026 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 04/14/2026.

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

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

#14586-67634/GLH/alb

Bargain & sale deed, with covenant against grantor's acts

THIS INDENTURE, made the 7th day of January, 2026

BETWEEN

S: 105
B: 3
L: 6

NORRIS ANTHONY ROMEL CHESTER and ANDREA M. GREEN n/k/a ANDREA M. CHESTER, both residing at 8 Kentucky Drive, Newburgh, New York 12550,

party of the first part, and

NORRIS A. CHESTER and ANDREA M. CHESTER, both residing at 8 Kentucky Drive, Newburgh, New York 12550, as Trustees of the Norris A. and Andrea M. Chester Living Trust u/d/t dated January 7, 2026,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States and other good and valuable consideration paid by the party of the second part, does here by 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, being more particularly bounded and described on Schedule A annexed hereto and made a part hereof.

BEING AND INTENDED TO BE the same premises conveyed in a deed dated April 2, 2001 from Diana M. Crofton to Norris Anthony Romel Chester and Andrea M. Green, the grantors herein, and recorded in the Orange County Clerk's Office on April 10, 2001 in Liber 5497 at Page 105.

SUBJECT TO any and all covenants, easements and grants and restrictions of record.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

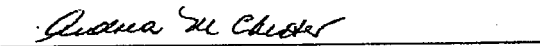
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

IN PRESENCE OF:


NORRIS ANTHONY ROMEL CHESTER


ANDREA M. GREEN n/k/a ANDREA M. CHESTER

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

On the 7th day of January in the year 2026, before me, the undersigned, a Notary Public in and for the State, personally appeared, NORRIS ANTHONY ROMEL CHESTER and ANDREA M. GREEN n/k/a ANDREA M. CHESTER, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.


Notary Public
GLEN HELLER
Notary Public, State of New York
No. 02HE4859682
Qualified in Orange County
Commission Expires 04/21/2028

SCHEDULE A

TITLE NO. 306-O-11767

SCHEDULE A

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, known and designated as Lot 7, Block M as shown on subdivision map entitled, "Metes and Bounds Shown on Plan of Subdivision Wedgewood Park" dated April 7, 1966 and filed August 21, 1972 in Orange County Clerk's Office as Map No. 2847.

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED: TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST OF, IN AND TO ANY STREETS AND ROADS ABUTTING THE ABOVE DESCRIBED PREMISES TO THE CENTER LINE THEREOF.



BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

NORRIS ANTHONY ROMEL CHESTER and
ANDREA M. GREEN n/k/a ANDREA M. CHESTER

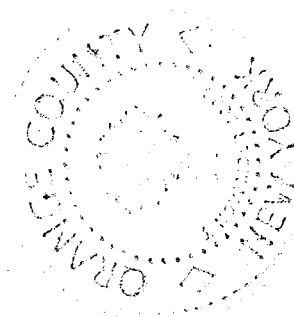
to

NORRIS A. CHESTER AND ANDREA M. CHESTER,
AS TRUSTEES OF THE NORRIS A. AND ANDREA M.
CHESTER LIVING TRUST U/D/T DATED
JANUARY 7, 2026

SBL: 105-3-6
T/O NEWBURGH C/O ORANGE
STREET: 8 KENTUCKY DRIVE
NEWBURGH, NY 12550

Record and Return to:

Glen L. Heller, Esq./ALB
DRAKE LOEB PLLC
555 Hudson Valley Ave., Suite 100
New Windsor, NY 12553



Glen L. Heller[◊]
Marianna R. Kennedy
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{◊◊}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield
Michael A. D'Angelo^{◊◊}
James C. Lindeman

Jennifer L. Schneider
Managing Attorney

[◊] LL.M. in Taxation
^{◊◊} Member NY & NJ Bar

James R. Loeb *
Richard J. Drake **
Gary J. Gogerty *
Stephen J. Gaba *

* Retired
** Retired 2015; d. 2025

May 21, 2026

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Chester Residence / Planning Board Project No. 26-09

Dear Chairman Scalzo and Board Members:

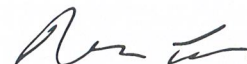
At the Planning Board's May 7, 2026 meeting, the Planning Board resolved to refer this matter to the Zoning Board of Appeals for the following variances. The project is located at 8 Kentucky Drive, and is identified on the tax map as Section 105, Block 3, Lot 6, and located in the R-3 zone. The applicant seeks approval to use an existing accessory structure on the property as a second residence, which requires approval as a 2-family dwelling.

The required variances are as follows:

- Lot area 50,000 square feet where 21,246 is provided.
- Lot width 125 feet required where 20' - 7" is provided (not required if there is municipal water).
- Rear yard 50 feet required where 10' - 4" is provided.

This matter is a Type II action under SEQRA, and as a result, the Planning Board has not declared its intent to serve as lead agency. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA
Town of Newburgh Planning Board
Patrick J. Hines, Planning Board Consulting Engineer

AFFIDAVIT OF MAILING OF NOTICE
TO OWNERS OF PROPERTY WITHIN 500 FEET
OF THE SUBJECT PROPERTY

STATE OF NEW YORK

COUNTY OF ORANGE

I, Charlene M Black, being duly sworn, depose and say that I did on
5/18, 2026 deposit in the United States mail, postage prepaid, by first class
Mail, a Notice of Public Hearing, a copy of which is attached hereto as Exhibit "A" and made a
part hereof, addressed to each of the persons identified on Exhibit "B" attached hereto and made a
part hereof

Charlene M Black

Sworn to before me this 18th
day of May, 2026.

Melisa Clarke-Dawson

Notary Public

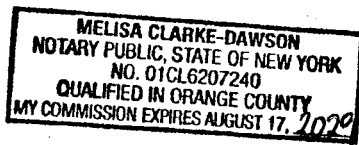


EXHIBIT "A"

COPY OF NOTICE

See
attached

TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

Re: Chester Residence - Two Family (2026-09) The project proposes the conversion of an existing accessory structure to a second residential unit on the site. The site would then become a two-family residential lot as both structures are not connected. The project site is a 0.488 +/- acre parcel of property located at 8 Kentucky Drive. The existing on-site residence is served by an on-site well and a connection to the municipal sewer. The site will be required to connect to municipal water located within Kentucky Drive. Municipal sewer is proposed to be provided to each of the proposed residences. Access to the site is from Kentucky Drive. The property is located in the Towns R-3 Zoning District. The project requires variances from the Zoning Board of Appeals under a separate application. The project is subject to architectural review by the Planning Board. The project is known on Town Tax Maps as Section 105, Block 3, Lot 6.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an application has recently been submitted to the Planning Board for approval of two single family residences (Two Family) on the lot. A copy of the application and plans are on file in the office of the Building Department located at 21 Hudson Valley Professional Plaza, Newburgh, N.Y. 12550.

The Town of Newburgh Planning Board will consider this action in the near future. As part of the Planning Board's review a Public Hearing for the project will be held at a future date. If you receive this notice by mail, then you shall also receive a notice of the Planning Board Public Hearing once one is scheduled. The project requires variances from the Zoning Board of Appeals which will also hold separate proceedings and Public Hearings.

A Notice of Public Hearing will be published in the Town's official newspaper prior to such hearing. All meetings of the Planning Board are open to the public. A schedule of the Planning Board meetings as well as information pertaining to all applications is available at the Town of Newburgh Building Department and online at the Town of Newburgh's Website, www.townofnewburghny.org and at the Building Department 21 Hudson Valley Professional Plaza, Newburgh, NY 12550.

Dated: 8 May 2026

JOHN P. EWASUTYN, CHAIRMAN

TOWN OF NEWBURGH PLANNING BOARD

EXHIBIT "B"

LIST OF PROPERTY OWNERS

See
attached

334600 43-3-1
Central Hudson
284 South Ave
Poughkeepsie NY, 12602



334600 105-3-2.22
Mayer, Kevin D
13 Maine Dr
Newburgh NY, 12550



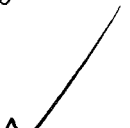
334600 105-4-3
Jones, Joshua J
5 Kentucky Dr
Newburgh NY, 12550



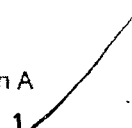
334600 43-3-71
Clavin, Robert
9 Shelter Cv
Newburgh NY, 12550



334600 105-3-3
Manley, Scott M
4 Kentucky Dr
Newburgh NY, 12550



334600 105-4-4
Szymanowicz, Elizabeth A
7 Kentucky Dr
Newburgh NY, 12550



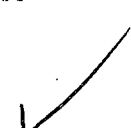
334600 43-3-72
Thomas, Mark H Sr.
8 Shelter Cv
Newburgh NY, 12550



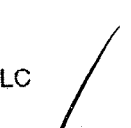
334600 105-3-4.2
Coard, Norman
97 Brewer Rd
Newburgh NY, 12550



334600 105-4-5
Sager, John D
9 Kentucky Dr
Newburgh NY, 12550



334600 43-7-47
Spring Meadows Partners LLC
42 Dogwood Hills Rd
Newburgh NY, 12550



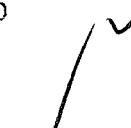
334600 105-3-5
Manley, Scott M
4 Kentucky Dr
Newburgh NY, 12550



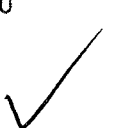
334600 105-4-6
Coicou, Ruben
11 Kentucky Dr
Newburgh NY, 12550



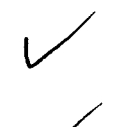
334600 105-2-2
Brewer Road, LLC
P.O. Box 778367
Woodside NY, 11377



334600 105-3-6
Chester, Norris A
8 Kentucky Dr
Newburgh NY, 12550



334600 105-4-7
Usher, Phyllis A
19 Maine Dr
Newburgh NY, 12550



334600 105-2-3.2
Brewer Road, LLC
P.O. Box 778367
Woodside NY, 11377



334600 105-3-7
Cordero, Philip M
10 Kentucky Dr
Newburgh NY, 12550



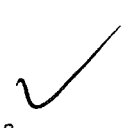
334600 105-4-8
Helbig, James
P.O. Box 249
Mountainville NY, 10953



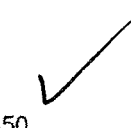
334600 105-2-4
Hocson, Raul R
9 Maine Dr
Newburgh NY, 12550



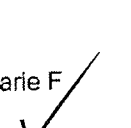
334600 105-3-8
Adorno, Juan
17 Maine Dr
Newburgh NY, 12550



334600 105-4-9
Mims, Theon A
23 Maine Dr
Newburgh NY, 12550



334600 105-2-5
Guadagno IRT, Alfred M & Marie F
7 Maine Dr
Newburgh NY, 12550



334600 105-3-9
Hughes, John T III
15 Maine Dr
Newburgh NY, 12550



334600 105-8-6
Rivera, Joaquin J
5 Ohio Dr
Newburgh NY, 12550



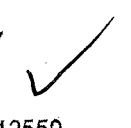
334600 105-3-1
Riquelme, Eric
11 Maine Dr
Newburgh NY, 12550



334600 105-4-1
Schulz, Robert W
1 Kentucky Dr
Newburgh NY, 12550



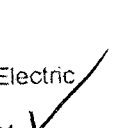
334600 105-8-7
Li, Yu
3 Ohio Dr
Newburgh NY, 12550



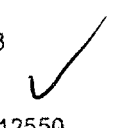
334600 105-3-2.21
Brewer Road, LLC
P.O. Box 778367
Woodside NY, 11377



334600 105-4-2
Central Hudson Gas & Electric
284 South Ave
Poughkeepsie NY, 12601



334600 105-8-8
Aviles, Everliz
1 Ohio Dr
Newburgh NY, 12550



Done 5/4/10

SEC105 BLK 3 LOT6

334600 105-8-9
Henry, Vanetta
20 Maine Dr
Newburgh NY, 12550

334600 105-8-10
Jolly, David A
22 Maine Dr
Newburgh NY, 12550

334600 105-8-11
Horton, Tamboura
4 Massachusetts Dr
Newburgh NY, 12550

334600 105-9-11
Lewis, Lamaurice
12 Maine Dr
Newburgh NY, 12550

334600 105-9-12
Flores Nava, Veronica
14 Maine Dr
Newburgh NY, 12550

334600 105-9-13
Wilson, William B
2 Ohio Dr
Newburgh NY, 125508028

334600 105-9-14
Swinkunas, James J
39 Barton St
Newburgh NY, 12550

334600 105-9-15
Castellano, Nisera
4 Maryland Ct
Newburgh NY, 12550

Done 5/14/20

SEC 105 BLK 3 LOT 6

**TOWN OF NEWBURGH
PLANNING BOARD
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH NEW YORK 12550**

JOHN P. EWASUTYN
Planning Board Chairman

Office: (845) 564-7804

Fax: (845) 564-7802

Email: planningboard@townofnewburgh.org

ASSESSOR'S REQUEST

To: Assessor

From: Patrick Hines, Planning Board Consultant - Fax Back-567-3232

Request for:

☐ Adjoiners List

☒ 500 Foot Radius

Date Submitted: 8 May 2026 PB#: 2026-09

Project Name: Chester Residence Two Family

Project Description: Proposed Two Units (Two Family One Single Lot)

Project Location: 8 Kentucky Drive

☒ Initial Notice

☐ Subdivision Public Hearing

☐ Site Plan Public Hearing

☐ Lot Line Change

Tax Map: 105 Block: 3 Lot: 6

Applicant's Representative: Minuta Architecture, PLLC
554 Temple Hill Road
New Windsor, NY 12553

Date Complete: 8 May 2026

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

STATE OF NEW YORK
COUNTY OF ORANGE

I, _____, being duly sworn, depose and say that I did on or before
_____, 202__ post and will thereafter maintain at _____
_____ 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.

Sworn to before me this _____
day of _____, 202__.

Notary Public

[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with
this affidavit.]

MINUTA | ARCHITECTURE

554 Temple Hill Road, New Windsor, New York 12553 P: 845.565.0055 F: 845.565.6622 E: info@minutaarchitecture.com

ZONING BOARD OF APPEALS

PLANNING BOARD # 26-09

Date: June 6, 2026

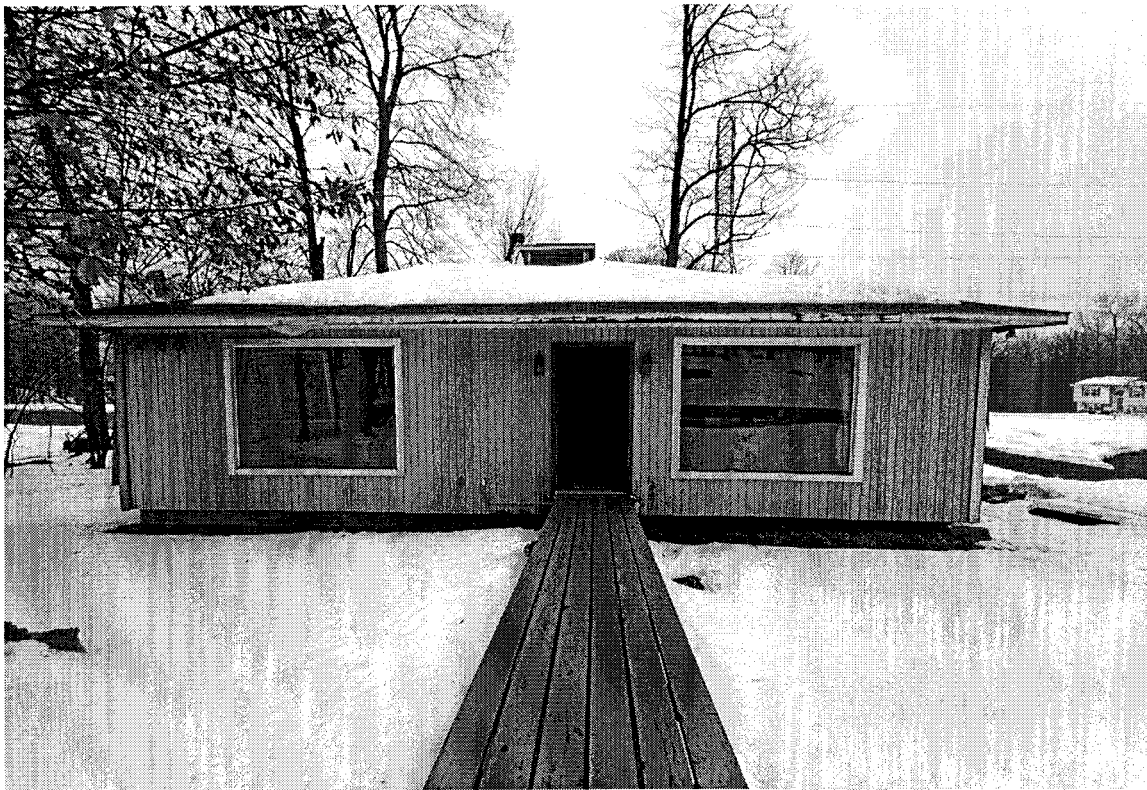
To: Hon. Darrin J. Scalzo, Chairman
Town of Newburgh Zoning Board of Appeals
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

CC: File, Owner

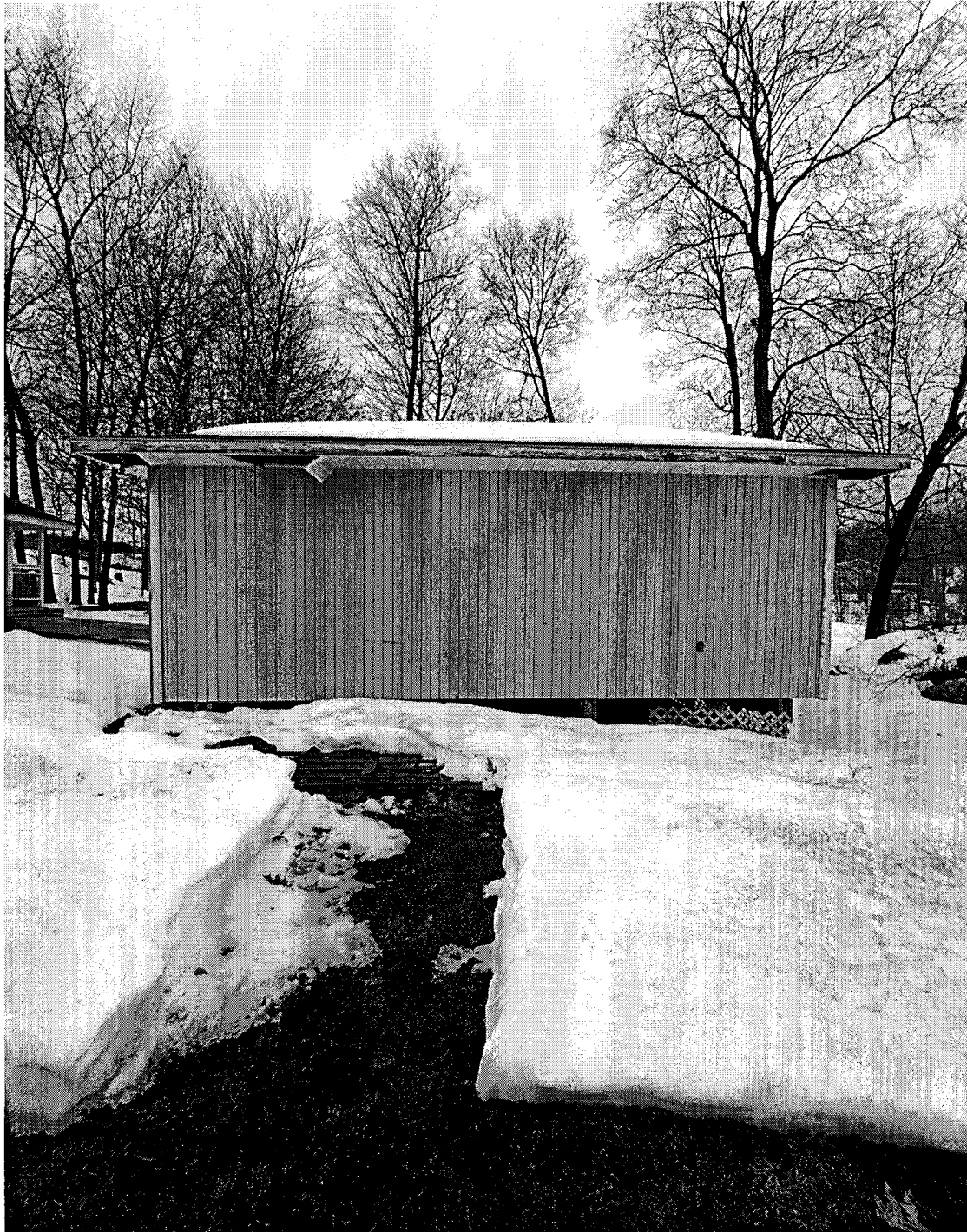
Via: Hand

Pages: 4

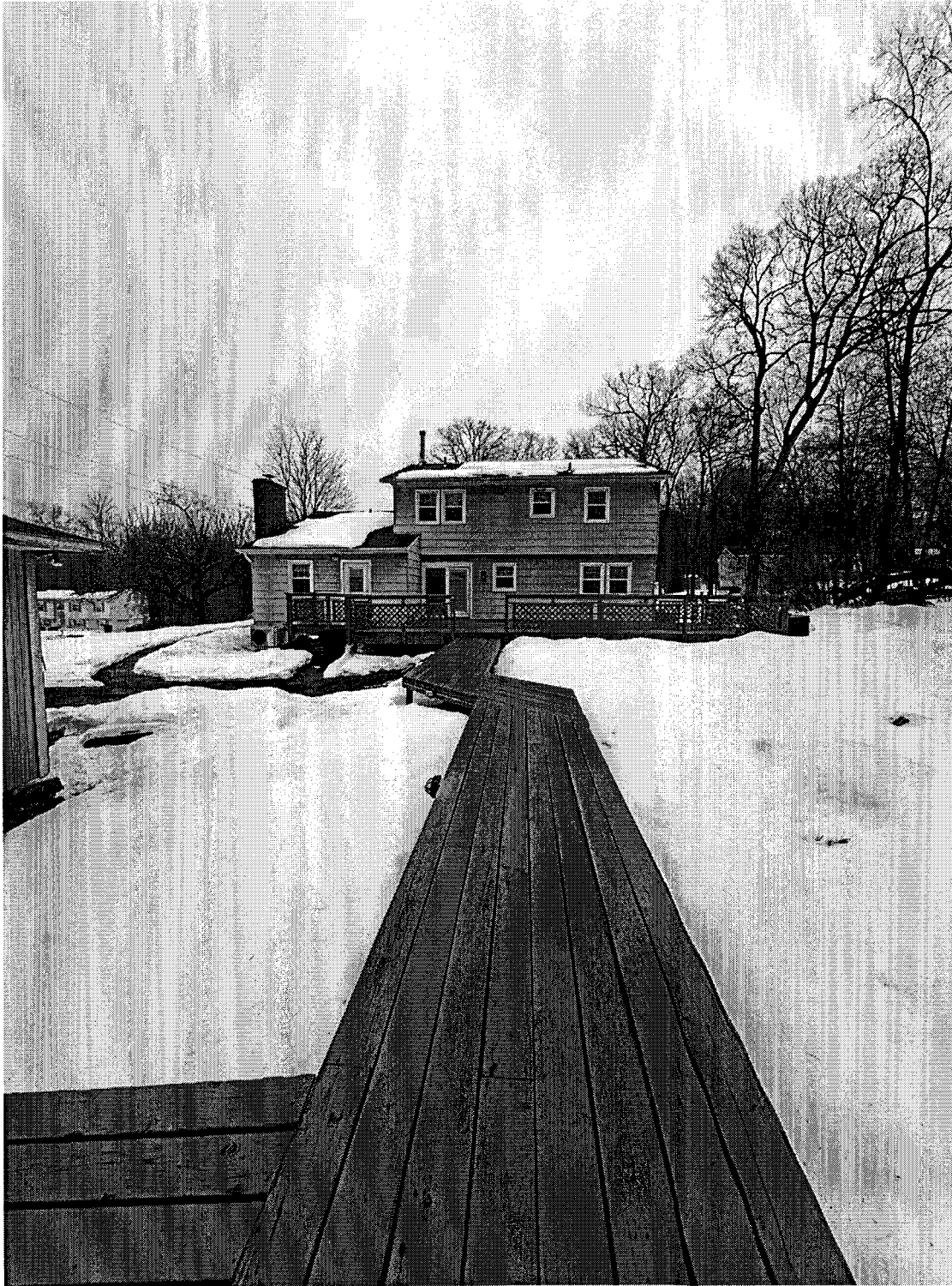
Re: 8 Kentucky Drive, Newburgh, NY 12550, S-B-L: 105-3-6 (Architects Project #26104)



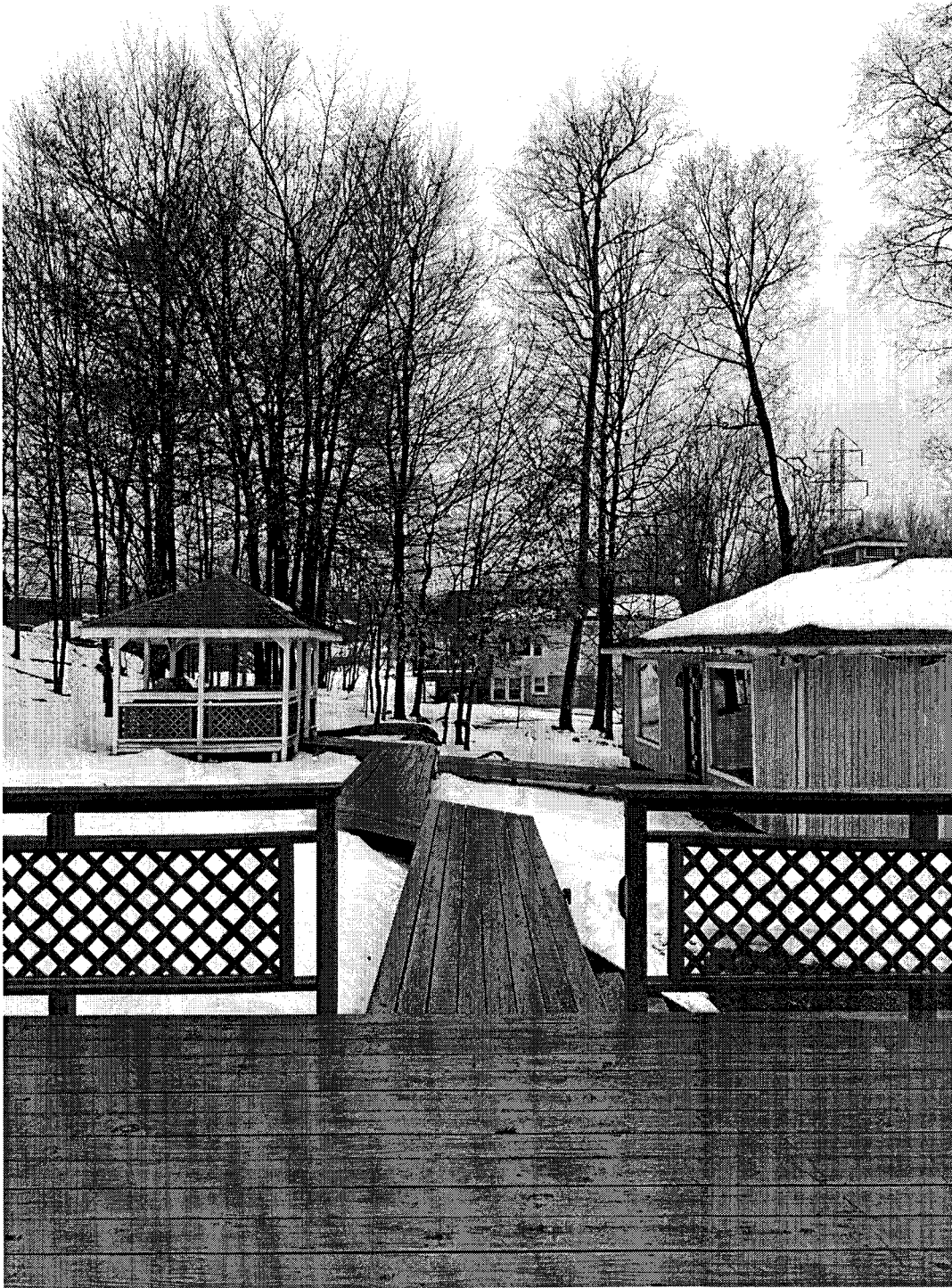
Existing entrance to accessory building to be converted to living space



Existing right side view of existing accessory building to be converted to living space



Existing raised walkway to main residence



Existing deck and walkway to accessory structures

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

STATE OF NEW YORK: COUNTY OF ORANGE:

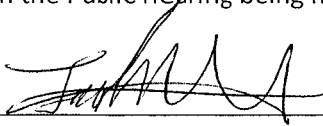
I, Josselyn Mejia, being duly sworn, depose and say that I did on or before

June 11, 2026, post and will thereafter maintain at

8 Kentucky Dr 105-3-6 R3 Zone in the Town of Newburgh, New York, at or near the front

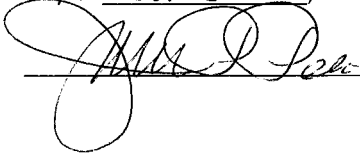
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

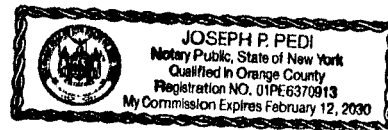
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the 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 8

day of June, 2026.







Cassanoes 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
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 25th day of June, 2026 at 7:00 P.M., in the Town Hall, 1476 Route 300, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION OF Norris A Chester (Planning Board Referral) for area variances of lot area, lot width and the rear yard to utilize an existing accessory structure on the premises as a second residence.

PREMISES LOCATED at 8 Kentucky Dr. 105-3-6 R3 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 11th day of June

2016

Fuller
(APPLICANT)



