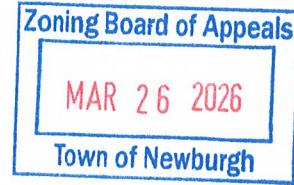




TOWN OF NEWBURGH

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: 03/25/2026

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

I (WE) Christian Friends Welcome Assembly PRESENTLY

RESIDING AT NUMBER 7 D'Alfonso Road, Newburgh, NY 12550

TELEPHONE NUMBER (845) 674-6182

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:

97-1-63 (TAX MAP DESIGNATION)

7 D'Alfonso 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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

- Section 185-48.8 Nursery School Daycare
- Section 185-3B [3] Accessory Use
- Section 185-3B [120] Definitions

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:

N/A

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

N/A

4. DESCRIPTION OF VARIANCE SOUGHT: N/A

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:

N/A

- 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:

N/A

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

N/A

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

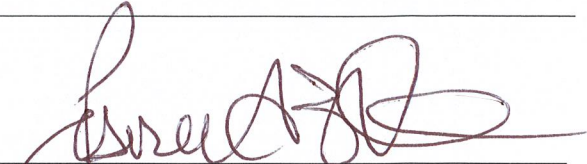
N/A

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

N/A

7. ADDITIONAL REASONS (IF PERTINENT):

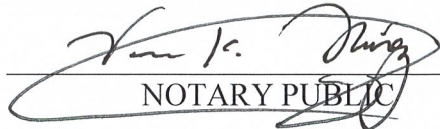
To interpret "nursery school" to mean the same as "daycare" based on the Town of Newburgh's Definition in Article II 185-3B {120}. See attached.



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF March 20 26



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)

7. ADDITIONAL REASONS (IF PERTINENT):

To interpret "nursery school" to mean the same as "daycare" based on the Town of Newburgh's Definition in Article II 185-3B {120}. See attached.

Hedger Valencia
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF March 2026

Vanessa Nunez
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.

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

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Desiree Watson, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 279 Fullerton Ave, Newburgh, NY 12550

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

7 D'Alfonso Road, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Christian Friends Welcome Assembly

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/24/24

Desiree Watson
OWNER'S SIGNATURE

Ryan J. Edmunds
WITNESS' SIGNATURE - *Ryan J. Edmunds*

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF March 20 24

Vanessa K Nunez
NOTARY PUBLIC



7. Additional Pertinent Reason:

Following the COVID-19 pandemic, church attendance declined significantly, resulting in a substantial decrease in tithes, offerings, and general contributions. To prevent the property located at 7 D'Alfonso Road from falling into foreclosure and becoming a deteriorating and underutilized site within the community, Young & Unique Corporation undertook the purchase of the property.

The intent of this acquisition was not only to preserve a longstanding place of worship, but also to introduce a complementary community service—an affordable childcare program—to support local families while generating necessary revenue to offset increasing operational expenses associated with maintaining the property.

At the February 5th Planning Board meeting, it was determined that an application should be made to the Zoning Board of Appeals for interpretation of the Town's Zoning Code. The Table of Use and Bulk Requirements for the R-2 District (Schedule 4) lists "Nursery School or Daycare" as an accessory use, and further identifies "Nursery schools for preschool children" as uses subject to site plan review.

The Town of Newburgh Zoning Code, Article II – Definitions, provides clear guidance:

"Nursery schools and day-care facilities licensed by the state are covered under nursery schools." (Section 185-3B(120))

This definition confirms that licensed daycare facilities fall within the meaning of "nursery schools," supporting the proposed use as an accessory use within the R-2 district.

Additionally, the Town has previously granted approvals for daycare centers in Interchange Business (IB) zones, where such uses are not permitted as of right. This demonstrates the Town's recognition of childcare as an essential community service and its willingness to allow such uses where appropriate.

Childcare programs are also commonly operated by churches as part of their ministry and outreach. Federal law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA), protects religious institutions by requiring that they be treated at least as favorably as comparable nonreligious uses. The zoning code's inclusion of "nursery schools" as an accessory use reflects this long-standing connection.

The terms "nursery school" and "daycare" have historically been used interchangeably. Originating as "day nurseries" in the late 1800s, the terminology has evolved over time to include "daycare," "childcare," and "early childhood programs," while the core function—providing safe care and early learning during the day—has remained unchanged.

For these reasons, the proposed childcare program is consistent with both the intent and the language of the Town of Newburgh Zoning Code, and represents a continuation of long-recognized community and religious practices.

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Nedger McKenzie, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 20 Pat Road, Newburgh, NY 12550

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

7 D'Alfonso Road, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Desiree Watson

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 03/24/2026

Nedger McKenzie

OWNER'S SIGNATURE

Ryan J. Edmunds

WITNESS' SIGNATURE - Ryan J. Edmunds

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF March 2026

Vanessa K Nunez
NOTARY PUBLIC



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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: Interpretation of the Ordinance for Christian Friends Welcome Assembly			
Project Location (describe, and attach a location map): 7 D'Alfonso Road off of state route 17K			
Brief Description of Proposed Action: Permit use of the house of worship building as a proposed day care center. The day care center would utilize 8,000 S.F of the 19,000 S.F building.			
Name of Applicant or Sponsor: Christian Friends Welcome Assembly		Telephone: (845) 674-6182	
		E-Mail: christianfriends316@gmail.com	
Address: 7 D'Alfonso 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? 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.			NO <input type="checkbox"/>
			YES <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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7,567 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?		16,872 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Nedger McKenzie</u></p>		<p>Date: <u>03/26/2026</u></p>
<p>Signature: <u><i>Nedger McKenzie</i></u></p>		

Bargain and Sale Deed

THIS INDENTURE, made the 1st day of May, in the year two thousand twenty-five

BETWEEN Assembly of God of Newburgh a/k/a Assembly of God of Newburgh, ^{New York} a/k/a Crossroads Assembly of God, having a principal address at 7 D'Alfonso Road, Newburgh, New York 12550

party of the first part, and

Young & Unique Corporation, having a principal address at 88 Lake Street, Newburgh, NY 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

SBL ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 97 situate, lying and being in the Town of Newburgh, County of Orange, State of New York and being more particularly described in Schedule "A" annexed hereto and made part hereof.

1 BEING AND INTENDED TO BE ^{as portion of} the same premises conveyed by Vincent L. Favoriti and Mary 63 Grace McCue as Administrators CTA of the Estate of Louise Favoriti to Assembly of God of Newburgh by deed dated April 23, 2001, and recorded in the Orange County Clerk's Office in Liber & 5559 of Deeds at page 241 on June 27, 2001,

97 BEING AND INTENDED TO BE ^{as portion of} the same premises conveyed by Vincent L. Favoriti and Mary 1 Grace McCue as Administrators CTA of the Estate of Louise Favoriti to Assembly of God of 64 Newburgh by deed dated June 21, 2001, and recorded in the Orange County Clerk's Office in Liber 5639 of Deeds at page 175 on September 27, 2001,

This conveyance is being done pursuant to New York State Attorney General approval granted on April 16, 2025, which terms and conditions of approval are more particularly described in Schedule "B" annexed hereto and made part hereof.

TOGETHER with all rights, 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

SCHEDULE A

LEGAL DESCRIPTION

Policy No.: 2751232-234123342

Title No.: GA-24-15160-O

REVISED: May 8, 2025

Section 97 Block 1 Lot 63:

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 and State of New York, being shown and designated as Parcel "A" and "F.M. 122-96 Lot - #3 Lands Now or Formerly Estate of Antonio Favoriti L. 606 / P. 286 Section 97 Block 1 Lot 27.23 Area: 3.46+/- Acres" also known as "New Area of Lot #3 = 7.57+/- Ac." on a certain map entitled, "Lot Line Revision Estate of Antonio Favoriti", which map was filed on August 31, 2001 in the Orange County Clerk's Office as Filed Map No. 190-01, being bounded and described as follows:

BEGINNING at a point on the easterly side of D'Alfonso Road, said point being the southwesterly most corner of the lands reputedly of Aldi New York Inc. (Liber 4406 Page 93);

RUNNING THENCE from said point or place of beginning the following three (3) courses and distances along the lands reputedly of said Aldi New York Inc.:

- 1) South 64 degrees 06' 00" East a distance of 212.00 feet;
- 2) South 17 degrees 18' 49" West a distance of 93.77 feet;
- 3) South 64 degrees 06' 00" East a distance of 314.80 feet to an iron pin found;

THENCE along the lands reputedly of KH Orange Realty LLC (Liber 5483 Page 265), South 25 degrees 37' 52" West a distance of 182.61 feet;

THENCE the following five (5) courses and distances along Tax Lot 64, the lands to be conveyed to Young & Unique Corporation:

- 1) South 25 degrees 37' 52" West a distance of 13.80 feet to an iron pipe found;
- 2) South 25 degrees 37' 54" West a distance of 451.52 feet;
- 3) North 64 degrees 06' 00" West a distance of 294.72 feet;
- 4) North 25 degrees 37' 54" East a distance of 194.49 feet;
- 5) North 73 degrees 23' 07" West a distance of 259.37 feet;

THENCE the following three (3) courses and distances along the easterly side of said D'Alfonso Road:

- 1) North 27 degrees 17' 30" East a distance of 209.93 feet;
- 2) North 27 degrees 17' 30" East a distance of 109.61 feet;
- 3) North 25 degrees 54' 00" East a distance of 268.56 feet to the point or place of BEGINNING.

Section 97 Block 1 Lot 64:

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 and State of New York, being shown and designated as Parcel "B Area 9.30 Acres+/-" on a certain map entitled, "Lot Line Revision Estate of Antonio Favoriti", which map was filed on August 31, 2001 in the Orange County Clerk's Office as Filed Map No. 190-01, being bounded and described as follows:

BEGINNING at an iron pipe found on the easterly side of D'Alfonso Road, said pipe being the northwesterly most corner of the lands reputedly of Padavano (Liber 11622 Page 808);

RUNNING THENCE from said point or place of beginning the following two (2) courses and distances along the easterly side of said D'Alfonso Road:

- 1) North 25 degrees 54' 00" East a distance of 48.41 feet;
- 2) North 27 degrees 17' 30" East a distance of 330.65 feet;

THENCE the following five (5) courses and distances along Tax Lot 63, the lands to be conveyed to Young & Unique Corporation:

- 1) South 73 degrees 23' 07" East a distance of 259.37 feet;
- 2) South 25 degrees 37' 54" West a distance of 194.49 feet;
- 3) South 64 degrees 06' 00" East a distance of 294.72 feet;
- 4) North 25 degrees 37' 54" East a distance of 451.52 feet to an iron pipe found;
- 5) North 25 degrees 37' 52" East a distance of 13.80 feet;

THENCE along the lands reputedly of KH Orange Realty LLC (Liber 5483 Page 265), South 65 degrees 24' 23" East a distance of 352.58 feet;

THENCE the following two (2) courses and distances along the lands reputedly of Stony Brook Condominiums:

- 1) South 25 degrees 37' 52" West a distance of 237.44 feet;
- 2) South 26 degrees 34' 41" West a distance of 446.32 feet;

THENCE along the lands reputedly of Presti (Liber 3402 Page 160), along the lands reputedly of Evans (Liber 12732 Page 1036), along the lands reputedly of McQuire (Liber 3335 Page 50) and along the lands reputedly of Barney & Palchus (Liber 14568 Page 1628), North 64 degrees 34' 23" West a distance of 501.59 feet;

THENCE continuing along the lands reputedly of said Barney & Palchus, along the lands reputedly of Carmona (Liber 5662 Page 177), along the lands reputedly of Seenes (Liber 6082 Page 40), and along the lands reputedly of said Padavano, North 65 degrees 46' 23" West a distance of 404.37 feet to the point or place of BEGINNING.

BEING AND INTENDED TO BE A PORTION OF THE SAME PREMISES CONVEYED

Assembly of God of Newburgh by deed from Vincent L. Favoriti and Mary Grace McCue, Administrators CTA of the Estate of Louise Favoriti, dated June 21, 2001, recorded September 27, 2001 in the Orange County Clerk's Office in Liber 5639 Page 175. -AND- A PORTION OF THE SAME PREMISES CONVEYED TO Assembly of God of Newburgh New York by deed from Vincent L. Favoriti and Mary Grace McCue, Administrators CTA of the Estate of Louise Favoriti, dated April 25, 2001, recorded June 27, 2001 in the Orange County Clerk's Office in Liber 5559 Page 241.

For Information Only:

Said premise(s) being known as:

7 D'Alfonso Road, Newburgh, NY 12550 (Section: 97 Block: 1 Lot: 63)

D'Alfonso Road, Newburgh, NY 12550 (Section: 97 Block: 1 Lot: 64)

ZONING BOARD OF APPEALS APPLICATION

21 HUDSON VALLEY PROFESSIONAL PLAZA, NEWBURGH, NEW YORK 12550

APPLICATION FOR INTERPRETATION

(Nursery School / Daycare as Accessory Use in R-2 District)

Property Address:

7 D'Alfonso Road
Newburgh, New York 12550

Applicant:

Christian Friends Welcome Assembly
c/o Nedger McKenzie, Trustee

Property Owner:

Young & Unique Corporation
c/o Desiree Watson, President

Project Description:

Application for interpretation of the Town of Newburgh Zoning Code to confirm that a state-licensed daycare/childcare program is permitted as an accessory use under the classification of "nursery school" within the R-2 zoning district.

Submission Includes:

- ZBA Application Form
- Property Deed
- Additional Pertinent Information
- Site/Plot Plans (11 Copies)
- (4) Photographs of 4 Different Angles of Property
- Application and Public Hearing Receipts

Contact Information:

Desiree Watson

Young & Unique Corporation
Phone: (845) 674-6182
Email: watsondesiree1@gmail.com

Nedger McKenzie

Christian Friends Welcome Assembly
Phone: (347) 933-2387
Email: Christianfriends316@gmail.com

DATE SUBMITTED: _____

James R. Loeb*
Richard J. Drake**
Glen L. Heller^o
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{oo}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield^{oo}
Ivan M. Bonei^{oo}

Jennifer L. Schneider
Managing Attorney

* Retired 2025

** Retired 2015; d. 2025

^o LL.M. in Taxation
^{oo} Member NY & NJ Bar

February 9, 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: Christian Friends Welcome Assembly Church – Daycare Use Amended Site Plan
Planning Board Project No. 26-03

Dear Chairman Scalzo and Board Members:

At the Planning Board's February 5, 2026 meeting, the Planning Board resolved to refer this site plan application to the Zoning Board of Appeals for certain required variances for this proposed daycare facility.

This property is located at 7 D'Alfonso Road, designated on the tax map as Section 97, Block 1, Lot 63. The property is located in the R2 zoning district. The project requires the following variances:

Per the R-2 zoning bulk table, Column D, Item 6 allows for "Nursery Schools for preschool children". Typical pre-school children age is between 3 to 5 years old. If the daycare is going to be used for younger and /or older children then it will require either an interpretation or variance.

This matter is a SEQRA Type II action. Thank you for your consideration of this matter.

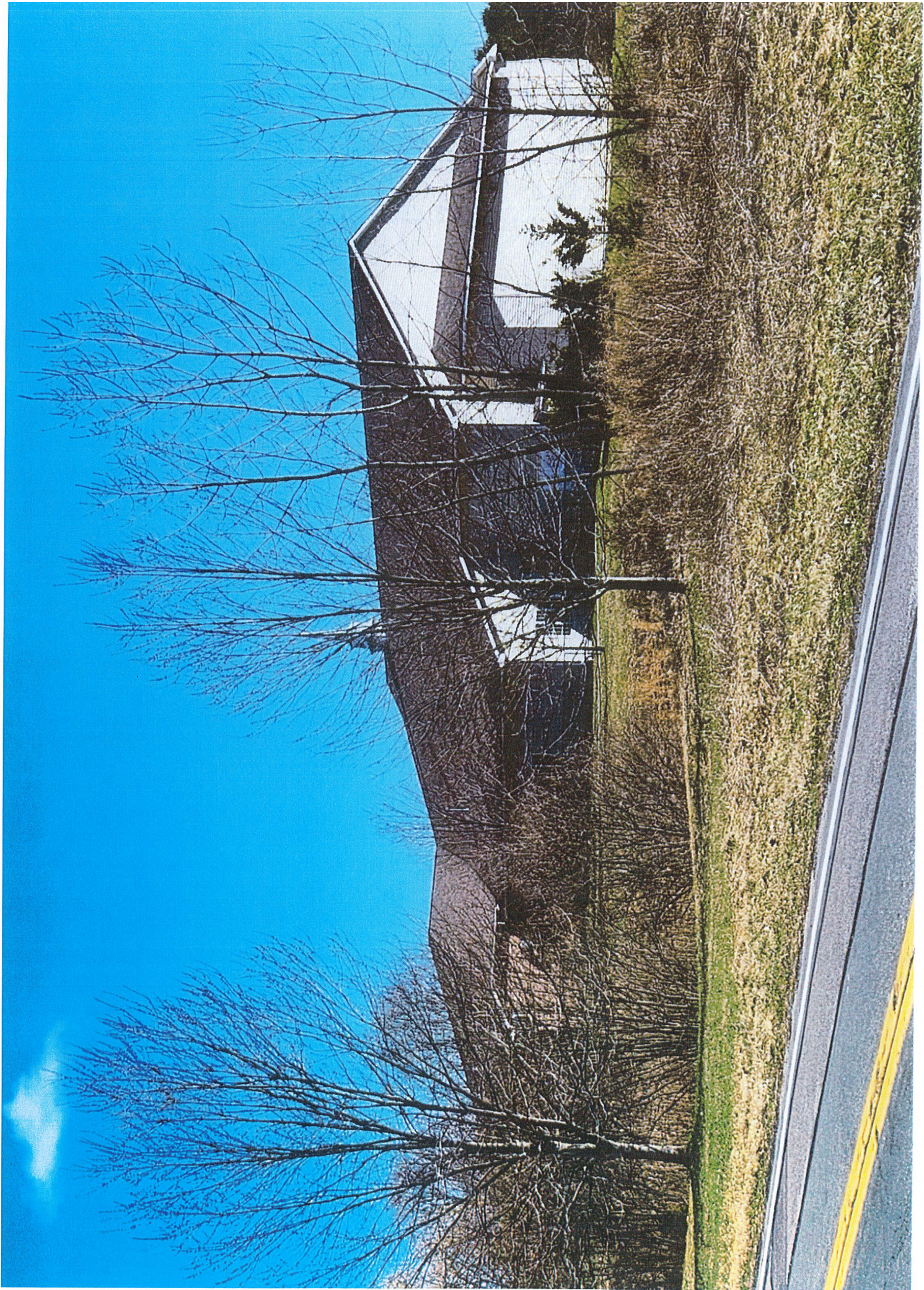
Very Truly Yours,

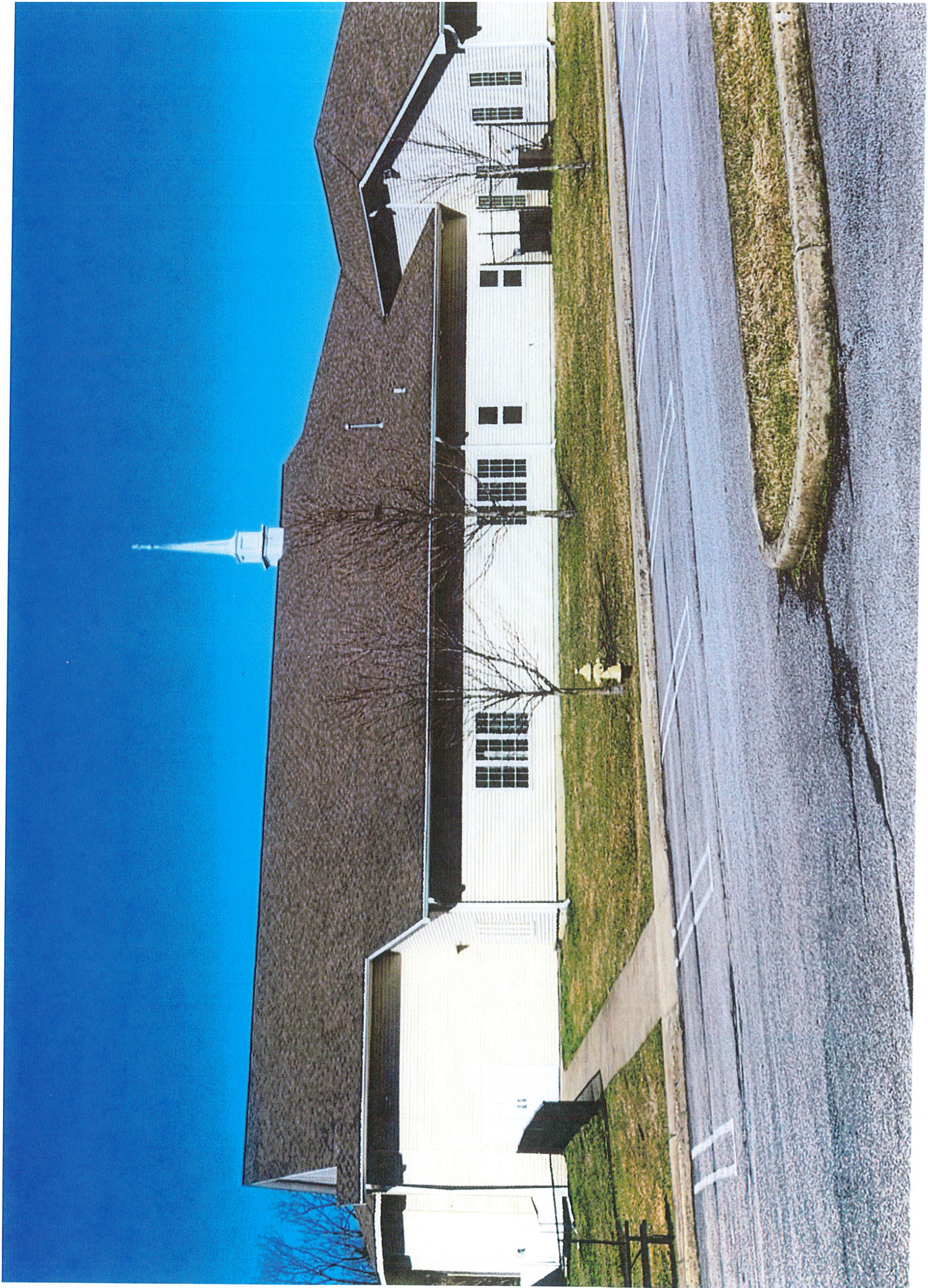


Dominic Cordisco

cc:

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









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

STATE OF NEW YORK: COUNTY OF ORANGE:

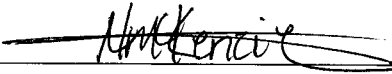
I, Wedger mckenzie, being duly sworn, depose and say that I did on or before

April 9, 2026, post and will thereafter maintain at

7 D'Alfonso Rd 97-1-63 R2 Zone in the Town of Newburgh, New York, at or near the front

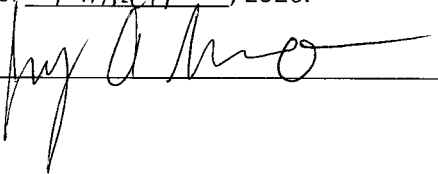
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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 16TH

day of MARCH, 2026.



JEREMY SERRANO
Notary Public, State of New York
No. 01SE0042509
Qualified in Orange County
Commission Expires October 7, 2029



TOWN OF NEWBURGH
 Office of the Town Engineer
 21 Hudson Valley Professional Plaza
 Newburgh, NY 12551

NOTICE OF DECISION

State of New York and Section 202-204 (4) of the State Environmental Conservation Law
 A public hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday, April 22, 2026, at 7:00 PM, in the Town Hall, 194 North 9th Street, Newburgh, New York, to act upon the following matter:

APPLICATION of Christopher Francis Williams, Assistant Planning Superintendent, for a Special Use Permit for the construction and operation of a 20-unit residential development in the R-2B Zoning District, located at 100 S. 10th Street, Newburgh, New York.

THE NOTICE and the application shall appear in the hearing and all persons interested in any way in the matter and be heard by the Board.

BY ORDER of the Zoning Board of Appeals of the Town of Newburgh, New York:
 [Signature]
 TOWN ENGINEER



TOWN OF NEWBURGH
 Office of the Town Engineer
 23 Market Square, Newburgh, NY 12550

NOTICE OF BOARDING

NOTICE is hereby given that pursuant to Section 247-A of the Vehicle and Traffic Law of the State of New York and Section 180-23.6(7) of the Town Code of the Town of Newburgh, a Public Hearing will be held by the Town Board of the Town of Newburgh, New York on Tuesday, May 23rd, 2026, at 7:00 PM, at the Town Hall, 1700 Route 28B, Town of Newburgh, New York, to receive Boarding Control.

APPLICANTS OF this Town of Newburgh Boarding Control should submit all the information and documents required by the Boarding Control Application Form to the Town Engineer, Office of the Town Engineer, 23 Market Square, Newburgh, NY 12550.

IF YOU HAVE any questions, please contact the Town Engineer at (845) 562-1234.

FOR MORE information, please visit the Town of Newburgh website at www.townofnewburgh.org.

2026
 [Signature]