

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:
10-29-25

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

4. DESCRIPTION OF VARIANCE SOUGHT: PRIVATE GARAGE FOR 5 VEHICLES WHERE 4 ARE ALLOWED

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD
OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE THE AESTHETICS OF THE RESIDENCE IS
SIMILAR TO THE SURROUNDING RESIDENCES.

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

THE BENEFIT SOUGHT CANNOT BE ACHIEVED IN ANOTHER WAY BECAUSE THE APPLICANT
OWNS 5 VEHICLES.

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

THE REQUESTED VARIANCE IS NOT SEEN AS SUBSTANTIAL BECAUSE THE APPLICANT IS REQUESTING
ONE ADDITIONAL VEHICLE SPACE.

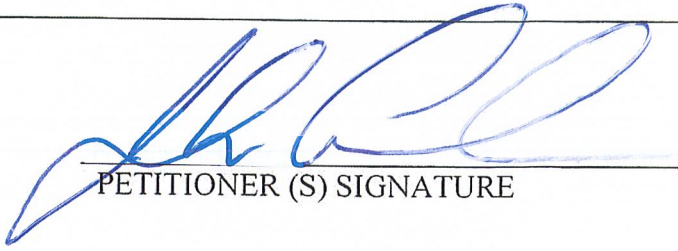
- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL
OR ENVIRONMENTAL CONDITIONS OF THE NEIGHBORHOOD BECAUSE THE RESIDENCE WILL BE
COMPARABLE TO THE SURROUNDING NEIGHBORHOOD.

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

THE HARDSHIP IS SEEN AS SELF-CREATED BUT MINIMAL.

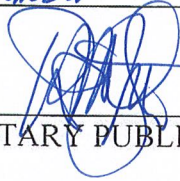
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF November 20 25



NOTARY PUBLIC

Donna M. Smith
Notary Public State of New York
Registration No. 01SM6381566
Qualified in Ulster County
Commission Expires October 9, 20 26

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

Joseph Caandrea, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 36 ROUTE 17K NEWBURGH NY 12550
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED ProTex Inc / Roland Bloomer
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/25/25 _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF November 20 25

NOTARY PUBLIC

10/9/26
Donna M. Smith
Notary Public State of New York
Registration No. 01SM6381566
Qualified in Ulster County
Commission Expires October 9, 20 26

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

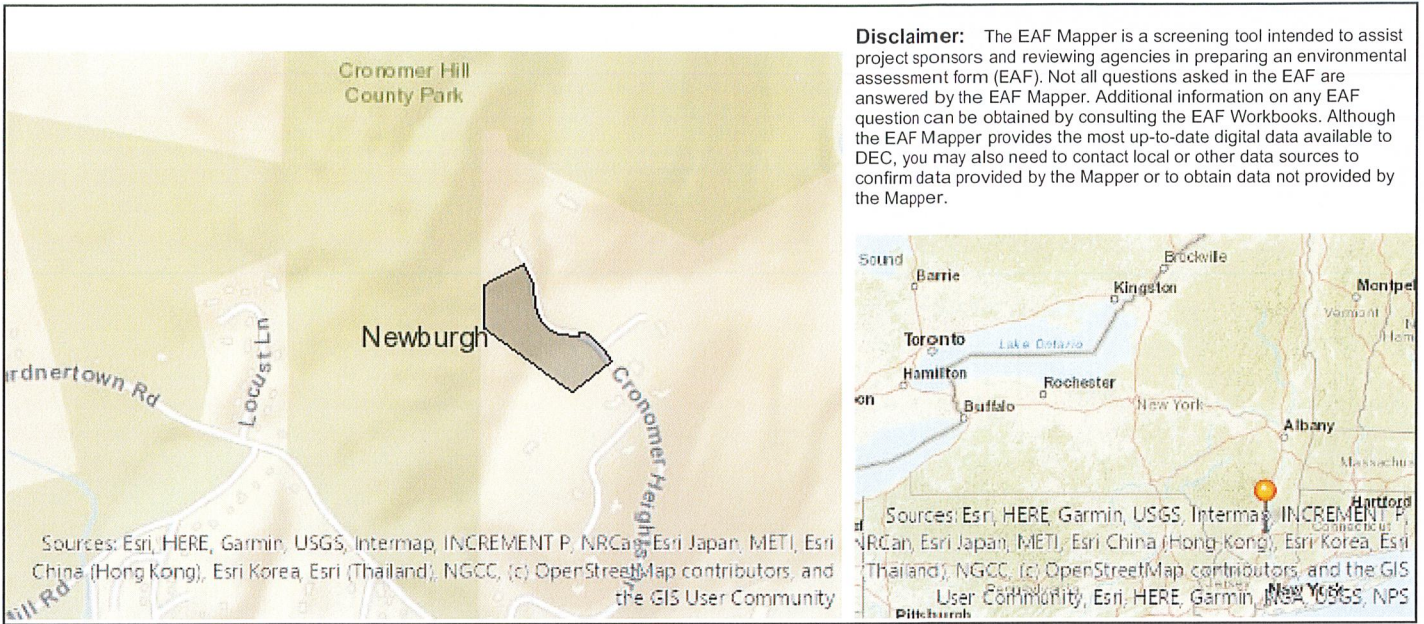
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: VARAINCE FOR 107 GRAND VISTA COURT				
Project Location (describe, and attach a location map): VARIANCE FOR 107 GRAND VISTA COURT, NEWBURGH, NY				
Brief Description of Proposed Action: THE APPLICANT IS REQUESTING A VARIANCE FOR A 5 VEHICLE GARAGE WHERE A 4 VEHICLE GARAGE IS ALLOWED FOR A SINGLE FAMILY RESIDENTIAL DWELLING.				
Name of Applicant or Sponsor: JOSEPH COLANDREA		Telephone: 845-762-2078 E-Mail: rbloomer@profexinc.net		
Address: P.O. BOX 3257				
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: BUILDING DEPARTMENT-BUILDING PERMIT			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.083 acres		
b. Total acreage to be physically disturbed?		>1 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.083 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <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,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ PRIVATE PROPOSED WELL _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ PRIVATE PROPOSED SEPTIC _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Proflex Inc. Roland P. Blawie</u> Date: <u>11/26/25</u> Signature: <u></u> Title: <u>President</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



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

2025-46

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 10/29/2025

Application No. 25-1208

To: Profex Inc.
264 North Plank Road
Newburgh, NY 12550

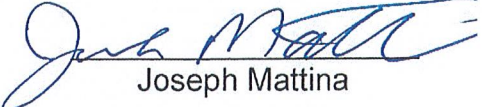
SBL: 75-1-53.2
ADDRESS: 107 Grande Vista Court

ZONE: R3

PLEASE TAKE NOTICE that your application dated 10/27/2025 for permit to keep a fifth garage bay installed without approvals. on the premises located at 107 Grande Vista Court is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 5 column "A" # 2: Private garage or carport for not more than 4 vehicles.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made this 12th day of April, 2023

BETWEEN,

Mamta Patel, residing at 6 Kathleen's Heights, Newburgh, New York 12550,

party of the first part, and

Joseph Colandrea, PO Box 3257, Newburgh, New York 12550,

party of the second part;

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Newburgh, County of Orange, State of New York, being and intended to be the same premises conveyed to grantor(s) herein by deed dated October 12, 2010, recorded on November 19, 2010 in the Orange County Clerk's Office, by instrument in Liber 13084, Page 1068, and more particularly described in "Schedule A" attached hereto.

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.

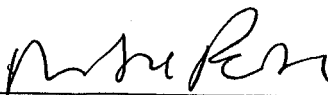
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

SBL: 75 / 1153.2

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

IN PRESENCE OF:

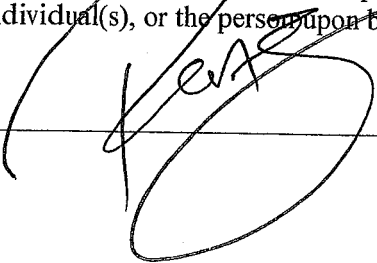


Mamta Patel

ACKNOWLEDGMENT:

State of New York)
) ss.:
County of Orange)

On the 12th day of April in the year 2023 before me, the undersigned, personally appeared, Mamta Patel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



ROLAND A. BLOOMER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02BL6204796
Qualified in Ulster County
Commission Expires June 8, 2025

BARGAIN AND SALES DEED

Patel
To
Colandrea

Record & Return to:
Johnson & Bloomer, LLP
Roland A. Bloomer, Esq
264 North Plank Road
Newburgh, NY 12550

Section	75
Block	1
Lot	53.2
County of	Orange
Street Address	Cronomer Hgts Dr

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-23-13323-O

Policy No.: Owner Policy: O-8911-000948107

REVISED APRIL 10, 2023

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 Lot No. 2 on a certain map entitled, "Subdivision Plan Lands of Hill Investments", which map was filed on April 15, 2004 in the Orange County Clerk's Office as Filed Map No. 267-04, being bounded and described as follows:

BEGINNING at a point in the pavement of Cronomer Heights Drive (a private road), said point being in the line of lands now or formerly of Bhinder (Liber 13677 Page 1549) and also being the northeasterly most corner of Filed Map Lot No. 1, the lands now or formerly of Barbera (Liber 14333 Page 1772);

RUNNING THENCE from said point or place of beginning the following two (2) courses and distances along said Filed Map Lot No. 1, the lands now or formerly of Barbera:

- 1) Passing over an iron pin found on line at 25.00 feet, South 65 degrees 09' 49" West, 284.18 feet to an iron pin found;
- 2) North 41 degrees 10' 18" West, 607.07 feet to an iron pin found;

THENCE along the lands now or formerly of the County of Orange (Liber 1781 Page 301) and following the general line of an old stone wall, North 14 degrees 36' 11" East, 262.39 feet;

THENCE along Filed Map Lot No. 3, the lands now or formerly of Gordon (Liber 11618 Page 692), following the general line of an old stone wall and passing over an iron pin found on line at 10.00 feet, North 75 degrees 37' 47" East, 238.19 feet;

THENCE continuing along said Filed Map Lot No. 3, the lands now or formerly of Gordon the following five (5) courses and distances, and being the westerly side of said Cronomer Heights Drive:

- 1) South 14 degrees 22' 14" East, 94.08 feet;
- 2) On a curve concave to the West having a radius of 117.60 feet and an arc length of 43.88 feet to an iron pin found;
- 3) South 07 degrees 00' 32" West, 100.00 feet;
- 4) On a curve concave to the northeast having a radius of 196.06 feet and an arc length of 251.76 feet;
- 5) North 23 degrees 26' 07" East, 25.00 feet;

Stewart Title Insurance Company

THENCE continuing along said Filed Map Lot No. 3, the lands now or formerly of Gordon and along Filed Map Lot No. 5, the lands now or formerly of Wagner (Liber 15136 Page 1535), and being through the pavement of said Cronomer Heights Drive, South 66 degrees 33' 53" East, 100.00 feet;

THENCE continuing along said Filed Map Lot No. 5, the lands now or formerly of Wagner and being through the pavement of said Cronomer Heights Drive, on a curve concave to the southwest having a radius of 134.68 feet and an arc length of 98.09 feet;

THENCE continuing along said Filed Map Lot No. 5, the lands now or formerly of Wagner, along Filed Map Lot No. 6, the lands now or formerly of Hill Investments (Liber 2639 Page 262), and along the lands now or formerly of said Bhinder, and being through the pavement of said Cronomer Heights Drive, South 24 degrees 50' 11" East, 142.21 feet to the point or place of BEGINNING.

For Information Only:

Said premise(s) being known as:

Cronomer Heights Drive, Newburgh, NY 12550 (Section: 75 Block: 1 Lot: 53.2)









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

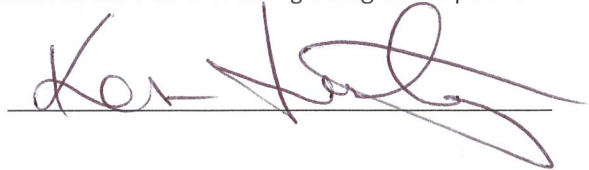
STATE OF NEW YORK: COUNTY OF ORANGE:

I Ken Lentz, being duly sworn, depose and say that I did on or before

December 9, 2025, post and will thereafter maintain at


107 Grand Vista Ct 75-1-53.2 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 2

day of December, 2025.

 10/9/26

Donna M. Smith
Notary Public State of New York
Registration No. 01SM6381566
Qualified in Ulster County
Commission Expires October 9, 2026

