

TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550



APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: July 27, 2022

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

I (WE) Joseph C Colandrea PRESENTLY

RESIDING AT NUMBER 5 Cronomer Heights Drive, Newburgh, NY 12550

TELEPHONE NUMBER 831-789-3987

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

75 (TAX MAP DESIGNATION)

1 (STREET ADDRESS)

1.331 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Chapter 185: Zoning, Attachment 9: Bulk table Schedule 5



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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: 7/14/2022
- 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: Prior built deck does not conform to the minimum rear yard setback, requesting variance to continue use of deck

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:



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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:

Deck has been present on the property since at least 1994, and deck cannot be seen by rear neighbors due to topography of property.

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:

Deck has been present on the property since at least 1994, and as seen by the included pictures the deck cannot be located anywhere else due to topography of property.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:
Deck does not affect neighboring property and deck has been present on the property since at least 1994.

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

Deck has been present on the property since at least 1994.

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

Deck was built prior to current owner purchasing property.



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

owner did not create this condition.

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26th DAY OF July 20 22

ROLAND A. BLOOMER
Notary Public, State of New York
Qualified in Ulster County
Registration # 02BL6204796
Commission Expires June 8, 2025

[Handwritten 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 10 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)



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PROXY

Joseph C. Colandrea, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 5 Cronomer Heights Drive

IN THE COUNTY OF Orange AND STATE OF New York

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

5 Cronomer Heights Drive, Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED ROLAND BLOOMER, ESQ.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: July 26, 2022

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26th DAY OF July 20 22

NOTARY PUBLIC

Donna M. Smith
Notary Public State of New York
Registration No. 01SM6381566
Qualified in Ulster County
Commission Expires October 9, 20 22

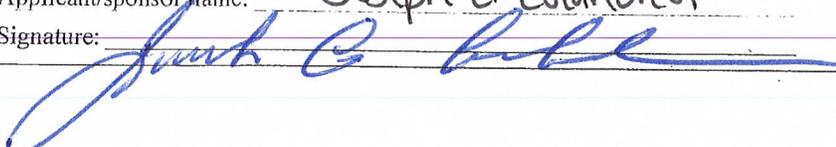
Short Environmental Assessment Form
Part 1 - Project Information

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: Pre-Existing Deck			
Project Location (describe, and attach a location map): 5 Cronomer Heights Drive, Newburgh, NY 12550			
Brief Description of Proposed Action: Area Variance for pre-existing deck not meeting the required minimum rear yard setback.			
Name of Applicant or Sponsor: Joseph C Colandrea		Telephone: 813-789-3987	
		E-Mail:	
Address: 5 Cronomer Heights Drive			
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 governmental Agency? If Yes, list agency(s) name and permit or approval: Building Department : C/O			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Joseph C. Colandrea</u> Date: <u>July 26, 2022</u></p> <p>Signature: </p>		

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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 CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

COSIMO COLANDREA

TO

JOSEPH C. COLANDREA

SECTION 75 BLOCK 1 LOT 1.331

RECORD AND RETURN TO:
(name and address)

Gary A. Galati, Esq.
263 Route 17K
Newburgh, New York 12550



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: RV DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2003 SO. BLOOMING GROVE (VLG)
- 2289 CHESTER (TN)
- 2201 CHESTER (VLG)
- 2489 CORNWALL (TN)
- 2401 CORNWALL (VLG)
- 2600 CRAWFORD (TN)
- 2800 DEERPARK (TN)
- 3089 GOSHEN (TN)
- 3001 GOSHEN (VLG)
- 3003 FLORIDA (VLG)
- 3005 CHESTER (VLG)
- 3200 GREENVILLE (TN)
- 3489 HAMPTONBURGH (TN)
- 3401 MAYBROOK (VLG)
- 3689 HIGHLANDS (TN)
- 3601 HIGHLAND FALLS (VLG)
- 3889 MINISINK (TN)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)
- 4289 MONTGOMERY (TN)
- 4201 MAYBROOK (VLG)
- 4203 MONTGOMERY (VLG)
- 4205 WALDEN (VLG)
- 4489 MOUNT HOPE (TN)
- 4401 OTISVILLE (VLG)
- 4600 NEWBURGH (TN)
- 4800 NEW WINDSOR (TN)
- 5089 TUXEDO (TN)
- 5001 TUXEDO PARK (VLG)
- 5200 WALLKILL (TN)
- 5489 WARWICK (TN)
- 5401 FLORIDA (VLG)
- 5403 GREENWOOD LAKE (VLG)
- 5405 WARWICK (VLG)
- 5600 WAWAYANDA (TN)
- 5889 WOODBURY (TN)
- 5801 HARRIMAN (VLG)
- 5809 WOODBURY (VLG)
- CITIES
- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO. PAGES 4 CROSS REF.
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 385,000.00
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:
____ (A) COMMERCIAL/FULL 1.05%
____ (B) 1 OR 2 FAMILY
____ (C) UNDER \$10,000
____ (E) EXEMPT
____ (F) 3 TO 6 UNITS
____ (I) NAT.PERSON/CR. UNION
____ (J) NAT.PER-CR.UN/1 OR 2
____ (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From G. Galati

RECORDED/FILED
04/19/2010 10:06:57
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#2010037088
DEED R / BK 12993PG 0045
RECORDING FEES 190.00
TTX# 005422 T TAX 1,540.00
Receipt#1158971 maryp



Bargain and Sale Deed with Covenant against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 15th day of April, 2010.

BETWEEN **Cosimo Colandrea**, P.O. Box 3257, Newburgh, New York
12550,

parties of the first part, and

Joseph C. Colandrea, residing at 5 Cronomer Heights Drive,
Newburgh, New York 12550,

party of the second part

WITNESSETH, that the party of the first part, in consideration of Ten 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,

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

SEE SCHEDULE 'A' ATTACHED

BEING the same premises described in Deed dated September 4, 2008, made by Donald Cherico to Cosimo Colandrea and recorded in the Orange County Clerk's Office on September 23, 2008 in Liber 12731, Page 96.

The premises are not in an agricultural district and the subject premises are entirely owned by the transferor.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

Schedule A Description

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, being designated as Lot No. 3 on a certain map entitled, "Subdivision Plan Lands of Hill Investments" dated 2/01/1993, revised 3/15/1993, and filed 3/30/1993 in the Office of the Orange County Clerk as Filed Map No. 46-93, as amended by a certain map entitled "Lot Line Change Lands of Hill Investments" dated 10/20/1994 and filed 11/18/1994 in the Office of the Orange County Clerk as Filed Map No. 195-94, being bounded and described as follows:

BEGINNING at a point in the center line of a 50 foot wide right of way known as Cronomer Heights Drive (formerly known as Palatine Heights Drive), a private road, said point being on the division line between Lot No. 2, Filed Map No. 46-93, lands now or formerly of Gordon on the southwest and amended Lot No. 3, herein described on the northeast; thence along the last mentioned division line, North 37 degrees 57' 34" West 293.90 feet to a point; thence through the lands of Hill Investments, and along the newly established division line of the herein amended Lot No. 3 on the south and said lands of Hill Investments on the north, the following two courses: South 83 degrees 13' 20" East 204.59 feet; South 69 degrees 15' 04" East 263.30 feet to a point on the division line between the lands now or formerly of Hill Investments on the east and the amended Lot No. 3, herein described on the west; thence along the last mentioned division line, South 14 degrees 38' 39" West 233.57 feet to a point in the center line of the above mentioned Cronomer Heights Drive; thence along the last mentioned line, the following five courses: North 69 degrees 36' 42" West 21.93 feet; North 45 degrees 35' 45" West 130.36 feet; North 63 degrees 41' 24" West 47.91 feet; South 89 degrees 40' 08" West 34.99 feet and South 65 degrees 24' 43" West 19.72 feet to the point or place of BEGINNING.

Together with and subject to rights of Ingress and egress as well as the right to place utilities, along with others, over the 50 foot wide right of way known as Cronomer Heights Drive (formerly known as Palatine Heights Drive), a private road, as shown on the abovementioned filed Map No. 46-93.

TOGETHER WITH AND SUBJECT to covenants, easements, restrictions and agreements of record, if any.



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

2995-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 07/14/2022

Application No. 22-0688

To: Joseph Colandrea
5 Cronomer Heights Dr
Newburgh, NY 12550

SBL: 75-1-1.331
ADDRESS: 5 Cronomer Heights Dr

ZONE: R3

PLEASE TAKE NOTICE that your application dated 07/06/2022 for permit to keep a 20' x 22' rear deck built without a permit on the premises located at 5 Cronomer Heights Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 5: Requires a 40' minimum rear yard setback.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: JOSEPH COLANDREA Application # 22-0688

ADDRESS: 5 CRONOMER HEIGHTS DR. NEWBURGH NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: 20' X 22' REAR DECK

SBL: 751-1.331 ZONE: R-1 ZBA Application # 2995-22

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'		24'	16'	40.00%
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

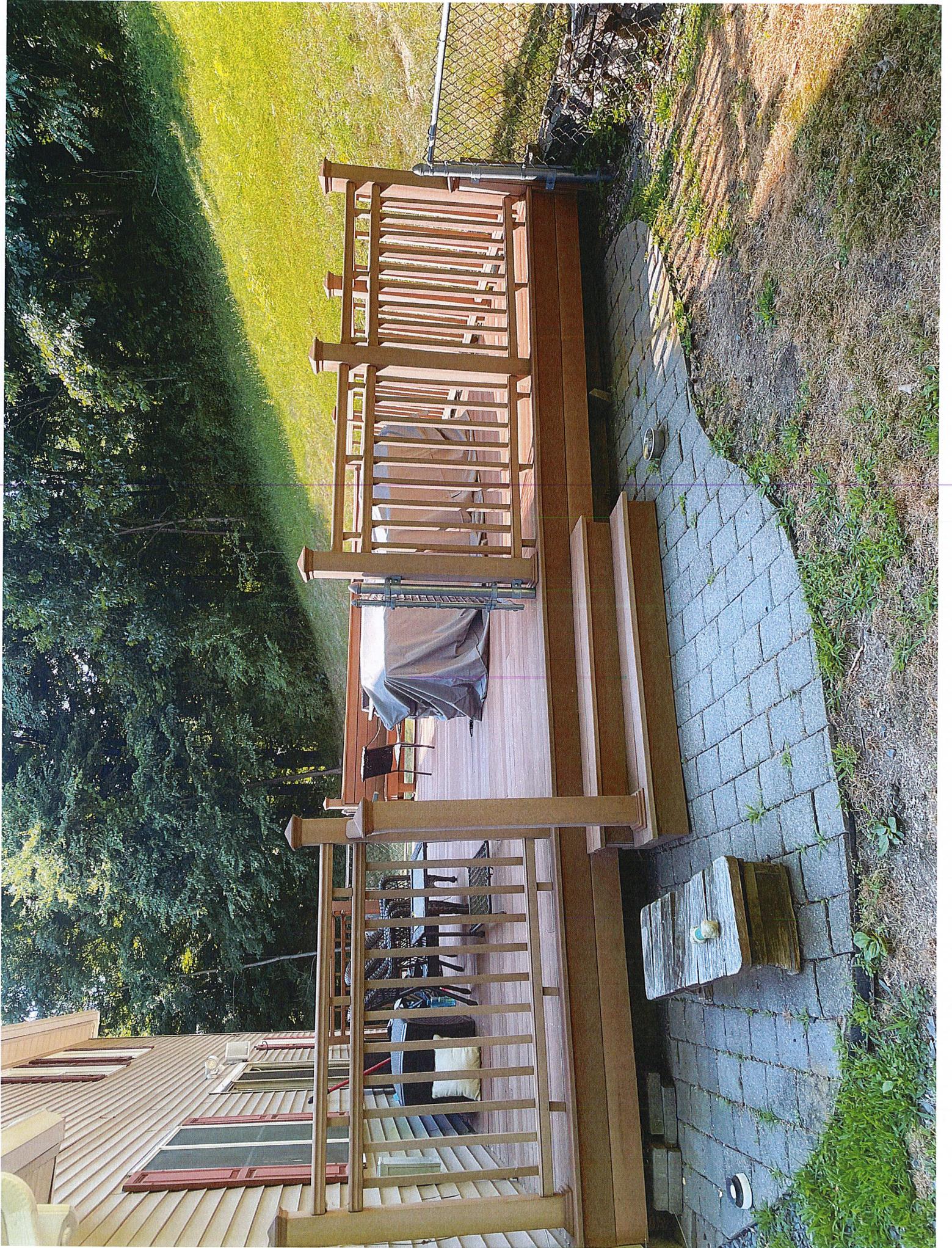
NOTES: REAR DECK BUILT WITHOUT A PERMIT

REVIEWED BY: Joseph Mattina DATE: 14-Jul-22











MARGARET M. HILLRIEGEL
Licensed Land Surveyor

372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
(845) 744-2072



DESCRIPTION
FOR LANDS TO BE CONVEYED TO
WAIF-LING ANGELA GARCIA
5 CRONOMER HEIGHTS DRIVE
TOWN OF NEWBURGH,
COUNTY OF ORANGE, STATE OF NEW YORK,

**ALL THAT PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF
NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BEING DESCRIBED AS
FOLLOWS:**

Beginning at a point in the centerline of a 50' wide right of way known as Cronomer Heights Drive, said point also being the Easterly most corner of lands now or formerly Corsetti, Liber 14678, Page 1873, said point also being the Southwesterly most corner of the herein described parcel;

Thence along said lands now or formerly Corsetti, Liber 14678, Page 1873, North 37°57'34" West 293.90' passing through a ½" iron rod set on line at 25.7' to a ½" iron rod set in a stonewall;

Thence long lands now or formerly Whitley, Liber 15033, Page 240, and lands now or formerly Perez, Liber 5044, Page 332, South 83°13'20" East 204.59' to a ½" iron rod set, 4" above grade;

Thence continuing along said lands now or formerly Perez, Liber 5044, Page 332, South 69°15'04" East 263.30' to a found ½" iron rod flush with the ground;

Thence along lands now or formerly Bonesteel-Miranda, Liber 14778, Page 1412, South 14°38'39" West 233.59' passing through a found iron rod in concrete on line at 208.37' to a point in the centerline of a 50' wide right of way known as Cronomer Heights Drive

Thence the centerline of the 50' wide right of way known as Cronomer Heights Drive, the following Five (5) courses and distances:

1. North 69°36'42" West 21.93';
2. North 45°35'45" West 130.36';
3. North 63°41'24" West 47.91';
4. South 89°40'08" West 34.99';
5. South 65°24'43" West 19.72' to the point or place of beginning and containing 1.621 Acres of land, as surveyed by Margaret M. Hillriegel, L.S.

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I ROLAND BLOOMER, being duly sworn, depose and say that I did on or before

August 11, 2022, post and will thereafter maintain at

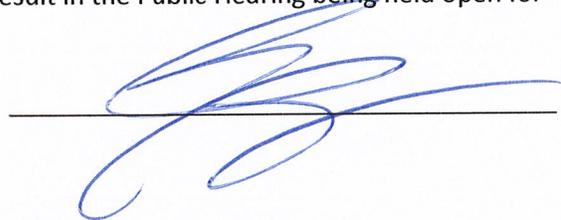
5 Cronomer Heights Dr 75-1-1.331 R-3 Zone in the Town of Newburgh, New York, at or near the front

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 1st

day of August, 2022.



10/9/22

Donna M. Smith
Notary Public State of New York
Registration No. 01SM6381566
Qualified in Ulster County
Commission Expires October 9, 2022

