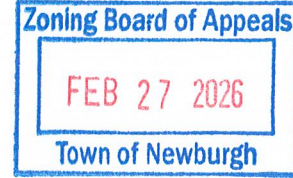




# TOWN OF NEWBURGH

*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: \_\_\_\_\_

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

I (WE) David Depuy PRESENTLY

RESIDING AT NUMBER 7 Grimm Road Newburgh NY 12550

TELEPHONE NUMBER 845-590-5857

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:

76-5-9 (TAX MAP DESIGNATION)

7 Grimm Road (STREET ADDRESS)

R-3 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Zoning Code 185: Attachment 9 Bulk Requirements R-3 District

\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: Lot Area, Lot Depth,

Front Yard, Rear Yard and Lot Surface Coverage

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 exterior of the building will change minimally. The only change being proposed will be in the rear of the residence and not seen from and road or street.

- 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:

Per the bulk requirements this lot would be unbuildable because of the yard setbacks. Adjacent lots are not vacant or for sale and have buildings constructed on them

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

The structure is already constructed and no noticeable change will appear. Surrounding lots would have the same dilemma and the commercial district surrounds this neighborhood.

- 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 structure is already constructed and no noticeable change will appear to the exterior of the building

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

The yard setbacks in the bulk requirements render no available buildable area for the lot

7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten Signature]*

\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 15<sup>th</sup> DAY OF December 20 25

*[Handwritten Signature: Karen Barr]*

\_\_\_\_\_  
NOTARY PUBLIC

KAREN BARR  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BA0008200  
Qualified in Sullivan County  
Commission Expires May 18, 2027

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

David Depuy, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 7 Grimm Road Newburgh NY  
IN THE COUNTY OF Orange AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF \_\_\_\_\_  
7 Grimm Road Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Michael Henderson (Hennessy Architects)  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 12/15/25 David Depuy

OWNER'S SIGNATURE

D. VandenBurg

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 15<sup>th</sup> DAY OF December 2025

Karen Barr

NOTARY PUBLIC

**KAREN BARR**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BA0008200  
Qualified in Sullivan County  
Commission Expires May 18, 2027

# 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.

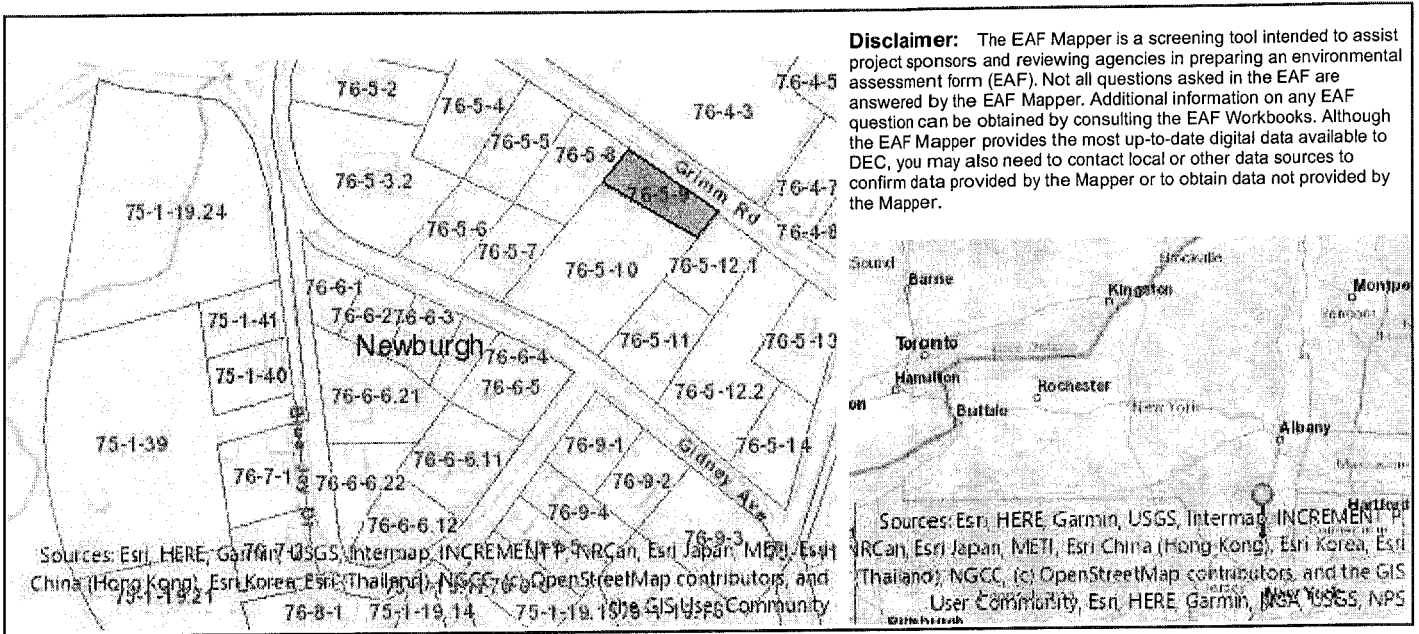
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 7 Grimm Road			
Project Location (describe, and attach a location map): 7 Grimm Road, Newburgh NY 12550			
Brief Description of Proposed Action: Conversion of an existing one family residence to a two family residence (Tenant 1 and Tenant 2). Proposed Tenant 2 will have a 12'x12' addition.			
Name of Applicant or Sponsor: David Depuy		Telephone: 845.590.5857 E-Mail: dave2mow@yahoo.com	
Address: 7 Grimm 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 checked="" 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .314 acres b. Total acreage to be physically disturbed? _____ .003 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .314 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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?  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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input checked="" 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? If Yes,	NO	YES
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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<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? If Yes, describe: _____	NO	YES
	<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? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>David DePuy</u> Date: <u>11/20/25</u></p> <p>Signature: <u>David DePuy</u> Title: <u>owner</u></p>		

**PRINT FORM**



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]	Digital mapping data are not available or are incomplete. Refer to 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]	Yes



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: 15571 / 767  
 INSTRUMENT #: 20240030982

Receipt#: 3279482  
 Clerk: AV  
 Rec Date: 05/22/2024 09:42:13 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: Law Office of Rachel Flanagan  
 Frost

Party1: DEPUY DAVID  
 Party2: DAVID DEPUY REVOCABLE TRUST  
 Town: NEWBURGH (TN)  
 76-5-9

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

Sub Total: 200.00

Transfer Tax  
 Transfer Tax - State 0.00

Sub Total: 0.00

Total: 200.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 7729  
 Transfer Tax  
 Consideration: 10.00

Total: 0.00

Payment Type: Check \_\_\_  
 Cash \_\_\_  
 Charge \_\_\_  
 No Fee \_\_\_

Comment: \_\_\_\_\_

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 5/22/2024 and the same is a correct  
 transcript thereof in witness whereof, I have hereunto set my  
 hand and affixed my official seal 12/11/2025.

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

*Kelly A. Eskew*

Kelly A. Eskew  
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGE0

## BARGAIN AND SALE DEED

This INDENTURE, made the 29th day of April, two thousand and twenty-four (2024)

David DePuy, residing at 7 Grimm Rd., Newburgh, NY 12550, party of the first part, and

David DePuy as Trustee of the David DePuy Revocable Trust, having an address of 7 Grimm Rd., Newburgh, NY 12550, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and no/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 hereby grant and release unto the party of the second part, 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 and State of New York, known as Section 76 Block 5 Lot 9 and more particularly described on the Schedule A attached hereto and made a part hereof.

RESERVING however, to Elizabeth De Puy, use and occupancy of the residence situate on the above-described premises, presently occupied by her, for and during her natural life. During said occupation, Elizabeth De Puy shall be responsible for all costs associated with the premises conveyed hereunder, including but not limited to real estate taxes, maintenance, and repair costs. Elizabeth De Puy may, at any time, by an instrument in a form recordable with the Orange County Clerk's Office, waive this right to occupy the herein described premises, at which time this life estate will terminate and be null and void. Such a waiver may be executed by Elizabeth De Puy, or any individual who has been given a power of attorney to act on behalf of Elizabeth De Puy.

BEING the same premises conveyed by Elizabeth DePuy to David DePuy by deed dated September 29, 2012 and recorded with the Orange County Clerk on 12/17/2012 in Liber 13468 of Deeds at Page 743;

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, and 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.

All that certain lot, piece or parcel of land situate lying and being the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the southwesterly line of Grimm Lane distant 591.97 feet on a course of south 42 degrees 18 minutes east from the intersection of the southwesterly line of Grimm Lane with the center line of the Gardnertown Road and runs thence along the southwesterly line of Grimm Lane south 42 degrees 18 minutes east 196.04 feet; thence south 55 degrees 13½ minutes west 60.93 feet to the northeasterly corner of lands now or formerly of LAURA CROSSLEY; thence along the northeasterly line of lands of said CROSSLEY north 47 degrees 47½ minutes west 199.49 feet to the northwesterly corner of lands of said CROSSLEY; thence north 55 degrees 13½ minutes east 80.88 feet to the place of beginning.

SUBJECT, however, to such rights if any as electric light, telephone or telegraph companies may have to maintain poles or transmission lines across said premises.

SUBJECT, also, to any state of facts as an accurate survey or inspection of said premises may disclose, including any change in the location of highway or roads or in the lines of highway or roads.

TOGETHER with a right in common with ANDREW GRIMM and MARGARET S. GRIMM, their successors and assigns and with all others hereto for given and who hereafter may be given by grantors or assigns and other adjoining owners to the use of 50 foot land or right of way leading to Gidney Avenue and known as Grimm Lane.

SUBJECT, however, to the following covenants, agreements and restrictions which shall run with the title to the land herein described forever:

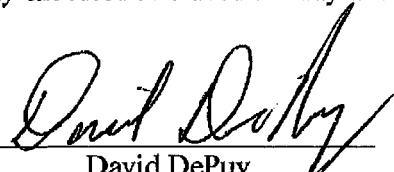
1. No intoxicating liquors shall be manufactured or sold on said premises.
2. No cows, pigs, goats or other animals shall be kept or maintained on said premises except chickens solely for domestic use by the owner of said premises and except that not more than two horses may be kept or maintained on said premises for the personal use of the owner thereof.
3. No shack, shanty or out house shall be created or maintained on said premises.
4. Said premises shall not be used for the open storage of junk or other unsightly or offensive material.

SUBJECT: also to the rights of the public in all highways now laid out and in use and also subject to such rights, if any, as the public now has in and to lands formerly used as highways.

Schedule A

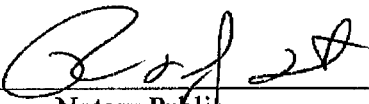
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
David DePuy

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.

On the 29th day of April, 2024, before me, the undersigned, personally appeared David DePuy personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires on

RACHEL FLANAGAN FROST  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02FR6225174  
Qualified in Dutchess County  
Commission Expires July 19, 2026

Record and Return:  
Law Office of Rachel Flanagan Frost  
2 Summit Ct.  
Suite 203  
Fishkill, NY 12524

# DRAKE LOEB <sup>PLLC</sup>

ATTORNEYS AT LAW

555 Hudson Valley Avenue, Ste. 100  
New Windsor, New York 12553

Phone: 845-561-0550

Fax: 845-561-1235

www.drakeloeb.com

James R. Loeb \*  
Richard J. Drake\*\*  
Glen L. Heller<sup>o</sup>  
Marianna R. Kennedy  
Gary J. Gogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Ralph L. Puglille, Jr.  
Alana R. Bartley<sup>oo</sup>  
Aaron C. Fitch

Sarah N. Wilson  
Michael J. Barfield<sup>oo</sup>  
Ivan M. Bone†<sup>oo</sup>

Jennifer L. Schneider  
Managing Attorney

\* Retired 2025  
\*\* Retired 2015; d. 2025

<sup>o</sup> LL.M. in Taxation  
<sup>oo</sup> 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: 7 Grimm Road Two Family Residence / Planning Board Project No. 25-33

Dear Chairman Scalzo and Board Members:

At the Planning Board's December 4, 2025 meeting, the Planning Board resolved to refer this site plan application to the Zoning Board of Appeals for certain required variances for this two family residence.


This property is located at 7 Grimm Road, designated on the tax map as Section 76, Block 5, Lot 9. No new structures are proposed. The property is located in the R3 zoning district.

The Planning Board notes that the following variances are required:

Lot area - required 50,000SF, provided 13,712SF  
Lot depth - required 125', provided 80.18'  
Front yard - required 40', provided 22.9'  
Rear yard - required 50', provided 2.9'  
Lot surface coverage - required 40%, provided 45%

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 David DePuy, being duly sworn, depose and say that I did on or before  
April 9, 2026, post and will thereafter maintain at

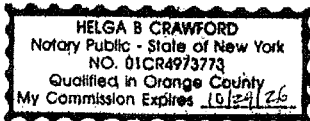
7 Grimm Rd 76-5-9 R3 Zone in the Town of Newburgh, New York, at or near the front  
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which  
notice was in the form attached hereto.

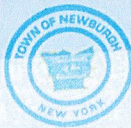
The applicant shall maintain and update notice(s) (with amended information if there is any change to  
the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The  
Notice must then be removed and property disposed of within ten (10) days of the close of the Public  
Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for  
additional time.

David DePuy

Sworn to before me this 8th

day of April, 2026.  
Helga B Crawford





**TOWN OF NEWBURGH**

*County of the Otsego*  
**ZONING BOARD OF APPEALS**  
 21 Hudson Valley Professional Plaza  
 Newburgh, NY 12550

OFFICE OF ZONING BOARD OF APPEALS  
 DAVIDA SCALZO, CHAIRMAN  
 SORHAN JABLESNIK, SECRETARY  
 TELEPHONE 845-566-4901  
 FAX LINE 845-564-7092

**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 23rd day of April, 2026 at 7:00 P.M., in the Town Hall, 1496 Route 309, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of David Lepuz (Planning Board Referral) for area variances of lot area, lot depth, front yard, rear yard and lot surface coverage to convert a existing Single Family Residence to a Two Family Residence with a 16' x 10' Addition for tenant #2.  
 PREMISES LOCATED at 2 Crown Rd., 76-5-9, B3 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 20th day of April, 2026.

*David Lepuz*  
 (APPLICANT)