

185-14-L-1
185-14-L-1-a
185-14-L-1-b.

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:
11/17/22
- 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: Area Variances for size, height, illumination for installation of a double sided monument sign.

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:

There are other neighboring properties with signs and businesses

- 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 property houses multiple businesses that need the sign for location and advertising

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

The 4 sq ft allowed is considerably smaller than the current sign on the property and the 5 sq ft. we are requesting will allow each of the businesses to be viewed by passing traffic.

- 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 variance has no impact or adverse effect on either the physical or environmental conditions in the neighborhood. The installation does not disturb ground conditions and physically it makes an updated professional look to the property.

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

Although a hardship is self created it does not automatically become a reason for denial. The property has been approved for professional office space by the town, but the zone comes under a more restrictive ordinance obviously aimed at a single home office.

7. ADDITIONAL REASONS (IF PERTINENT):

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Derrick Saunders, sole member of 275 Route 17K, LLC, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 18 Hidden Glen Dr. Highland Mills, N.Y. 10930

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 275 Rte. 17K

Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED GNS Group, Ltd / Nancy Forrest

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 2/1/2023

[Signature]
275 Route 17K, LLC by Derrick Saunders, sole Member
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF February 2023

[Signature]
NOTARY PUBLIC

TINA MARIE CASEY
Notary Public, State of New York
No. 01CA6406264
Qualified in Orange County
Commission Expires March 23, 2024

Nancy Fennel
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF February 20 23

[Signature]
NOTARY PUBLIC

TINA MARIE CASEY
Notary Public, State of New York
No. 01CA6406264
Qualified in Orange County
Commission Expires March 23, 2024

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)

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: Green Acres / GNS Group, Ltd.			
Project Location (describe, and attach a location map): Monument Sign			
Brief Description of Proposed Action: 275 Rte 17K, Newburgh, NY 12550			
Installation of a double sided internally illuminated monument sign.			
Name of Applicant or Sponsor: GNS Group, Ltd		Telephone: 845-471-4366	
		E-Mail: nforreestegnsgroutltd.com	
Address: 97 N Clinton St			
City/PO: Poughkeepsie, NY		State: NY	Zip Code: 12601
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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"/> 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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	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 checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Nancy Forrest</u>		Date: <u>1/30/23</u>
Signature: <u>Nancy Forrest</u>		

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

- ☐ 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.
- ☐ 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 – STATE OF NEW YORK
ANN G. RABBITT, 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: 14795 / 1906
INSTRUMENT #: 20200045592

Receipt#: 2806739
Clerk: MP
Rec Date: 09/01/2020 12:37:40 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: SEGALI PHILIP E
Party2: 275 ROUTE 17K LLC
Town: NEWBURGH (TN)
90-1-2

Recording:	
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	315.00
Transfer Tax	
Transfer Tax - State	1640.00
Sub Total:	1640.00
Total:	1955.00
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 851	
Commercial Transfer Tax	
Consideration: 410000.00	
Transfer Tax - State	1640.00
Total:	1640.00

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 ON September 01, 2020
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
February 01, 2023 Kelly A. Eskew
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

Ann G. Rabbitt
Ann G. Rabbitt
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

S-B-L: 90-1-2

Bargain and Sale Deed with Covenants Against Grantor's Acts

THIS INDENTURE, made this 27th day of August, 2020

BETWEEN Philip E. Segali and Elaine J. Segali with a principle address of 11 Doral Drive, New Windsor, New York 12553, party of the first part, and

275 Route 17K, LLC with a principle address of 400 Stony Brook Court, Suite 2N, Newburgh, New York 12550, party of the second part,

Witnesseth, that the party of the first part, in consideration of ten (\$10.00) dollars 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 and State of New York, being more particularly bounded and described on Schedule "A" annexed hereto and incorporated herein by this reference.

BEING AND INTENDED TO BE the same premises conveyed by John Steinberg, Jr., to the Grantor herein by deed dated March 21, 2008 and recorded with the Office of the Clerk of Orange County on March 27, 2008 in Liber 12638 cp 1162.

The premises are improved by Office Building.

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

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

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

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

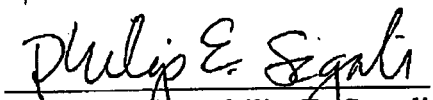
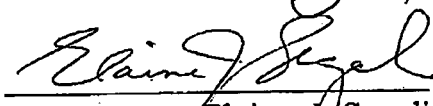
The party of the first part in compliance with Section 13 of the Lien Law covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement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

other purpose.

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

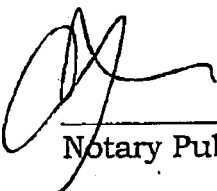
IN WITNESS WHEREOF the party of the First Part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Philip E. Segali

Elaine J. Segali

STATE OF NEW YORK
COUNTY OF ORANGE ss:

On August 26, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared **Philip E. Segali and Elaine J. Segali**, 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 she executed the same in her capacity and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



TINA M. FASSNACHT
Notary Public, State of New York
Qualified in Orange County
Registration No. 02FA6046769
Commission Expires August 21, 2022

Notary Public

Bargain And Sale Deed With Covenant Against Grantors Acts

Section/Block/Lot: 90-1-2
Street Address: 275 Route 17K
Municipality: Town of Newburgh

RETURN BY MAIL TO:
Saffioti & Anderson
5031 Route 9W
Newburgh, NY 12550

Attn: Joseph M. Saffioti, Esq.

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-208357-O

Policy No.: 894664600

REVISED: AUGUST 25, 2020

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 bounded and described as follows:

BEGINNING at the intersection of the southerly side of New York State Route 17K with the westerly side of Arbor Drive;

RUNNING THENCE from said point or place of beginning the following two (2) courses and distances along the westerly side of said Arbor Drive:

- 1) On a curve concave to the West having a radius of 150.00 feet and an arc length of 88.57 feet;
- 2) South 28 degrees 19 minutes 00 seconds West a distance of 70.00 feet, being 200.15 feet northeasterly from a railroad spike found;

THENCE along the lands reputedly of Simmons (Liber 1649 Page 598), North 61 degrees 41 minutes 00 seconds West a distance of 150.00 feet to an iron pin found;

THENCE along the lands reputedly of 291 Route 17K Partners, LLC (Liber 14341 Page 171), North 28 degrees 19 minutes 00 seconds East a distance of 155.00 feet;

THENCE along the southerly side of said New York State Route 17K, South 61 degrees 00 minutes 00 seconds East a distance of 124.61 feet to the point or place of **BEGINNING**, as surveyed by Howard W. Weeden, P.L.S., P.C. on June 23, 2020.

For Information Only:

Said Premise being known as 275 Route 17K, Newburgh, NY.

Section: 90 Block: 1 Lot: 2



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

3030-23

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/06/2023

Application No. 22-1277

To:

**275 Route 17K, LLC c/o Green Acre Abstract
LLC**

SBL: 90-1-2

ADDRESS: 275 Route 17K

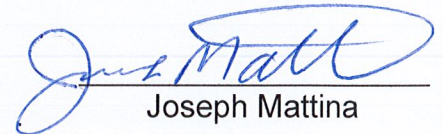
**275 Route 17K
Newburgh, NY 12550**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 11/16/2022 for permit to install a 11'-6" x 13'-3" free standing illuminated sign on the premises located at 275 Route 17K is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1. 185-14-L-1: Non-illuminated signs only.
2. 185-14-L-1-a: Maximum allowed size is 4 square feet.
3. 185-14-L-1-b: The maximum allowed height is 6'.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / **NO**

NAME: 275 RT. 17K LLC Application # 22-1277

ADDRESS: 275 RT. 17K NEWBURGH NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE:

FREE STANDING ILLUMINATED SIGN

SBL: 90-1-2 ZONE: R-1 ZBA Application # 3030-23

TOWN WATER: **YES** / NO

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
AREA	4 SF		90 SF	86 SF	2150.00%
HEIGHT	6'		11.5'	5.5'	92%
ILLUMINATION	NOT PERMITTED				
FRONT YARD					
REAR YARD					
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:

REVIEWED BY: Joseph Mattina

DATE: 6-Feb-23









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Nancy Forrest, being duly sworn, depose and say that I did on or before

February 9, 2023, post and will thereafter maintain at

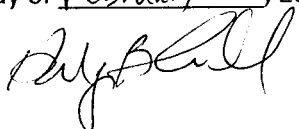
275 Route 17k 90-1-2 R1 Zone in the Town of Newburgh, New York, at or near the front

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.

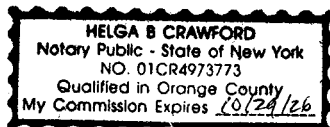
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the 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 9th

day of February, 2023.



Nancy Forrest







TOWN OF NEWTON
1000 Main St., 2nd Floor
Newton, MA 02459
Phone: 617.552.3300
Fax: 617.552.3301
www.townofnewton.com

NOTICE TO PROPERTY OWNERS
The Town of Newton is currently reviewing the proposed changes to the Zoning Ordinance. The proposed changes are intended to clarify the requirements for certain types of development and to ensure that the Town's zoning regulations are consistent with the Comprehensive Zoning Ordinance. The proposed changes are being reviewed by the Zoning Board and the Planning Board. The Town is seeking input from property owners and the public on the proposed changes. A public hearing will be held on the proposed changes on [date]. The Town is also seeking input from property owners and the public on the proposed changes. A public hearing will be held on the proposed changes on [date].