



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802



APPLICATION

DATED: 08/29/25

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

I (WE) Jamiee Spinelli Hill & Stoddard Hill PRESENTLY

RESIDING AT NUMBER 149 Mill Street, Walkill, NY 12589

TELEPHONE NUMBER 914-760-6230

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

 USE VARIANCE
 X AREA VARIANCE (S)
 INTERPRETATION OF THE ORDINANCE
 SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

2-1-91 (TAX MAP DESIGNATION)

149 Mill Street (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-11

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:

X

4. DESCRIPTION OF VARIANCE SOUGHT: Front Yard & Height of Existing

Structure off Pheasant Hollow that is being converted to an accessory apartment. (Existing Building Permit)

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:

No, All structures currently exist at current dimensions

- 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:

No, All structures currently exist and a building permit has already been issued for the conversion of the accessory structure.

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

It will make existing non-conformities comply with zoning

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

No

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

No

7. ADDITIONAL REASONS (IF PERTINENT):

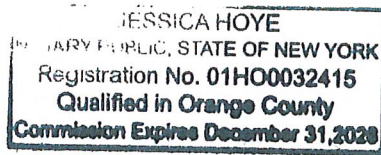
These conditions were identified during the Lot Line process and a building permit has already been issued for accessory apartment already being converted.

James J. Hull
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2 DAY OF September 2028

Jessica Hoye
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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

Short Environmental Assessment Form

Part 1 - Project Information

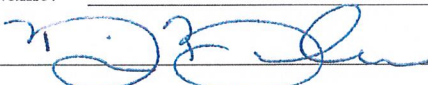
Instructions for Completing

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.

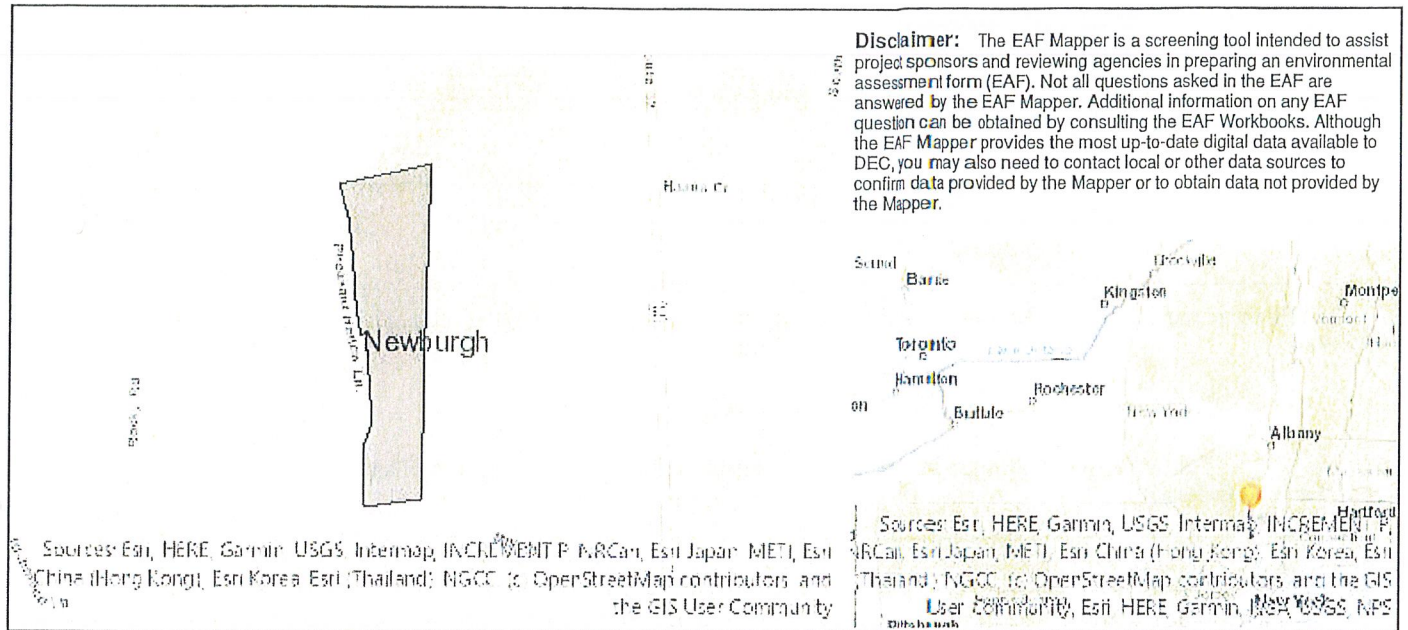
Part 1 – Project and Sponsor Information			
Jamiee Spinelli Hill and Stoddard S Hill			
Name of Action or Project: Lot Line Change Plan for Hill			
Project Location (describe, and attach a location map): 149 Mill Street & 28 Pheasant Hollow Lane, Town of Newburgh			
Brief Description of Proposed Action: The proposed action is to move the common lot line between 2025 Tax Map Parcel 2-1-91 and 2-1-61.1 Tax Map Lot 2-1-61.1 is currently 5.5 acres and is proposed to become 2.0 acres Tax Map Lot 2-1-91 is currently 4.7 acres and is proposed to become 8.2 acres Both lots have single family dwelling services by individual wells and septic systems			
Name of Applicant or Sponsor: Jamiee Spinelli Hill and Stoddard S Hill		Telephone: 914-760-6230 E-Mail: stoddardhill@yahoo.com	
Address: 149 Mill Street			
City/PO: Wallkill, NY		State: NY	Zip Code: 12589
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 10.2 acres b. Total acreage to be physically disturbed? _____ 0.6 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 26 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 checked="" 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
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?	NO	YES	
If Yes, identify: _____	<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"/>	
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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? </div> <div style="margin-left: 40px;"> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Preparers Name: <u>Brian Babcock, LS</u> Date: <u>07/08/25</u> Signature: <u></u> Title: <u>Chief Surveyor</u>		

EAF Mapper Summary Report

Friday, June 27, 2025 1:17 PM



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
ZONING BOARD OF APPEALS**

PROXY

Jamiee Spinelli Hill & Stoddard S. Hill, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 149 Hill Street
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 149 Hill Street

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Engineering & Surveying Properties, PC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

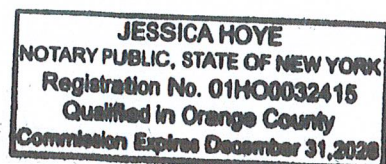
DATED: 9/2/25 Jamiee S. Hill
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2 DAY OF September 20 25

Jessica Hoye
NOTARY PUBLIC



ENCLOSURES: **SUBMIT ALL ITEMS TOGETHER**

- * RECEIPT(S) ISSUED BY THE TOWN CLERK
(SEE 1-1-2017 FEE SCHEDULE) (x)
- BUILDING INSPECTOR'S DISAPPROVAL ()
OR REFERRAL LETTER FROM PLANNING BOARD
- PLOT PLAN, ELEVEN (11) COPIES DRAWN
TO SCALE (x)
- * DEED OR CERTIFIED COPY THEREOF (x)
- * ASSESSOR'S LIST OF PROPERTY OWNERS
WITHIN 500 FEET OF PROPERTY (x)
- FOUR PHOTOGRAPHS TAKEN AT DIFFERENT
ANGLES ()
- * ZONING BOARD APPLICATION WITH SHORT
ENVIRONMENTAL ASSESSMENT FORM (x)
- * PROXY OR STATEMENT FOR REPRESENTATION
THEREOF (x)
- SEPTIC DESIGN BY P.E. (IF APPLICABLE) ()
- PERCULATION TEST (IF APPLICABLE) ()

*** ORIGINALS ARE REQUIRED.**

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).

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

Sarah N. Wilson
Michael J. Barfield^{◊◊}
Ivan M. Bonet^{◊◊}

Jennifer L. Schneider
Managing Attorney

* Retired 2025
** Retired 2015; d. 2025

[◊] LL.M. in Taxation
^{◊◊} Member NY & NJ Bar

August 22, 2025

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Jamie & Stoddard Hill Lot Line Change / Planning Board Project No. 25-25

Dear Chairman Scalzo and Board Members:

At the Planning Board's August 21, 2025 meeting, the Planning Board resolved to refer this lot line change application to the Zoning Board of Appeals for certain required variances.

This properties are located at 149 Mill Street and 28 Pheasant Hollow Road, designated on the tax map as Section 2, Block 1, Lots 61.1 & 91, and are both improved with single family residences. The proposed lot line change will reconfigure the lot sizes so that the private drive servicing one of the lots can be reconfigured. No new structures are proposed. The parcels are located in the RR zoning district.

The Planning Board notes the following:

* The single-family residence (main house) received an area variance for the insufficient front yard (ZBA2024-30, 07/25/2024) when applying for a building permit to convert a detached garage to an accessory apartment. The Planning Board defers to the ZBA as to whether this variance should be revisited.


* The two-story masonry garage (accessory structure) is located in the front yard (Pheasant Hollow Lane). Town of Newburgh Municipal Code section 185-15-A only allows an accessory structure to be in a side or rear yard.

* The two-story masonry garage (accessory structure) appears to be greater than 15' in height. Town of Newburgh Municipal Code section 185-15-A(1) requires that such buildings, except for farm purposes, shall not exceed 15 feet in height.

* The accessory apartment (dwelling unit) front yard (Pheasant Hollow Lane) setback is less than 60', where 60' is required. The applicant will need to provide the actual dimension to determine the required variance.

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

Very Truly Yours,



Dominic Cordisco

cc:

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



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: 14233 / 1671
INSTRUMENT #: 20170035570

Receipt#: 2321278
Clerk: MLS
Rec Date: 05/18/2017 02:32:47 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: MAJOR ABSTRACT CORP

Party1: SLOCUM JOAN B
Party2: HILL JAMIEE
Town: NEWBURGH (TN)

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax
Transfer Tax - State 560.00

Sub Total: 560.00

Total: 750.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 9396
Transfer Tax
Consideration: 140000.00

Transfer Tax - State 560.00

Total: 560.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

SPAIN & SPAIN PC
ATTN BONNIE N FEINZIG ESQ
671 RTE 6 MAHOPAC NY 10541

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

FORM 8002 (short version), FORM 8007 (long version)

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

THIS INDENTURE, made the May 11, 2017,

BETWEEN Joan B. Slocum, residing at 28 Pleasant Hollow Road, Wallkill, New York 12589,

party of the first part, and

Handwritten: Husband + wife
Handwritten: Jamiee
Handwritten: JJ
Jamiee Spinelli Hill and Stoddard S. Hill residing at 178 Sandy Pine Blvd., Hopewell Junction, New York 12533,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) 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 the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York and more particularly described in the Schedule "A" attached hereto and made a part hereof;

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,

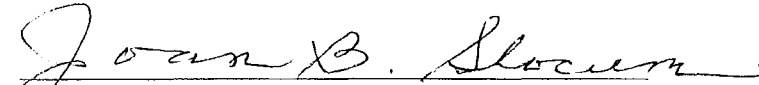
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

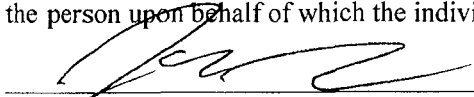
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


Joan B. Slocum

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF ORANGE) ss.:
)

On the 11th day of May in the year 2017, before me, the undersigned, personally appeared **Joan B. Slocum**, 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 she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

Record and return to:
Spain & Spain, P.C.
Attn: Bonnie N. Feinzig, Esq.
671 Route Six
Mahopac, NY 10541

JOSEPH M. SAFFIOTI
Notary Public, State of New York
No. 4985013
Qualified in Orange County
Commission Expires August 5, 2017

Schedule A Description

Title Number **MAC-10686**

Page 1

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, known as Lot No. 3 on a certain map entitled "Subdivision of Shea-D-Acres, Town of Newburgh, County of Orange, State of New York" and filed in the Orange County Clerk's Office on 5/29/1990 as Filed Map No. 9910 and more particularly bounded and described as follows:

Beginning at a point, marked by a found iron pipe in a stonewall on the northerly line of Mill Street, said point further identified as the southeasterly corner of Lot No. 3 as shown on a certain map entitled "Shea-D-Acres" said map recorded in the Office of the Orange County Clerk, May 29, 1990 as filed map no. 9910, thence from said point of beginning along the road line on the following two (2) courses, (1) North 85 degrees 45 minutes 30 seconds West, 58.18 feet and (2) North 89 degrees 28 minutes 30 seconds West, 205.79 feet to a point on the easterly line of a private road, thence along the private road the following three (3) courses, (1) North 03 degrees 32 minutes 30 seconds East, 265.54 feet (2) North 26 degrees 40 minutes 00 seconds East, 111.79 feet and (3) North 00 degrees 38 minutes 00 seconds East, 403.30 feet to a point, thence along a stone wall, North 86 degrees 59 minutes 20 seconds East, 103.80 feet and continuing along the stonewall, North 88 degrees 50 minutes 00 seconds East, 175.80 feet to a point marked by a found iron pipe in a junction of stonewalls, thence South 06 degrees 18 minutes 40 seconds West, 788.20 feet to a point marked by a found iron pipe in the stonewall on the northerly line of Mill Street and the point of beginning.

Tom

AFFADAVIT OF MAILING OF NOTICE
TO OWNERS OF PROPERTY WITHIN 500 FEET
OF THE SUBJECT PROPERTY

STATE OF NEW YORK)
)SS.
COUNTY OF ORANGE)

I, Charles M. Blunt, being duly sworn, depose and say that I did on
9/3, 2025 deposit in the United States mail, postage prepaid, by first class
Mail, a Notice of Public Hearing, a copy of which is attached hereto as Exhibit "A" and
made a part hereof, addressed to each of the persons identified on Exhibit "B" attached hereto
and made a part hereof.

Charles M. Blunt

Sworn to before me this 3rd
day of September, 2025

Melisa Clarke-Dawson

Notary Public

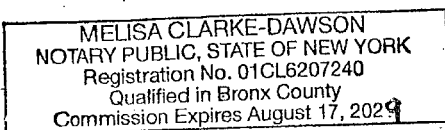


EXHIBIT "A"

COPY OF NOTICE

See
attached

TOWN OF NEWBURGH PLANNING BOARD
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

Re: Jamie and Stoddard Hill – Lot Line Change (2025-25) The project proposes a lot line revision between two adjoining parcels which are in common ownership. Lot line change proposes construction a new access driveway for Lot 2. Lot line change will transfer 3.75 +/- acres of property from Lot 2 fronting on Pheasant Hollow Lane to Lot 1 which fronts on both Pheasant Hollow Road and Mill Street. The project will result in lot being an 8.4 +/- acre parcel and Lot 2 becoming a 2.17 +/- acre parcel. The access to existing Lot 2 will be modified from its current location on Pheasant Hollow Lane to a more northerly location. A grading plan has been prepared for the new driveway on Lot 2. Referral to the Zoning Board of Appeals for pre-existing nonconformities is required. Purpose of the lot line change is to address the owners' desire to modify Lot 1 to a larger size while reducing size of Lot 2. The parcels are known on the Town of Newburgh Tax Maps as Section 2, Block 1, Lot 91 – Lot 1 and Section 2, Block 1, Lot 61.1 – Lot 2. Both parcels are served by individual wells and subsurface sanitary sewer disposal systems.

You appear to own property adjacent to (or within the general area) of the proposed project identified above. Please be advised that an application has recently been submitted to the Town of Newburgh Planning Board for the proposed lot line change identified above. A copy of the application and plans are on file in the office of the Building Department located at 21 Hudson Valley Professional Plaza, Newburgh, NY 12550. Lot line modifications are not considered subdivisions, and no Public Hearing will be scheduled.

The Town of Newburgh Planning Board will consider this action in the near future. Lot line changes are not considered subdivisions under the Town of Newburgh Code.

All meetings of the Planning Board are open to the public. A schedule of the Planning Board meetings as well as information pertaining to all applications is available at the Town of Newburgh Building Department and online at the Town of Newburgh's Website, www.Townofnewburghny.org and at the Building Department 21 Hudson Valley Professional Plaza, Newburgh, NY 12550.

Dated: 27 August 2025

JOHN P. EWASUTYN, CHAIRMAN

TOWN OF NEWBURGH PLANNING BOARD

Date Complete: 27 August 2025

EXHIBIT "B"
LIST OF PROPERTY OWNERS

*See
attached*

334600 2-3-29.2
Hennessey Joint Living Trust, William J
6 Southeast Ct
Wallkill NY, 12589 ✓

334600 2-1-61.1
Hill, Jamiee
147 Mill St
Wallkill NY, 12589 ✓

334600 2-1-57.25
Kopa, Justin J
851 Route 32
Wallkill NY, 12589 ✓

334600 2-1-68
Boulder Holding Corp
4 Boulder Rd
Newburgh NY, 12550 ✓

334600 2-1-59.2
Hall, Kenneth L
161 Mill St
Wallkill NY, 12589 ✓

334600 2-3-32
Tuttle, Richard
2 Haans Ct
Wallkill NY, 12589 ✓

334600 2-1-82
Hall, Kenneth L
161 Mill St
Wallkill NY, 12589 ✓

334600 2-1-60.2
Jones, Alden
57 Pheasant Hollow Ln
Wallkill NY, 12589 ✓

334600 2-1-91
Hill, Jamiee Spinelli
149 Mill St
Wallkill NY, 12589 ✓

334600 2-3-34
Sayegh, Joseph
3017 Route 9W
New Windsor NY, 12553 ✓

334600 2-1-58
Cem Savilton
RD 2
Wallkill NY, 12589 ✓

334600 2-1-92.11
Hill, Jamiee
147 Mill St
Wallkill NY, 12589 ✓

334600 2-1-81
Hall, Kenneth L
161 Mill St
Wallkill NY, 12589 ✓

334600 2-1-62
Renaud, Richard R
14 Rocky Rd
Wallkill NY, 12589 ✓

334600 2-1-92.3
Oehme, Neal
139 Mill St
Wallkill NY, 12589 ✓

334600 2-3-19
Johns, Daniel P
826 Route 32
Wallkill NY, 12589 ✓

334600 2-3-31
Mitzner, Edward III
P.O. Box 265
Wallkill NY, 12589 ✓

334600 2-1-28
Town of Newburgh on, Behalf of the Town of
1496 Route 300
Newburgh NY, 12550 ✓

334600 2-1-57.23
Fernandez, Patricia
843 Route 32
Wallkill NY, 12589 ✓

334600 2-1-83
Hall, Kenneth L
161 Mill St
Wallkill NY, 12589 ✓

334600 2-1-90.2
Jones, Daniel
57 Pheasant Hollow Ln
Wallkill NY, 12589 ✓

334600 2-1-61.32
Jones, Alden
57 Pheasant Hollow Ln
Wallkill NY, 12589 ✓

334600 2-1-59.1
Pappalardo, Soccorso
37 Garden Dr
Albertson NY, 11507 ✓

334600 2-3-18
Rossville Cemetery Assoc
22 Mountain View Ave
Newburgh NY, 12550 ✓

334600 2-1-92.4
Rydell, Kenneth
129 Mill St
Wallkill NY, 12589 ✓

334600 2-1-89
Mucci, Joyce M
35 Pheasant Hollow Ln
Wallkill NY, 12589 ✓

334600 2-1-67.1
Pinter, Joshua
159 Mill St
Wallkill NY, 12589 ✓

334600 2-1-63
Cioffi, Patrick
117 Mill St
Wallkill NY, 12589 ✓

334600 2-1-61.21
Morello-Deegan, Deborah
133 Mill St
Wallkill NY, 12589 ✓

334600 2-1-64
125 Mill Street LLC
300 Walnut Ave
New Windsor NY, 12553 ✓

8/28/25

HL

SEC 2 BLK 1 LOT 9

SEC 2 BLK 1 LOT 61.1

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Rossville Cemetery Assoc
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Newburgh NY, 12550

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Rydell, Kenneth
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334600 2-1-89
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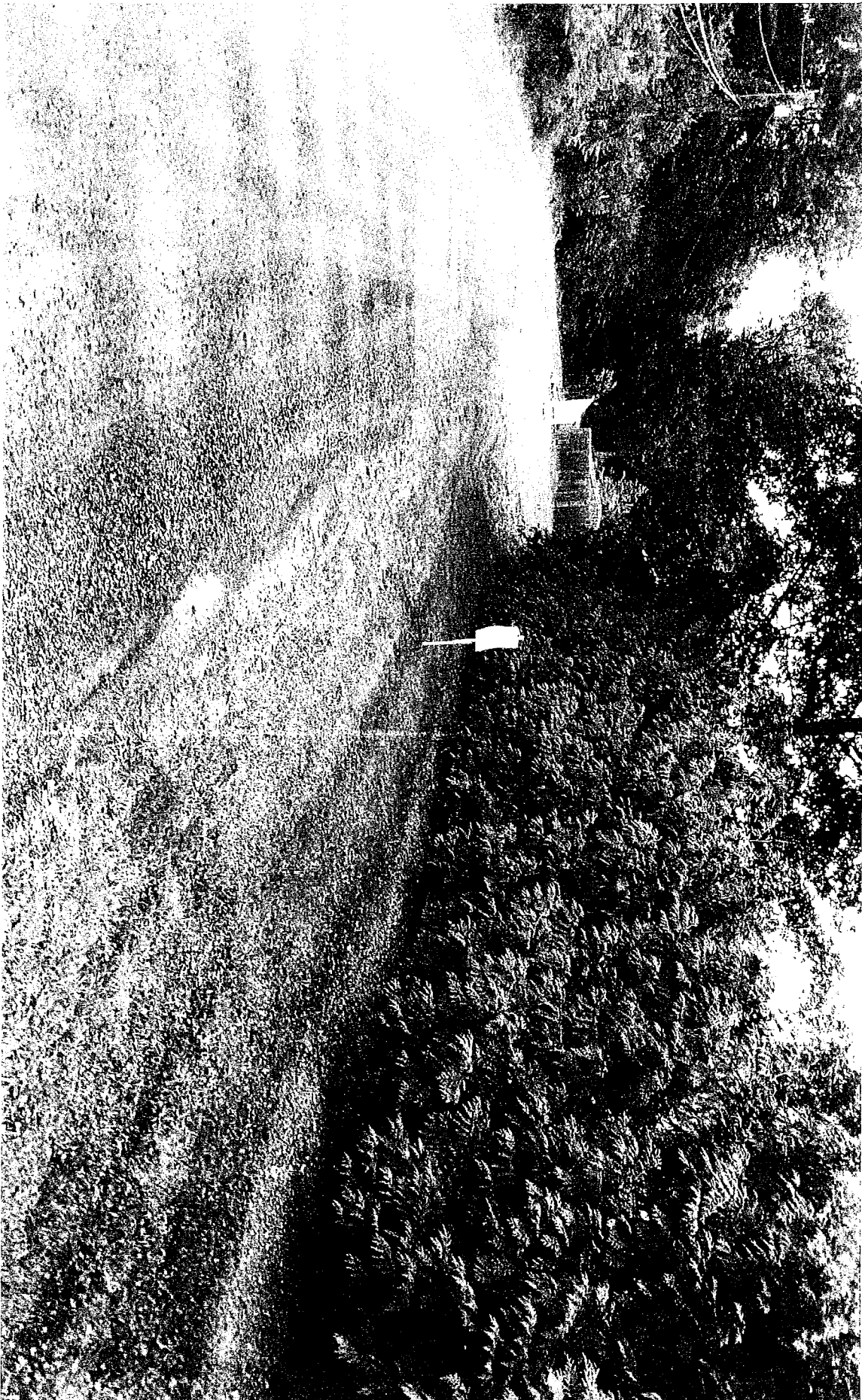
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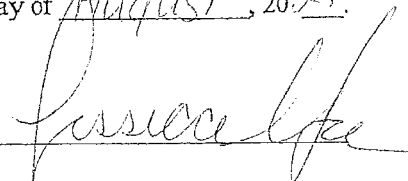
AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY

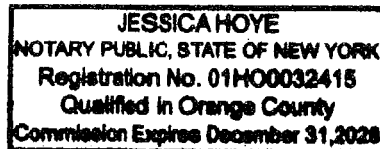
STATE OF NEW YORK: COUNTY OF ORANGE:

I, Alexandrea Cuevas, being duly sworn, depose and say that I did on or before
August 29th, 2025 post and will thereafter maintain at 149 Mill Street &
28 Pheasant Hollow Ln 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.



Sworn to before me this 29th
day of August, 2025.


Notary Public



[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this affidavit.]



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Alexander Kanarian, being duly sworn, depose and say that I did on or before

September 11, 2025, post and will thereafter maintain at

149 Mill St 2-1-61.1 & 91 RR 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.

Alexander Kanarian

Sworn to before me this 9th

day of September, 2025.

Jessica Hoye

