



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: 11-29-2025

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

I (WE) IRENE V. CRUZ PRESENTLY

RESIDING AT NUMBER 69 D'ALFONSO RD. NEWBURGH NY

TELEPHONE NUMBER 845-522-9203

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:

SECT. 101 / BLOCK 7 / LOT 10 (TAX MAP DESIGNATION)

69 D'ALFONSO RD. (STREET ADDRESS)

R2 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C-(1)

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:

11-18-2025

- 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: INCREASE THE DEGREE

OF NON CONFORMITY - OF THE FRONT YARD.

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:

I'M TRYING TO REPLACE MY EXISTING PORCH.
WHICH CURRENTLY IS A HAZARD TO MY FAMILY AND I.
AS THE EXISTING PORCH IS FALLING APART, CONCRETE IS CRACKING.

- 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:

DUE TO TOWN OF NEWBURGH MUNICIPAL CODE, PORCH
REQUIRES A 40' FRONT YARD SETBACK. MY
CURRENT/EXISTING PORCH IS 33.14'.

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

REQUIRES A 40' FRONT YARD
SETBACK.

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


REPLACING AN EXISTING DAMAGED
PORCH.

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

IT WAS INHERENT TO THE PROPERTY. WHEN
IPURCHASED MY HOME PORCH WAS ALREADY
EXISTED (CONCRETE PORCH).

7. ADDITIONAL REASONS (IF PERTINENT):


DUE TO THE SAFETY OF MY FAMILY AND I, EXISTING
DAMAGE, SELF DESTROYING CONCRETE PORCH NO
LONGER SERVES AS A SAFETY ENTRANCE TO OUR HOME.



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1 DAY OF December 20 25



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

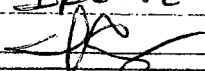
Instructions for Completing

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			
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">8' x 16' COVERED FRONT PORCH</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">69 D'ALFONSO RD. NEWBURGH NY</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">DEMOLITION OF EXISTING DAMAGE FRONT PORCH. REPLACE WITH WOODEN DECK AND COVER ROOF.</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">IRENE V. CRUZ</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">845-522-9203</div> E-Mail: <div style="font-size: 1.2em; font-family: cursive;">im2458@yahoo.com</div>	
Address: <div style="font-size: 1.2em; font-family: cursive;">69 D'ALFONSO RD.</div>			
City/PO: <div style="font-size: 1.2em; font-family: cursive;">NEWBURGH</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">12550</div>
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 type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<div style="font-size: 1.2em; font-family: cursive;">75 ft x 150 ft</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; font-family: cursive;">8 x 16</div> 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. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

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: _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <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 <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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>IRENE V. CRUZ</u> Date: <u>11-29-2025</u> Signature: <u></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 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.

☐ 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: 14303 / 304
INSTRUMENT #: 20170072749

Receipt#: 2392967
Clerk: JM
Rec Date: 10/11/2017 04:08:49 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: ROCKLAND ABSTRACT CORP, NY

Party1: HOUSTON DONN MARIE BY EX
Party2: MERA IRENE
Town: NEWBURGH (TN)
101-7-10

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 860.00

Sub Total: 860.00

Total: 1050.00

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

***** Transfer Tax *****
Transfer Tax #: 2506
Transfer Tax
Consideration: 215000.00

Transfer Tax - State 860.00

Total: 860.00

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

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

EXECUTOR'S and CONFIRMATION DEED

PREMISES: 69 D'Alfonso Road, Town of Newburgh, Orange County, New York (SBL: 101-7-10)

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the ^{28th} day of *August*, 2017

BETWEEN NAOMI DAVEN, residing at 1 Summit Ridge Road, Newburgh, New York 12550, as Executrix of the Last Will and Testament of Donna M. Houston (f/k/a Donna M. Jannotti, a/k/a Donna Marie Houston), deceased, late of the Town of Newburgh, Orange County, New York who died on February 6, 2016,
parties of the first part.

and IRENE MERA, residing at 13 Lutheran Street, Apt. 1, Newburgh, New York 12550
party of the second part

101 WITNESSETH, that Naomi Daven, the party of the first part, to whom Letters Testamentary were issued by the Surrogate's Court, Orange County, New York on November 4, 2016 under Surrogates File No. 2016-758 and by virtue of the power and authority given in and by said last Will and Testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of TWO HUNDRED FIFTEEN THOUSAND and 00/100 (\$215,000.00) DOLLARS, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the distributees or successors and assigns of the parties of the second part forever,

X 10 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, and being more accurately described in the Schedule "A" attached hereto and made a part hereof.

BEING and intended to be the same premises described in that certain deed dated August 28, 1991 made by Donna M. Jannotti and Thomas Jannotti to Donna M. Jannotti, n/k/a Donna M. Houston and recorded in the Orange County Clerk's Office on September 25, 1991 in Liber 3497 of Deeds at page 5. The said Donna M. Houston (f/k/a Donna M. Jannotti, a/k/a Donna Marie Houston), late of the Town of Newburgh, Orange County, New York, having died on February 6, 2016, testate.

TOGETHER with all right, title and interest, if any, of the parties 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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the parties of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the distributees or successors and assigns of the parties of the second part forever.

**Rockland Abstract Corp.
as Agent for
WFG National Title Insurance Company**

SCHEDULE A - LEGAL DESCRIPTION

File No.: RNY-05282-17

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, more particularly described as follows:

BEGINNING at a point in the east line of D'Alfonso Road, said point being 1095 feet on a course running South 25° 54 minutes west from the southerly line of lands now or formerly of Anthony Favoriti and also being the southwesterly corner of lands now or formerly of Spencer, and running thence along the east line of D'Alfonso Road South 25° 54 minutes west 75 feet, to a point; thence running south 64° 06 minutes east 150 feet, to a point; thence running parallel to the first described course North 25° 54 minutes east 75 feet to a point; thence running north 64° 06 minutes west 150 feet to the point of beginning.

AND the part of the first part, in compliance with Section 13 of the Lien Law, covenants that the parties 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.

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

The Estate of Donna M. Houston f/k/a Donna M. Jannotti,
a/k/a Donna Marie Houston)

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

Debra A Harris

 Notary Public
DEBRA A. HARRIS
NOTARY PUBLIC - STATE OF NY
 Qualified in Orange County
 #4972228
 My Commission Expires September 24, 2018

Michelle Anderson, Esq.
Saffioti & Anderson
5031 Route 9W
Newburgh, New York 12550

RHK

ROCKLAND ABSTRACT CORP.
151 SOUTH MAIN STREET
SUITE 210
NEW CITY, NY 10956



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2025-51

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/17/2025

Application No. 25-1262

To: Irene Cruz
69 D Alfonso Rd
Newburgh, NY 12550

SBL: 101-7-10
ADDRESS: 69 D Alfonso Rd

ZONE: R2

PLEASE TAKE NOTICE that your application dated 11/07/2025 for permit to build an 8' x 16' covered front porch on the premises located at 69 D Alfonso Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-19-C-(1): Shall not increase the degree of nonconformity.
- Bulk table schedule 4: requires a 40' front yard setback. (Existing is 33.14')


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

1/19

To Whom It May Concern:

12/01/2025

I, Irene V. Cruz (Mera) owner of 69 D'Alfonso Rd. Newburgh NY 12550 would like to replace my existing damage porch. I bought our home 8 years ago. Throughout the years the concrete has been disintegrating. The floor to our house door is cracked and the siding of the whole porch is falling apart. Our two steps- the first step is high, making it hard to go up. You can also see the mesh when going up the steps. Causing a hazard for my family and I to get inside. I would like to prevent any accidents and replace our porch to a covered porch. This replaced covered porch will remain the same size as the existing porch (as when it was purchased). Photos attached of existing damage porch.









This is the covered porch I would like to replace it with.



Thank you,
Irene Cruz

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I IRENE CRUZ, being duly sworn, depose and say that I did on or before

December 9, 2025, post and will thereafter maintain at

69 D'Alfonso Rd 101-7-10 R2 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 3

day of December, 2025.

[Signature]

[Signature]





D ALFONSO ROAD

ASPHALT PAVEMENT

N25° 54' 00"E

RET. WALL 0.91' SW CLEAR

88.70' TIE DISTANCE

DRIVEWAY 2.0' NE CLEAR

MACADAM DRIVEWAY

75.00'

SECT. 101
BLK. 7,
LOT 10

33.14'

WALK. STEP

CONC. PVMT.

CONC. PORCH

GARAGE

1-STORY
WOOD FRAME
W/BASEMENT

DRIVEWAY 0.75' SW OVER

MACADAM DRIVEWAY

FENCE 1.3' SW CLEAR

RET. WALL 0.5' SW CLEAR

FENCE 0.20' SW OVER

C.L.F.

WOOD RET. WALL GENERALLY ALONG PROP. LINE

150.00'

C.L.F.

13.8'

CHAIN LINK FENCE

S64° 06' 00"E

SECT. 101
BLK. 7,
LOT 11

PROpane TANK

WOOD DECK

STAIR

17.9'

N64° 06' 00"W

0.2583± ACRES
11,250 SQ.FT

WOOD SHED

FENCE 1.4' NE CLEAR

FENCE 2.0' SE CLEAR

75.00'

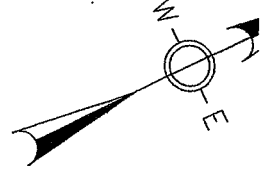
CHAIN LINK FENCE

S25° 54' 00"W

SHED 3.5' SW CLEAR

WOOD SHED

FENCE 1.4' SE CLEAR



0.2583± TOTAL ACRES