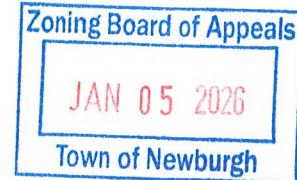




TOWN OF NEWBURGH

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: January 2, 2026

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

I (WE) Kim Izworski PRESENTLY

RESIDING AT NUMBER 4 JUNE Rd

TELEPHONE NUMBER 845-551-5155

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:

94-1-24 (TAX MAP DESIGNATION)

4 JUNE Rd (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

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: 12/18/25
 - 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: 12 x 14

PRIOR BUILT DECK

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE: *11/A*

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE
ESTABLISHING SUCH DEPRIVATION)

- b) THE HARSHNESS IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

THIS 12 X 14 DECK CONSUMES
148 SQ FT

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

NEIGHBORHOOD BECAUSE:
~~THE ADDITION OF THE 12 X 14 REAR
SIDE DECK HAS LITTLE TO NO IMPACT
ON THE BULK TABLE SCHEDULE 3 REQUIREMENTS~~

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

THE HARBOUR HAS NOT BEEN SELF-CREATED BECAUSE:
THIS DECK WAS CONSTRUCTED WITH IN
PRE EXISTING SET BACKS BULK SCH. 3
REQUIREMENT EXCEED EXISTING LINES.

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:

BECAUSE OF IT LOW PROFILE AND ITS SECLUSION FROM PUBLIC VIEW

- 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 DECK WAS CONSTRUCTED WITHIN PRE-EXISTING SETBACKS.

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

ITS 12 X 14 DIMENSION IS COMPARATIVELY SMALL WITHIN THE EXISTING PROPERTY LINES

- 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 UNOBTRUSIVE THERE IS NO ENVIRONMENTAL IMPACT TO SURROUNDING AREA

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

THIS DECK WAS CONSTRUCTED ON A STRUCTURE THAT HAD A CO PRE-EXISTING SETBACKS

7. ADDITIONAL REASONS (IF PERTINENT):

Ernest C Bello
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF January 20 26

Ernest C Bello
NOTARY PUBLIC

ERNEST C BELLO
Notary Public, State of New York
No. 01BE6218602
Qualified in Orange County
Commission Expires Mar. 8, 2024

ERNEST C BELLO
Notary Public, State of New York
No. 01BE6218602
Qualified in Orange County
Commission Expires Mar. 8, 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			
<p>Kim Izworski</p>			
<p>Name of Action or Project:</p> <p>12x14 DECK</p>			
<p>Project Location (describe, and attach a location map):</p> <p>4 JUNE Rd NEWBURGH, NY</p>			
<p>Brief Description of Proposed Action:</p> <p>AREA/USE VARIENCE FOR 12X14 PRIOR BUILT DECK</p>			
<p>Name of Applicant or Sponsor:</p> <p>Kim Izworski</p>		<p>Telephone: 845-551-5155</p> <p>E-Mail: keizworski@gmail.com</p>	
<p>Address:</p> <p>4 JUNE Rd</p>		<p>State: NY</p>	<p>Zip Code: 12550</p>
<p>City/PO:</p> <p>NEWBURGH</p>		<p>State: NY</p>	<p>Zip Code: 12550</p>
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<p>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.</p>			
<p>2. Does the proposed action require a permit, approval or funding from any other governmental Agency?</p>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<p>If Yes, list agency(s) name and permit or approval:</p> <p>TOWN OF NEWBURGH BUILDING DEPARTMENT</p>			
<p>3.a. Total acreage of the site of the proposed action? 0.23 acres</p>			
<p>b. Total acreage to be physically disturbed? 0.03857 acres</p>			
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.23 acres</p>			
<p>4. Check all land uses that occur on, adjoining and near the proposed action.</p>			
<p><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)</p>			
<p><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____</p>			
<p><input type="checkbox"/> Parkland</p>			

5. Is the proposed action, 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?	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present level?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<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 type="checkbox"/>	<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: _____	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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?	<input type="checkbox"/>	<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: _____	<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"/> 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<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, a. Will storm water discharges flow to adjacent properties? <input checked="" 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"/>	<input checked="" 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"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Kim Izwocki</u> Date: <u>1/2/24</u> Signature: <u>Kim Izwocki</u></p>		

Agency Use Only [If applicable]

Project: _____

Date: _____

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? 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



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	780.00

Sub Total: 780.00

Total: 970.00

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

***** Transfer Tax *****

Transfer Tax #: 10621

Transfer Tax

Consideration: 195000.00

Transfer Tax - State 780.00

Total: 780.00

BOOK/PAGE: 14250 / 835
INSTRUMENT #: 20170044737

Receipt #: 2340888

Clerk: KP

Rec Date: 06/27/2017 03:19:45 PM

Doc Grp: D

Descrip: DEED

Num Pgs: 4

Rec'd Frm: RICHARD D FORBES, ATTY

Party1: BAKUN JAMES

Party2: IZWORSKI KIM

Town: NEWBURGH (TN)

94-1-24

Payment Type: Check _____

Cash _____

Charge _____

No Fee _____

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

CHRISTOPHER E GURDA PC
PO BOX 578
MIDDLETOWN, NY 10940

Section 94, Block 1, Lots 24
Town of Newburgh: County of Orange

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 22nd day of June, 2017,

BETWEEN, James E. Bakun and Karen L. Bakun, residing at 4 June Road, Newburgh, NY 12550 party of the first part, and Kim Mzworski, residing at 1285 Route 202, Pine Bush, NY 12566, party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) lawful money of the United States, 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 tract or parcel of land, with the buildings and improvements thereon erected, situated in the Town of Newburgh, County of Orange and State of New York as follows:

SEE ATTACHED LEGAL DESCRIPTION

TAX ACCOUNT NO.: 94-1-24

PROPERTY ADDRESS: 4 June Road, Newburgh, NY 12550

BEING and intended to be the same premises conveyed to the grantor herein by deed from Catherine R. Schembri, dated July 26, 2000 and recorded in the Orange County Clerk's Office on August 1, 2000, in Liber 5341 at page 72.

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,

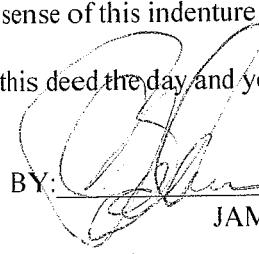
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

BY: 
JAMES E. BAKUN

BY: 
KAREN L. BAKUN

ACKNOWLEDGMENT:

State of New York

)

) ss.: Newburgh

County of Orange

)

Schedule A

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 known as **Lots #3 & #5**, as found on a map entitled, "**Cascade Gardens**", said map filed in the Orange County Clerk's Office as **Filed Map Number 997**, bounded and described as follows:

BEGINNING at a point on the northeasterly side of June Road, said point marking the northwesterly division line of the herein described parcel and the southeasterly line of Lot 7, now or formerly Davies (liber 2131, page 885); running thence northeasterly along the same, North 42-45-00 East, 100.00 feet to a point marking the northeasterly side of the herein described parcel and the southwesterly line of Lot 6; running thence southeasterly along the same, in part and along the southwesterly line of Lot 4, South 47-15-00 East, 100.00 feet to a point marking the southeasterly division line of the herein described parcel and the northwesterly line of Lot 1, now or formerly Hymen (liber 1864, page 564); running thence southwesterly along the same, South 42-15-00 West, 100.00 feet to a point on the northeasterly side of the aforementioned June Road; running thence along the same, North 47-15-00 West, 100.00 feet to the point or place of **BEGINNING**.

Said premises is also bounded and described in a survey made by Daniel J. O'Brien, Surveyor, dated May 4, 2017, as follows:

~~Amended~~
Schedule G

(Amended 5/12/2017)

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 a shown as **Lot #3 & Lot #5 in Block E** on a filed map entitled, "**Cascade Gardens**", filed in the Orange County Clerk's Office on January 5, 1928 as **Map #997** and being more accurately bounded and described as follows:

BEGINNING at a point in the northeasterly line of June Road at the division line between Lot #5 with Lot #7, said point also being the southwesterly most corner of the herein described parcel; thence from the said point or place of beginning and following along the division line between Lot #5 with Lot #7, North 42 degrees 45 minutes 00 seconds East, 100.00 feet to a point; thence along the division line between Lots #5 & 3 with Lots #6 & 4, South 47 degrees 15 minutes 00 seconds East, 100.00 feet to a point; thence along the division line between Lot #3 with Lot #1, South 42 degrees 45 minutes 00 seconds West, 100.00 feet to a point in the northeasterly line of June Road; thence along the northeasterly line of June Road, North 47 degrees 15 minutes 00 seconds West, 100.00 feet to the point or place of **BEGINNING**.



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

2025-57

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/18/2025

Application No. 25-0939

To: Kim Izworski
4 June Road
Newburgh, NY 12550

SBL: 94-1-24
ADDRESS: 4 June Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 08/29/2025 for permit to keep a 12' x 14' rear / side deck built without permits or approvals on the premises located at 4 June Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3: Requires a 40' rear yard setback. (new encroachment)
- 2) Bulk table schedule 3: requires 30' minimum side yard setback. (Increase degree)
- 3) Bulk table schedule 3: Requires a combined side yard setback of 80'. (new encroachment)
- 4) Bulk table schedule 3: Maximum allowed lot surface coverage of 20%. (new violation)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH ZONING CHART



NAME:	KIM IZWORSKI		ADDRESS:	4 JUNE RD	
STRUCTURE:	TYPE OF VARIANCE: <u>AREA / USE</u>				
S:B:L: 94-1-24	ZONE: R-1	TOWN WATER: <u>YES</u>	TOWN SEWER: <u>NO</u>		
VARIANCE DESCRIPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
<input type="checkbox"/> Rear yard	<input type="checkbox"/> Bulk table schedule 3	<input type="checkbox"/> 40'	<input type="checkbox"/> 26'	<input type="checkbox"/> 14'	<input type="checkbox"/> 35%
<input type="checkbox"/> One side yard	<input type="checkbox"/> 185-19-C-1	<input type="checkbox"/> 30'	<input type="checkbox"/> 5.6'	<input type="checkbox"/> Increasing degree of non-conformity	
<input type="checkbox"/> Combined side yard	<input type="checkbox"/> Bulk table schedule 3	<input type="checkbox"/> 80'	<input type="checkbox"/> 69.6'	<input type="checkbox"/> 10.4'	<input type="checkbox"/> 13.00%
<input type="checkbox"/> Lot surface coverage	<input type="checkbox"/> Bulk table schedule 3	<input type="checkbox"/> 2000 sf max	<input type="checkbox"/> 3595 sf	<input type="checkbox"/> 1595 sf	<input type="checkbox"/> 79.75%
<p><u>COMMENTS:</u></p> <hr/> <hr/> <hr/> <hr/>					
REVIEWED BY:	JOSEPH MATINA		DATE: 12-18-2025	APPLICATION: <u>25-0939</u>	
				<u>2024-2025-57</u>	



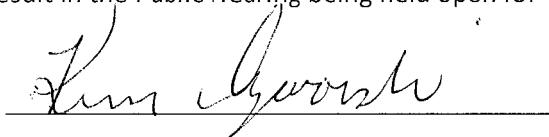


**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

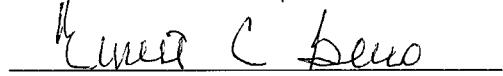
I Kim Izworski, being duly sworn, depose and say that I did on or before January 8, 2026, post and will thereafter maintain at 4 June Rd 94-1-24 R1 Zone in the Town of Newburgh, New York, at or near the front property line(s) and within view of each fronting street a copy(ies) of the Notice of Public 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 properly 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 6TH

day of JANUARY, 2026.



ERNEST C BELLO
Notary Public, State of New York
No. 01BE6218602
Qualified in Orange County
Commission Expires Mar. 8, 2024

