



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: 11/14/22

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

I (WE) Steven Moreau PRESENTLY
RESIDING AT NUMBER 386 Lakeside Road
TELEPHONE NUMBER 845-590-1474

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:

28-1-17 (TAX MAP DESIGNATION)
386 Lakeside Rd (STREET ADDRESS)
R1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4
185-15-A-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:

✓ # 3015-22

- 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 Variance

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:

We are rehabing this home from its terrible state it has been in for the last 20 years from the prior owner

- 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:

We are located in an R-1 zone with a pre existing home located on a .25 Acre lot

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

The garage will not negatively effect anyone

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

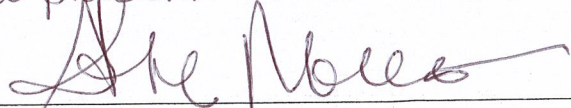
This is an improvement

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

This home in its condition has been like this for 20 plus years from prior owner.

7. ADDITIONAL REASONS (IF PERTINENT):

The driveway is small with no where for cars.
Also, the house has had past violations
with prior owner for outside storage. This garage
will allow for a place for these items not to be outside.



PETITIONER (S) SIGNATURE

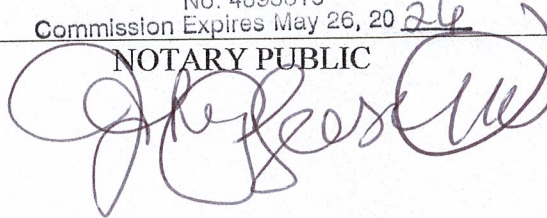
STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16 DAY OF November 20 22

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County

No. 4893815
Commission Expires May 26, 20 24

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)

N/A

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

_____, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT _____
IN THE COUNTY OF _____ AND STATE OF _____
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED _____
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS _____ DAY OF _____ 20____

NOTARY PUBLIC

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: <i>Steven Moreau</i>			
Project Location (describe, and attach a location map): <i>386 Lakeside Road, Newburgh NY 12550</i>			
Brief Description of Proposed Action: <i>Varance to build 24 x 24 x 18 Garage.</i>			
Name of Applicant or Sponsor: <i>Steven Moreau</i>		Telephone: <i>845.590.1474</i> E-Mail: <i>845.218-5000</i> <i>betterhomeforyou@aol.com</i>	
Address: <i>116 Bethlehem Road</i>			
City/PO: <i>New Windsor</i>		State: <i>NY</i>	Zip Code: <i>12553</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.025</i> acres <i>See Survey</i>	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Garage, No water or Sewer supply needed</u>	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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 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 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 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: _____ _____	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 <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>Seren Moreau</u> Date: <u>11/14/22</u> Signature: <u>[Signature]</u>		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 2 - Impact Assessment

N/A

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.

N/A

☐ 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 CLERK

KELLY A. ESKEW

Receipt

Receipt Date: 11/22/2022 09:44:11 AM

RECEIPT # 3101021

Recording Clerk: PF

Cash Drawer: CASH35

Rec'd Frm: STEVEN MOREAU

2 CC DEEDS

Misc Fees

COPY CHARGES \$10.00

Receipt Summary

TOTAL RECEIPT: ----> \$10.00

TOTAL RECEIVED: ----> \$10.00

CASH BACK: ----> \$0.00

PAYMENTS

Cash -> \$10.00



ORANGE COUNTY – STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 15309 / 674
 INSTRUMENT #: 20220067454

Receipt#: 3079525
 Clerk: BR
 Rec Date: 09/15/2022 03:14:26 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: NORTH PLANK DEV CO LLC
 Party2: MOREAU STEVEN D
 Town: NEWBURGH (TN)
 28-1-17

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

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
 Orange County Clerk

Recording:

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

Sub Total: 200.00

Transfer Tax
 Transfer Tax - State 700.00

Sub Total: 700.00

Total: 900.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 1673
 Transfer Tax
 Consideration: 175000.00

Transfer Tax - State 700.00

Total: 700.00

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 9-15-22 AND THE SAME IS A CORRECT
 TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE
 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

Kelly A. Eskew 11-22-22
 COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
 ORANGE COUNTY

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

Bargain and Sale Deed, with Covenants against Grantor's Acts – Individual or Corporation.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 8th day of September, 2022

BETWEEN

North Plank Development Company, L.L.C. aka North Plank Development Company, LLC aka North Plank Development Co., LLC, with an address of **5020 Route 9W, Newburgh, NY 12550**, party of the first part, and

Steven D. Moreau, residing at **116 Bethlehem Road, New Windsor, NY 12553**, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars 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 and State of New York, being described on the attached Schedule "A"*.

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 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

S/B/L: 28-1-17

SBL 28-1-17

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-22-12628-O

Policy No.: Owner Policy: 642673968

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 a point in the centerline of the existing Lakeside Road, said point being on the extension of the division line between the lands now or formerly of Wolfe on the northeast and the parcel herein described on the southwest;

RUNNING THENCE along the last mentioned division line and extension thereof, South 66 degrees 31' 24" East, 271.45 feet to a point on the division line between the lands now or formerly of Pinnacle Homes of New York, Inc. and Vincent J. Doce on the East and the southwest and the parcel herein described on the West and northeast;

THENCE along the last mentioned division line, South 08 degrees 41' 36" West, 40.46 feet and North 66 degrees 31' 24" West, 290.13 feet to a point in the centerline of the existing Lakeside Road;

THENCE along the centerline of Lakeside Road, North 35 degrees 32' 20" East, 40.00 feet to the point or place of BEGINNING.

BEING AND INTENDED TO BE THE SAME PREMISES CONVEYED TO North Plank Development Company LLC by deed from Pinnacle Homes of New York, Inc. and Vincent J. Doce, dated May 11, 2005, recorded May 27, 2005 in the Orange County Clerk's Office in Liber 11855 Page 1292.

For Information Only:

Said premise(s) being known as:

386 Lakeside Road, Newburgh, NY 12550 (Section: 28 Block: 1 Lot: 17)

Tax Property 360 Property View

386 Lakeside Road, Newburgh, NY 12550-1509, Orange
County

Tax

Owner Information

Owner Name:	Moreau Moreau D	Tax Billing Address:	116 Bethlehem Rd
Tax Billing City & State:	New Windsor Ny	Tax Billing Zip:	12553
Tax Billing Zip+4:	8973	Owner Occupied:	A

Location Information

Municipality:	Newburgh Town	School District:	Newburgh
Zip Code Property:	12550	Census Tract:	010502
Carrier Route:	R003	Section:	28
Spatial Flood Zone Code:	X	Spatial Flood Panel:	36071C0137E
Spatial Flood Zone Date:	08/03/2009		

Estimated Value

RealAVM™:	\$223,400	RealAVM™ Range High:	\$250,800
RealAVM™ Range Low:	\$196,000	Value As Of:	11/07/2022
Confidence Score:	65	Forecast Standard Deviation:	12

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Tax ID:	334600.028.000-0001-017.000/0000	SWIS:	334600
Block:	1	Lot:	17
% Improved:	83	APN:	334600-028-000-0001-017.000-0000
Parcel ID:	33460002800000010170000000		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$29,200	\$29,200	\$29,200
Assessed Value - Land	\$5,000	\$5,000	\$5,000
Assessed Value - Improved	\$24,200	\$24,200	\$24,200
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$103,400	\$97,500	\$90,700
Tax Year	2022	2021	2020
Total Tax	\$3,253.96	\$3,253.96	\$3,255.61
Change (\$)	\$	-\$2	
Change (%)	0%	0%	

Jurisdiction	Tax Amount	Tax Type
Fd030		Fd030
Lt008		Lt008
Wd001		Wd001
Wd002		Wd002

Characteristics

Property Class:	Single Family Resid	Land Use -CoreLogic:	Sfr
Lot Frontage:	40	Lot Depth:	265
Lot Acres:	0.243	Lot St Ft:	10,600
Basement Type:	Crawl	Style:	OLD
Building Sq Ft:	920	Building Width:	0
Building Depth:	0	Stories:	2.0
Construction Grade:	Fair	Quality of Site:	FAI
Total Rooms:	5.000	Bedrooms:	3
Full Baths:	1.000	Water:	INDIVIDUAL
Sewer:	Individual	Heat Type:	Hot Air
Porch:	Enclosed Porch	Garage Capacity:	0

Exterior:	Wood	Year Built:	1910
Effective Year Built:	1936	Other Rooms:	KITCHEN
Heat Fuel Type:	OIL	Ground Floor Area:	520
2nd Floor Area:	400	Above Gnd Sq Ft:	920
Porch 1 Area:	140	State Land Use Desc:	SINGLE FAMILY RESID-210

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Enclosed Porch	S	140			1910
Covered Porch	S	60			2005
Open Porch	S	32			2005

Sell Score

Propensity to sell rating:	Moderate	Sell Score:	615
Value As Of:	11/07/2022		

Very High (831 - 1000)

High (625 - 830)

Moderate (502 - 624)

Low (354 - 501)

Very Low (0 - 353)

History

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Document Type	Buyer Name(s)	Seller Name(s)	Title Company	Doc. #
09/15/22	09/08/22	\$175,000		Bargain & Sale Deed	Moreau Moreau D	North Plank Dev Co Llc	Greenacre Abst	15309-674
12/29/14	09/15/14		Y	Bargain & Sale Deed	Lage Patricia	Lage Dean	Attorney Only	13832-1894
05/27/05	05/11/05	\$65,000		Warranty Deed	North Plank Dev Co Llc	Pinnacle Homes Of Ny Inc		11855-1292
02/28/05	01/05/05			Deed (Reg)	Pinnacle Hms Of New York Inc	Quinn John		11761-1075
02/28/05	01/05/05	\$350,000		Deed (Reg)	Quinn John	Drosins Constantine		11761-1069
02/28/05	01/05/05		Y	Deed (Reg)	Drosins Constantine J	Drosins Athene		11761-1063
08/03/98	07/30/98	\$18,500		Deed (Reg)	Drosins Constantine J	Stathis Patricia (Est)		4840-21
	10/20/77			Deed (Reg)				2087-739

Mortgage History

[illegible]



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

#3015-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/04/2022

Application No. 22-1192

To: Steven Moreau
116 Bethlehem Road
New Windsor, NY 12553

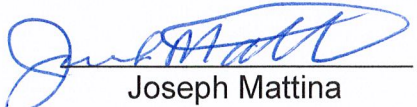
SBL: 28-1-17
ADDRESS: 386 Lakeside Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 10/27/2022 for permit to build a 24' x 24' x 18' accessory building on the premises located at 386 Lakeside Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-15-A-4: Maximum allowed accessory building based on the formula is 388 sf.
- 2) 185-15-A-1: Maximum allowed height is 15'.
- 3) Bulk table schedule 3: Allows a maximum lot building coverage of 10% / 1120 sf.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: STEVEN MOREAU

Application # 22-1192

ADDRESS: 116 BETHLEHEM Rd NEW WINDSOR NY 12553

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: 24' X 24' X 18' GARAGE @ 386 LAKESIDE RD

SBL: 28-1-17

ZONE: R-1

ZBA Application # 3015-22

TOWN WATER: (YES) / **NO**

TOWN SEWER: (YES) / **NO**

N/A

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FOOTAGE	388 SF		576 SF	188 SF	48.40%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		18'	3'	20.00%
BUILDING COVERAGE	10%=1120 SF		1328 SF	208 SF	18.50%
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:

this property has town water
and town sewer

REVIEWED BY: Joseph Mattina

DATE: 4-Nov-22











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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Steve Mancini, being duly sworn, depose and say that I did on or before

December 8, 2022, post and will thereafter maintain at

386 Lakeside Rd 28-1-17 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 11/20/22
day of _____, 2022.

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 2026
