

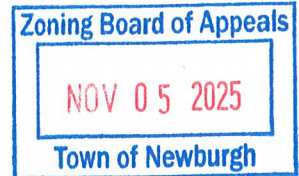


TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

APPLICATION



OFFICE OF ZONING BOARD
(845) 566-4901

DATED: NOVEMBER 3, 2025

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

I (WE) STEVEN MOREAU PRESENTLY
RESIDING AT NUMBER 116 BETHELEM ROAD, NEW WINDSOR, NEW YORK 12533
TELEPHONE NUMBER 845-248-5000

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

 A USE VARIANCE
 X AN AREA VARIANCE
 INTERPRETATION OF THE ORDINANCE
 SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

(S/B/L: 52-1-12) (TAX MAP DESIGNATION)
50 OLD SOUTH PLANK ROAD (STREET ADDRESS)
R-1 (ZONING DISTRICT)

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NUMBER; DO NOT QUOTE THE LAW).

BULK TABLE SCHEDULE 3



TOWN OF NEWBURGH

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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: OCTOBER 21, 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: AREA VARIANCES FOR YARD SETBACKS

TO CONSTRUCT A TWO (2) TIER BALCONY ATTACHED TO THE REAR OF THE PRIMARY RESIDENCE.

REAR YARD, SIDE YARDS, SIDE YARDS TOTAL, MAX. BUILDING COVERAGE, AND MAX. SURFACE COVERAGE

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:



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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:

THE SUBJECT SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENCE AND THE PROPOSED CONSTRUCTION IS IN THE THE REAR YARD AND CURRENTLY OVER IMPERVIOUS AREA (PAVING STONE PATIO). THE CONSTRUCTION WILL HAVE NO IMPACT ON ANY VIEWS OF ADJACENT PROPERTY OWNERS.

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:

ANY CONSTRUCTION ON THE PROPERTY WILL REQUIRE VARIANCES FOR BULK SIMILAR TO VARIANCES BEING REQUESTED.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE CONSTRUCTION WILL BE ENTIRELY ON THE SUJECT PARCEL AND WILL NO IMPACT ON ADJACENT PROPERTIES.

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 PROPSOED BALCONIES WILL BE CONSTRUCTED OVER AREAS THAT ARE IMPERVIOUS IN EXISTING CONDITIONS AND THE PROPOSED CONSTRUCTION WILL NOT CREATE ANY ADDITIONAL IMPERVIOUS AREAS AND/OR ADDITIONAL STORM WATER RUNOFF.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

THE DIMENSIONS OF THE EXISTING LOT INCLUDING LOT WIDTH, LOT DEPTH, AND LOT AREA ARE MINIMAL WHEN COMPARED TO REQUIRED BULK REQUIREMENTS AND ANY CONSTRUCTION IN THE LOT WILL REQUIRE AREA VARIANCES.



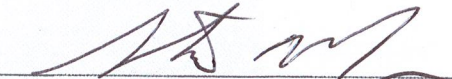
TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5th DAY OF November 20 25


NOTARY PUBLIC

PATRICIA ANN CLARINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CL0016407
Qualified in Orange County
My Commission Expires 11/15/2027

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 10 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)



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

PROXY

STEVEN MOREAU, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 116 BETHLEHEM ROAD, NEW WINDSOR, NEW YORK 12553

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF

50 OLD SOUTH PLANK ROAD (S/B/L: 52-1-12)

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED JONATHAN CELLA, P.E.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/5/2025

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5th DAY OF November 20 25

PATRICIA ANN CLARINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CL0016407
Qualified in Orange County
My Commission Expires 11/15/2027

NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

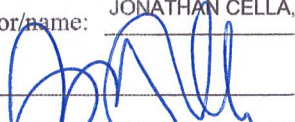
Instructions for Completing

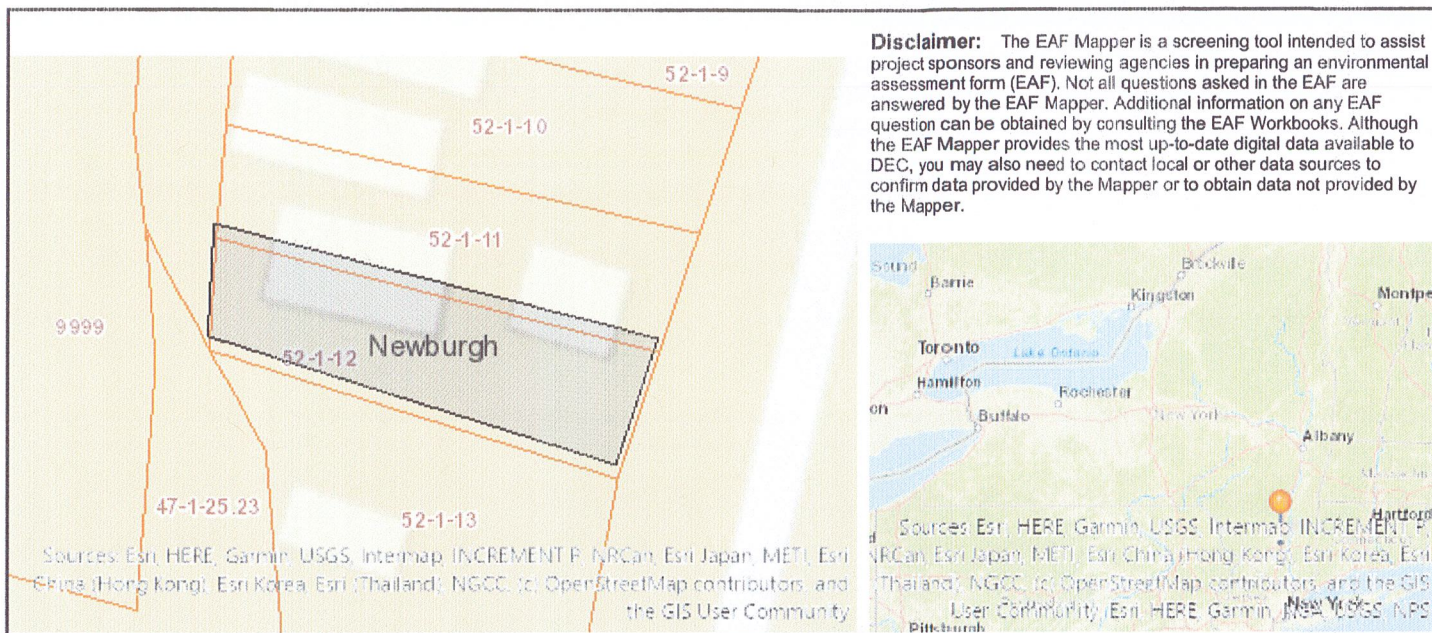
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
SITE PLAN FOR PROPOSED REAR BALCONY FOR STEVEN MOREAU			
Name of Action or Project: SITE PLAN FOR PROPOSED REAR BALCONY AT 50 OLD SOUTH PLANK ROAD			
Project Location (describe, and attach a location map): 50 OLD SOUTH PLANK ROAD (S/B/L: 52-1-12.2), TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK			
Brief Description of Proposed Action: THE OWNER IS PROPOSING TO CONSTRUCT A TWO (2) 2 TIER BALCONY ON THE REAR OF THE EXISTING RESIDENCE. THE BALCONY WILL BE ACCESSIBLE FROM THE LIVING AREA ON THE FIRST FLOOR AND THE MASTER BEDROOM ON THE SECOND FLOOR IN THE REAR OF THE RESIDENCE. THESE CALCONIES WILL HAVE A 5' DEEP x 20' WIDE FOOTPRINT WHICH MATCH THE WIDTH OF THE EXISTING RESIDENCE. THE AREA BELOW IS CURRENTLY A PAVING STONE PATIO AND THEREFORE THERE WILL BE NO CHANGE IN IMPERVIOUS AREA. THE CONSTRUCTION DOES NOT MEET ALL REQUIRED AYRD SETBACKS, AND THEREFORE REQUIRES VARIANCES FROM THE TOWN ZONING BOARD OF APPEALS.			
Name of Applicant or Sponsor: STEPHEN MOREAU		Telephone: 845-248-5000 E-Mail: moreau.steven@gmail.com	
Address: 116 BETHELEM ROAD			
City/PO: NEW WINDSOR		State: NEW YORK	Zip Code: 12553
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: TOWN ZONING BOARD OF APPEALS APPROVAL AND TOWN BUILDING PERMIT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.0775 Fl.07 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.31 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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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: ENERGY CODE IS NOT APPLICABLE TO BALCONY/PORCH	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" 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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: JONATHAN CELLA, P.E. Date: <u>NOVEMBER 2, 2015</u>		
Signature:  Title: <u>PROFESSIONAL ENGINEER</u>		



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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



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: 15051 / 1727
INSTRUMENT #: 20210062636

Receipt#: 2942565
Clerk: PM
Rec Date: 09/15/2021 03:36:25 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: ATLANTIC AMERICAN TITLE & AMP;
ESCROW AGENCY

Party1: AZZINARO WARREN
Party2: MOREAU STEVEN
Town: NEWBURGH (TN)
52-1-12

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

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Recording:

Recording Fee	45.00
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: 205.00

Transfer Tax
Transfer Tax - State 1000.00

Sub Total: 1000.00

Total: 1205.00

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

***** Transfer Tax *****
Transfer Tax #: 1442
Transfer Tax
Consideration: 250000.00

Transfer Tax - State 1000.00

Total: 1000.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

**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 26th day of August, 2021,

BETWEEN WARREN AZZINARO, of 108 Burnt Meadow Road, Gardiner, New York 12525,

party of the first part, and

STEVEN MOREAU of 116 Bethlehem Road, New Windsor, New York 12553,

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, Count of Orange and State of New York, more particularly described in Schedule A attached hereto and made a part hereof.

Being and Intended to be the same premises conveyed to Warren Azzinaro and Barbara Azzinaro who acquired title by deed from Jeanne H. Halstead, as surviving tenants by the entirety by deed dated August 6th 2010 and recorded August 23 2010 in the Orange County Clerk's Office on August 23 2010 in Liber 13045 at page 931 (as to Lot 12) and by deed from Jeanne H. Halstead, as surviving tenant by the entirety, by deed dated August 6 2010 and recorded August 23rd 2010 in the Orange County Clerk's Office in Liber 13045 at page 935 (as to Lot 13). Barbara Azzinaro died a resident of Orange County on January 1st 2021.;

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

Section: 52, Block: 1, Lot: 12 & 13

Section
52

Block

1

Lot

12

&

Section
52

Block

1

Lot

13

EXHIBIT "A" LEGAL DESCRIPTION

File No.: AANY-08157-21

Tax Lot #12

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 and designated as Lot #1 on a map entitled, "Lake Front Lots Owned by Orange Lake Land Corp."; said map having been filed in the Orange County Clerk's Office on April 4, 1927 as Filed Map #970, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly line of Old South Plank Road, where said line is intersected by the division line between Lot #1 and Lot #2 as shown on the above referenced Filed Map, said point being marked by an iron rod found set in the ground, running thence the following courses:

Along the westerly line of Old South Plank Road, South 28° 32' 00" West 29.50 feet to a point;
Along the southerly line of Lot #1, North 64° 23' 00" West 95.70 feet to a point in the water of Orange Lake;
Along the westerly line of Lot #1, North 14° 27' 00" East 25.00 feet to a point in the water of Orange Lake;
Along the division line between Lot #1 and Lot #2, South 67° 09' 00" East 102.16 feet to the point or place of BEGINNING.

Tax Lot #13

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, bounded and described as follows:

BEGINNING at a point in the westerly line of Old South Plank Road, where said line is intersected by the southerly line of Lot #1 as shown on a map entitled "Lake Front Lots Owned by Orange Lake Land Corp.", said map having been filed in the Orange County Clerk's Office on April 4, 1927 as Filed Map #970, running thence, the following courses:

Along the westerly line of Old South Plank Road, South 21° 01' 15" West 84.03 feet to a point; still along said line, South 36° 52' 43" West 55.76 feet to a point marked by a concrete highway monument found set in the ground; still along said line, South 54° 10' 25" West 58.46 feet to a point in the northerly line of NYS Route 52 marked by a concrete highway monument found set in the ground; along the northerly line of NYS Route 52, North 83° 12' 00" West 54.29 feet to a point marked by a concrete highway monument found set in the ground; thence in a northerly direction along an irregular line, for purposes of this description connecting points on the edge of the water of Orange Lake, the following six (6) courses:
North 31° 36' 25" East 39.93 feet to a point;
North 18° 29' 10" East 41.31 feet to a point;
North 35° 19' 30" East 47.29 feet to a point;
North 16° 57' 40" East 41.28 feet to a point;
North 7° 14' 15" West 14.00 feet to a point;
North 14° 27' 00" East 27.96 feet to a point being the south west corner of the aforementioned Lot #1 on Filed Map #970;

Thence along the southerly line of said Lot #1, South 64° 23' 00" East 95.70 feet to the point or place of BEGINNING.

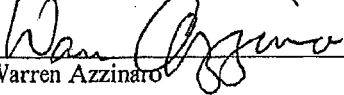
FOR INFORMATION ONLY:

Being known as 50 Old South Plank Road and 54 Old South Plank Road, Newburgh, NY
Section 52 Block 1 Lot 12 and Section 52 Block 1 Lot 13

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.


Warren Azzinaro

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

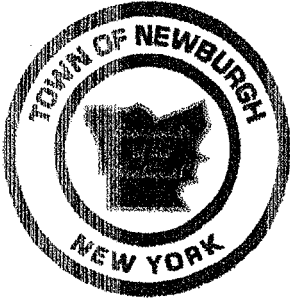
STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 3rd day of September in the year 2021, before me, the undersigned, personally appeared **Warren Azzinaro**, 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 he executed the same in his capacity(ies), and that by his 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)

JOHN J REVELLA
Notary Public - State of New York
No. 02RE6188046
Qualified in Orange County
Commission Expires June 02, 2021

Section: 52, Block: 1, Lot: 12 & 13



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

2025-43

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 10/21/2025

Application No. 25-1076

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

SBL: 52-1-12.2
ADDRESS: 50 Old South Plank Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 09/30/2025 for permit to construct a double (2) story decks on the rear of the structure. 5' x 20' each deck. on the premises located at 50 Old South Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3 requires: Rear yard setback of 40'
- 2) Bulk table schedule 3 requires: One side yard of 30'
- 3) Bulk table schedule 3 requires: Combined side yard of 80'
- 4) Bulk table schedule 3 requires: Maximum lot building coverage of 10%
- 5) Bulk table schedule 3 requires: Maximum lot surface coverage of 20%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



TOWN OF NEWBURGH ZONING CHART

NAME: STEVE MOREAU ADDRESS: 116 BETHLEHEM RD
NEW WINDSOR NY 12553

STRUCTURE: 50 OLD S. PLANK RD TYPE OF VARIANCE: AREA / USE

S:B:L: 52-1-12.2 ZONE: R1 TOWN WATER: YES TOWN SEWER: YES

VARIANCE DISCRPTION	CODE SECTION	PREVIOUS VARIANCE	NOW REQUESTING	ORIGINALLY REQUIRED	%
REAR YARD SETBACK	BULK TABLE SCHEDULE 3	20.7'	15.9'	40'	60.20%
ONE SIDE YARD	BULK TABLE SCHEDULE 3	5.0'	4.8'	30'	84.00%
COMBINED SIDE YARD	BULK TABLE SCHEDULE 3	10'	9.8'	80'	88%
BUILDING SURFACE	BULK TABLE SCHEDULE 3	32%	33%	10%	22%
LOT SURFACE	BULK TABLE SCHEDULE 3	49%	92%	20%	72%

COMMENTS:

REVIEWED BY: JOSEPH MATINA DATE: 10-21-2025 APPLICATION: 25-1076
202A 2025-43



PICTURE # 1
SOUTHEAST VIEW OF PROPERTY FRONTAGE
FROM OLD POST ROAD



PICTURE # 2
NORTHEAST VIEW OF PROPERTY FRONTAGE
FROM OLD POST ROAD

AREA VARIANCES FOR
STEVEN MOREAU
50 OLD POST ROAD (S/B/L: 52-1-12)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

WALLKILL, NEW YORK 12589

DATE:

11/02/2025

(845) 741-0363

jonathancell@hotmai.com

SHEET NO.:

1 OF 2



PICTURE # 3
SOUTHWEST SIDE OF PROPERTY
FROM ORANGE LAKE



PICTURE # 4
EAST VIEW OF PROPERTY FRONTAGE
FROM OLD POST ROAD

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2 OF 2

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

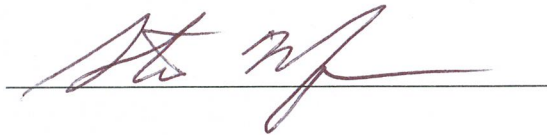
STATE OF NEW YORK: COUNTY OF ORANGE:

I Steven Moreau, being duly sworn, depose and say that I did on or before

November 11, 2025, post and will thereafter maintain at

50 Old S Plank Rd 52-1-12.2 R1 Zone in the Town of Newburgh, New York, at or near the front property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.



Sworn to before me this 5

day of November, 2025.

