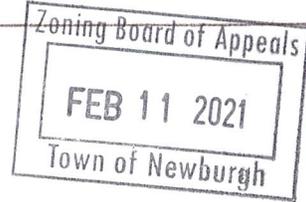




TOWN OF NEWBURGH

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: 2/11/2021

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

I (WE) MIKE AND SHERRI O'DONNELL PRESENTLY
RESIDING AT NUMBER 13 DEER RUN ROAD
TELEPHONE NUMBER 845-728-9902

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

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

1. LOCATION OF THE PROPERTY:

S/B/L: 31-5-6 (TAX MAP DESIGNATION)
38 SNIDER AVENUE (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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

Crossroads of the Northeast

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

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: JANUARY 26, 2021
- 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 DEFICIENT LOT WIDTH, SIDE YARDS (ONE /TOTAL) , LOT AREA, EXCESSIVE LOT COVERAGE BUILDING, AND EXCESSIVE LOT COVERAGE TOTAL.

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:



TOWN OF NEWBURGH

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NEWBURGH, NEW YORK 12550

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 PROPERTY'S EXISTING AND PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. THE SUBJECT PROPERTY WAS PREVIOUSLY OCCUPIED BY A SIMILAR SINGLE FAMILY STRUCTURE THAT WAS NEGLECTED PRIOR TO CURRENT OWNER. APPROVAL OF THIS APPLICATION WILL ALLOW FOR REDEVELOPMENT OF THE PROPERTY AS A SINGLE FAMILY RESIDENCE SIMILAR TO THE PROPERTIES IN THE NEIGHBORHOOD.

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 SUBJECT PROPERTY IS AN UNDERSIZED LOT THAT DOES NOT HAVE THE REQUIRED LOT WIDTH PER CURRENT TOWN REGULATIONS FOR THE R1 ZONING DISTRICT. THEREFORE THIS LOT HAS A MINIMAL BUILDING ENVELOPE WHICH WOULD NOT ALLOW CONSTRUCTION OF ANY RESIDENCE WITHOUT SIMILAR AREA VARIANCES BEING REQUESTED FOR THIS APPLICATION.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE: THE PROPERTY PREVIOUSLY CONTAINED A SINGLE FAMILY RESIDENCE THAT WAS ALSO NON CONFORMING. THE EXISTING STRUCTURE WAS EXTREMELY DELAPIDATED AND BEYOND REPIAR. ANY NEW CONSTRUCTION ON THIS LOT OR ANY OTHER LOTS IN THE NEIGHBORHOOD WOULD REQUIRE SIMILAR VARIANCES.

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

IT IS SIMILAR TO CURRENT CONDITIONS ON THE SUBECT, ADJACENT, AND NEARBY LOTS.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

CURRENT ZONING DOES NOT ALLOW DEVELOPMENT OF THIS LOT WITOUT VARIANCES. ALSO THIS LOT WILL BE MORE CONFORMING THAN OTHER LOTS IN THE NEIGHBORHOOD.



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):
**CLEANING AND REDEVELOPMENT OF THE PROPERTY WILL
IMPROVE THE PROPERTTY VALUES OF ADJACENT PROPERTIES.**

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8th DAY OF February 2021

[Handwritten Signature]
NOTARY PUBLIC

TAMMY L. MANCINELLI
Notary Public, State of New York
No. 01MA5026211
Qualified in Orange County
Commission Expires June 14, 2023

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

MIKE AND SHERRI O'DONNELL, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 13 DEER RUN ROAD, NEWBURGH, NY 12550

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

38 SNIDER AVENUE, NEWBURGH, NEW YORK 12550

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: 2/8/2021 _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8th DAY OF February 2021

NOTARY PUBLIC

TAMMY L. MANCINELLI
Notary Public, State of New York
No. 0137A8026211
Qualified in Orange County
Commission Expires June 14, 2023

Short Environmental Assessment Form

Part 1 - Project Information

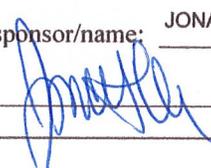
Instructions for Completing

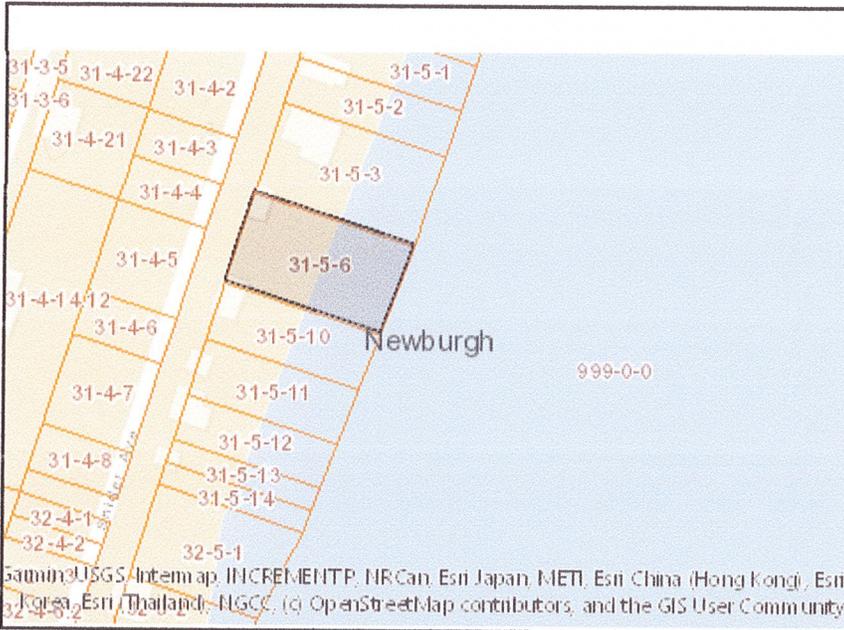
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

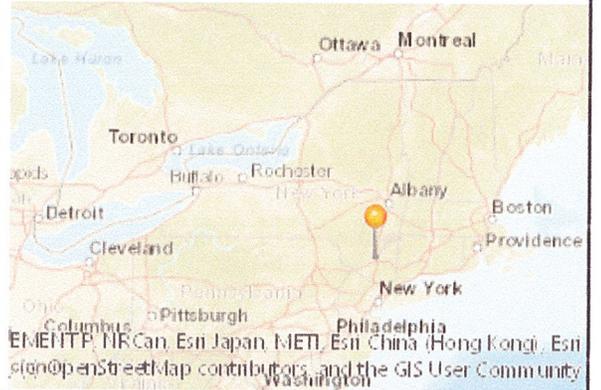
Part 1 – Project and Sponsor Information			
MICHAEL O'DONNELL			
Name of Action or Project: PROPSOED SINGLE FAMILY RESIDENCE FOR O'DONNELL			
Project Location (describe, and attach a location map): 38 SNIDER AVENUE (S/B/L: 31-5-6), TOWN OF NEWBURGH, ORANGE COUTY, NEW YORK			
Brief Description of Proposed Action: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE THAT WILL BE SERVICED BY AN INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEM. ORANGE COUNTY HEALTH DEPARTMENT APPROVAL FOR THIS LOT HAS BEEN OBTAINED. THE SUBJECT PARCEL WAS PREVIOUSLY OCCUPIED BY A SINGLE FAMILY RESIDENCE THAT WAS DELAPIDATED AND RECENTLY REMOVED BY THE CURRENT OWNER.			
Name of Applicant or Sponsor: MIKE AND SHERI O'DONNELL		Telephone: 845-728-9901 E-Mail: galsyd5@yahoo.com	
Address: 13 DEER RUN ROAD			
City/PO: NEWBURGH		State: NEW YORK	Zip Code: 12550
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	YES
		<input checked="" type="checkbox"/>	<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: OCDH, TOWN ZBA, TOWN BUILDING DEPT.		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.41 acres	
b. Total acreage to be physically disturbed?		0.30 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.41 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
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 checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____				
10. Will the proposed action connect to an existing public/private water supply?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: _____ INDIVIDUAL ON SITE DRILLED WELL				
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEM				
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?		<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?		<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: _____ ORANGE LAKE. THE DEVELOPMENT WILL NOT ALTER THE WATERBODY. _____ _____				

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? Indiana Bat, Bald Eagle	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
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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:	02/09/2021
Signature: 	Title:	PROFESSIONAL ENGINEER



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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 and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



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

2092-21

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/26/2021

Application No. 18-1346

To: Valley Contracting Inc.
444 S. Plank Road
Newburgh, NY 12550

SBL: 31-5-6
ADDRESS: 38 Snider Ave

ZONE: R1

PLEASE TAKE NOTICE that your application dated 11/08/2018 for permit to new single family residence on the premises located at 38 Snider Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3: Requires a 30' minimum side yard setback
- 2) Bulk table schedule 3: Requires an 80' combined side yard setbacks
- 3) Bulk table schedule 3: Allows a maximum lot building coverage of 10%
- 4) Bulk table schedule 3: Allows a maximum lot surface coverage of 20%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

38 SUNDAR AVE



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	45.00
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

BOOK/PAGE: 14245 / 99
INSTRUMENT #: 20170041854

Receipt#: 2334799
Clerk: KP
Rec Date: 06/15/2017 02:15:53 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: ALLYN MARIANNE
Party2: VALLEY CONTRACTING INC
Town: NEWBURGH (TN)
31-5-6

Sub Total:	195.00
Transfer Tax	
Transfer Tax - State	614.00
Sub Total:	614.00

Total: 809.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 10233
Transfer Tax
Consideration: 153500.00

Transfer Tax - State	614.00
Total:	614.00

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

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

GARY A. GALATI
263 ROUTE 17K SUITE 1003
NEWBURGH, NY 12550

**Bargain & Sales Deed with Covenant against Grantor's Acts
Individual or Corporation**

CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT

THIS INDENTURE, made the 8th day of June, 2017.

BETWEEN Marianne Hedberg Allyn and Congers Realty Development, LLC, at 14 Crescent Drive South, Elmsford, New York 10523,

party of the first part, and

Valley Contracting, Inc., at 444 South Plank Road, Newburgh, New York 12550,

party of the second part,

WITNESSETH, that 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 more particularly described as follows:

SEE SCHEDULE "A" ANNEXED HERETO

BEING and intended to be the same premises conveyed Burton Allyn to Marianne Hedberg Allyn and Congers Realty Development, LLC by Deed dated August 19, 2011 and recorded in the Orange County Clerk's Office on February 16, 2012 in Liber 13291 of Deeds at page 1672.

The premises are not in an agricultural district and the subject premises are entirely owned by the transferor.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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

Session 31 block 5 lot 6

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 whatsoever, 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 written above.

IN PRESENCE OF:



MARIANNE HEDBERG ALLYN

CONGERS REALTY DEVELOPMENT, LLC



BY: GLENN B. ALLYN, Member

STATE OF NEW YORK)

..SS

COUNTY OF ORANGE)

On the ^{8th} day of June in the year two thousand seventeen, before me, the undersigned, a Notary Public in and for the said State, personally appeared Marianne Hedberg Allyn, personally know to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.



NOTARY

MICHELE M. CALLAHAN
Notary Public, State Of New York
No. 01CA6083976
Qualified in Orange County
Commission Expires November 25, 2017

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

On the 8th day of June in the year two thousand seventeen before me, the undersigned, a Notary Public in and for the said State, personally appeared Glenn B. Allyn, personally know to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY

MICHELE M. CALLAHAN
Notary Public, State Of New York
No. 01CA6083976
Qualified in Orange County
Commission Expires November 25, 2018

ALL that certain lot, 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, known and designated as as Lot Nos. 593, 594, 595 and 596 on a certain map entitled, "Section No. 1, Map of Orange Lake Estates, located in the Town of Newburgh, Orange County, New York, Butler-Fornan Realty Corporation, owners and developers," prepared by Blake & Woodhull, Licensed Engineers and Surveyors, dated March 20, 1928 and filed April 10, 1928 in the Orange County Clerk's Office in Plan File of Maps, Pocket 15, Folder 45, as Filed Map No. 975, bounded and described as follows :

BEGINNING at a point in the southeasterly line of Snider Avenue, said point marking the most northerly corner of lands now or formerly of Kuprych (Liber 1568 Page 91) and the most westerly corner of the herein described parcel of land;

RUNNING THENCE from said point of beginning and along Snider Avenue, North 28 degrees 55' 30" East, 100.00 feet to the lands now or formerly of Hahn (Liber 2098 Page 541);

THENCE along the lands of Hahn and following a fence line, South 61 degrees 04' 30" East, 180.69 feet to a point in Orange Lake;

THENCE through Orange Lake, South 31 degrees 59' 56" West, 100.14 feet to the aforementioned lands of Kuprych;

THENCE along the lands of Kuprych and following a fence line, North 61 degrees 04' 30" West, 175.32 feet to the place of BEGINNING.

Record and Return To:
Gary A. Galati, Esq.
263 Route 17K
Newburgh, NY 12550



PICTURE # 1
PROPERTY FRONTAGE ALONG
SNIDER AVENUE
LOOKING EAST AT ORANGE LAKE

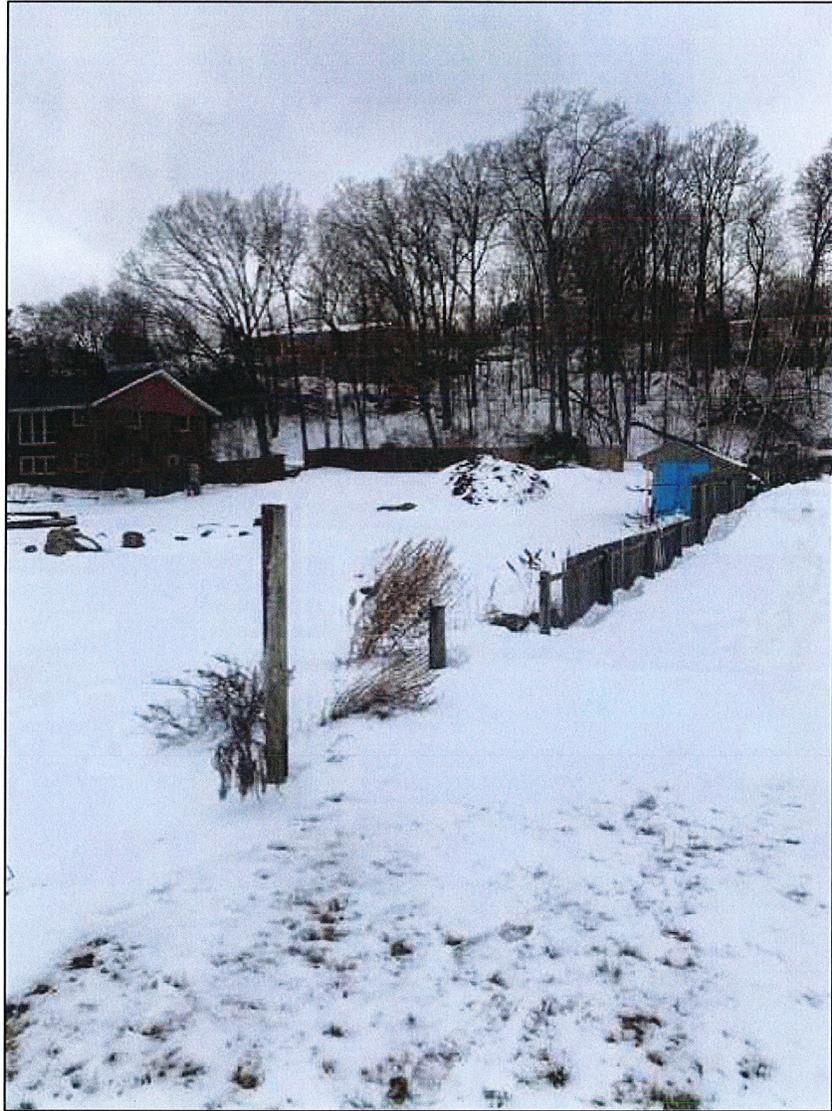
AREA VARIANCES
MIKE AND SHERI O'DONNELL
38 SNIDER AVENUE (S/B/L: 31-5-6)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE:
02-06-2021

WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancellla@hotmail.com

SHEET NO.:
1 OF 6



PICTURE # 2
FROM ORANGE LAKE
LOOKING SOUTHWEST TOWARDS SNIDER AVENUE

AREA VARIANCES
MIKE AND SHERI O'DONNELL
38 SNIDER AVENUE (S/B/L: 31-5-6)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE:
02-06-2021

WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancellla@hotmail.com

SHEET NO.:
2 OF 6



PICTURE # 3
FROM SNIDER AVENUE
LOOKING NORTHEAST TOWARDS ORANGE LAKE

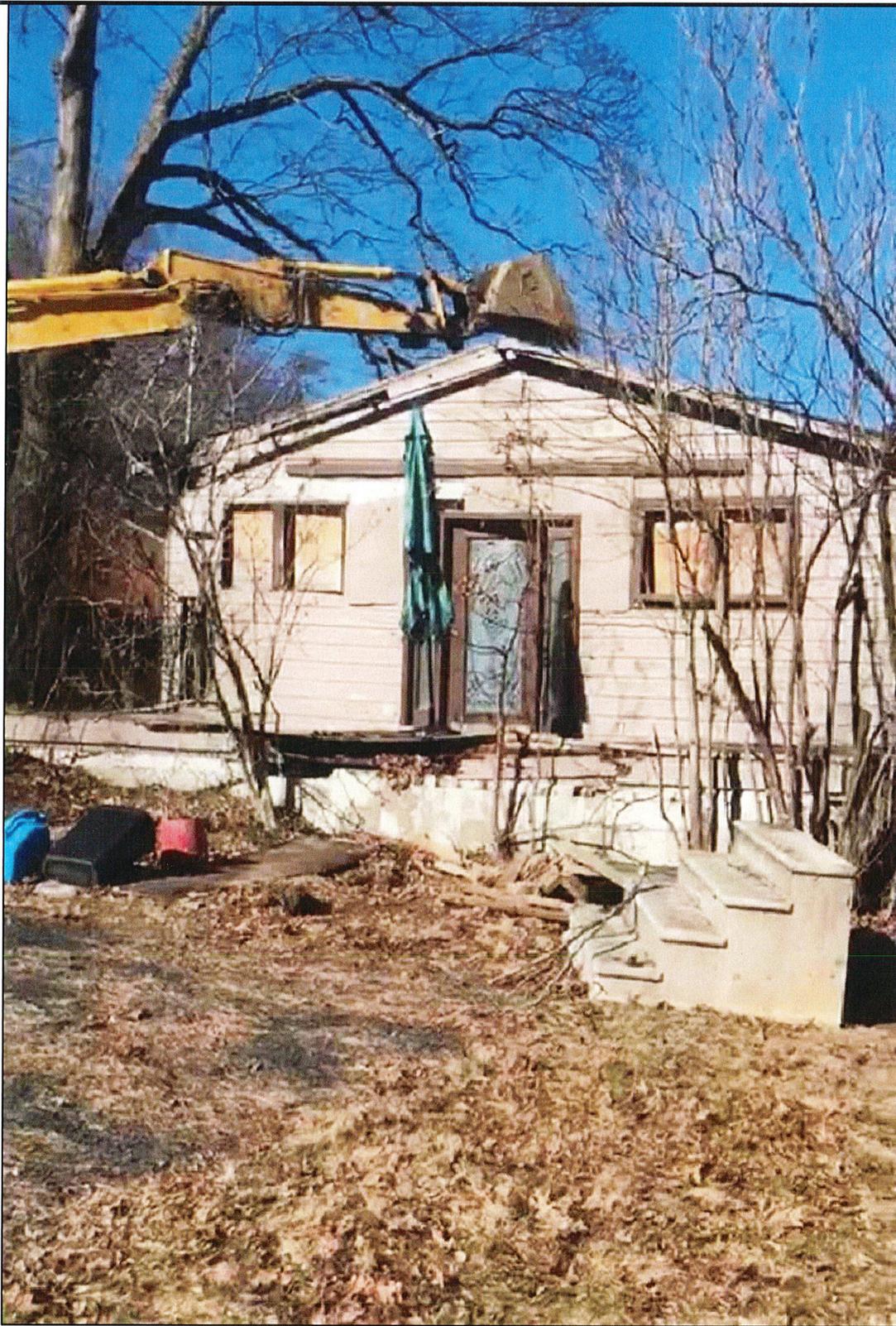
AREA VARIANCES
MIKE AND SHERI O'DONNELL
38 SNIDER AVENUE (S/B/L: 31-5-6)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE:
02-06-2021

WALKKILL, NEW YORK 12589
(845) 741-0363
jonathancellla@hotmail.com

SHEET NO.:
3 OF 6



PICTURE # 6
FRONT OF ORIGINAL RESIDENCE
PRIOR TO REMOVAL

AREA VARIANCES
MIKE AND SHERI O'DONNELL
38 SNIDER AVENUE (S/B/L: 31-5-6)
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JONATHAN CELLA, P.E.
51 HUNT ROAD

DATE:
02-06-2021

WALLKILL, NEW YORK 12589
(845) 741-0363
jonathancella@hotmail.com

SHEET NO.:
6 OF 6

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

STATE OF NEW YORK: COUNTY OF ORANGE:

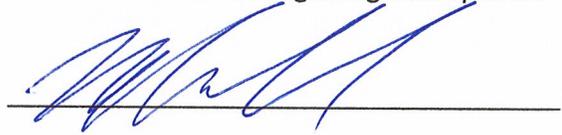
I Michael O'Donnell, being duly sworn, depose and say that I did on or before

February 11, 2021, post and will thereafter maintain at

38 Snider Ave 31-5-6 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 11th

day of February, 2021.

TAMMY L. MANCINELLI
Notary Public, State of New York
No. 01MA6026211
Qualified in Orange County
Commission Expires June 14, 2023



From: Valley Contracting Septic
Sent: Thursday, February 11, 2021 1:42 PM
To: Siobhan Jablesnik
Subject: 38 Snider Ave.



Mike O'Donnell

Valley Contracting Inc.
Valley Septic Service
444 South Plank Rd.
Newburgh NY 12550

845-566-0680

www.valleycontractinginc.com