



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

APPLICATION

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

SPECIAL PERMIT: HOME OCCUPATION

TO: THE ZONING BOARD OF APPEALS, 21 HUDSON VALLEY PROFESSIONAL PLAZA,
THE TOWN OF NEWBURGH, NEW YORK, 12550

I (WE) Efrain Oyola Presently

Residing at 425 Quaker St. Wallkill, NY 12589

Telephone Number 646-284-6587

Hereby make application to the Zoning Board of Appeals to operate a HOME OCCUPATION, Pursuant To Section 30.4.2 of the Zoning Laws of the Town of Newburgh.

1. Location of the property:

Section 11 Block 1 Lot 19

Street Address: 425 Quaker St. Wallkill, NY 12589

Zoning District: AR Zone

2. a) Does the property owner reside on the premises? Yes

b) Will the property owner be operating the business? Yes

c) What Type of HOME OCCUPATION do you propose? Mail order Home

Business to sell and Transfer firearms

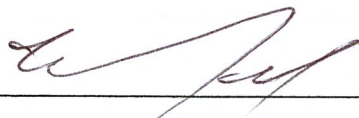
d) Briefly explain the proposed operation of this business. Receive and Transfer
Firearms under a federal firearms License issued
by the BATFE and a NYS firearms Dealer's License

e) What, if any, structural changes will be made to the premises in order to construct this HOME

OCCUPATION? None

SPECIAL PERMIT: HOME OCCUPATION

- 2. f) What is the current square footage of the existing dwelling? 2828 sq. ft.
- g) What, if any, is the proposed square footage of this dwelling that this HOME OCCUPATION will require? 144 sq. ft.
- h) How many, if any, employees will be working at this business? none
- i) What are the hours and days of operation? 4 Hours 5 Days



 PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6 DAY OF July 2025



 NOTARY PUBLIC





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: 14659 / 1463
 INSTRUMENT #: 20190081866
 Receipt#: 2728085
 Clerk: JM
 Rec Date: 11/21/2019 03:03:09 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: HAVEN SCOTT M
 Party2: OYOLA EFRAIN
 Town: NEWBURGH (TN)
 11-1-19

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 1264.00
 Sub Total: 1264.00

Total: 1454.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 3582
 Transfer Tax
 Consideration: 316000.00
 Transfer Tax - State 1264.00
 Total: 1264.00

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

Comment: _____

Ann G. Rabbitt
 Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

KEVIN FOLEY, ESQ
 15 SCOTTS CORNER DRIVE
 MONTGOMERY, NY 12549

11064592

Bargain & sale deed, with covenant against grantor's acts -Ind. or Corp.

THIS INDENTURE, made the 16th day of October, 2019

BETWEEN SCOTT M. HAVEN and KELLY A. HAVEN, 425 Quaker Street,
Wallkill, NY 12589

parties of the first part, and

EFRAIN OYOLA and NILDA OYOLA, husband and wife, 3 Northgate Drive,
Walden, NY 12586

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States and other good and 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 further bounded and more accurately described in attached:

“Schedule A”

Being and intended to be the same premises conveyed in a certain deed dated 1/27/00 by Barbara L. Albanese to Scott M. Haven and Kelly A. Haven and recorded in the office of the Orange County Clerk in Liber 5236 page 262.

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

11-1-11

Schedule A Description

Title Number **HN 64592**

Page 1

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, State of New York being more accurately bounded and described as follows:

BEGINNING at a point in the centerline of Quaker Street said point being the Northwestern most corner of lands n/f Drake, Liber 2612 page 310 and runs thence along said Quaker Street the following two (2) courses and distances:

1. North 26 degrees 33 minutes 00 seconds East 200.00 feet;
2. North 35 degrees 12 minutes 00 seconds East 100.00 feet;

thence along lands n/f Meybohm, Liber 2370 page 25 the following two (2) courses and distances:

1. South 61 degrees 14 minutes 00 seconds East 135.00 feet to an iron pipe;
2. South 22 degrees 33 minutes 00 seconds West 282.00 feet; thence along lands n/f Mid-Hudson Valley Dev. Corp., Liber 2686 page 77 and said lands n/f Drake, North 67 degrees 36 minutes 26 seconds West 170.66 feet to the point or place of beginning.

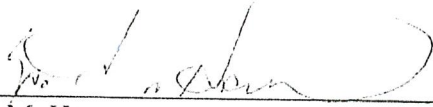
HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

payment of the cost of the improvement before using any part of the total of the same for any other purpose.

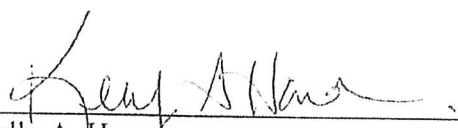
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:



Scott M. Haven



Kelly A. Haven

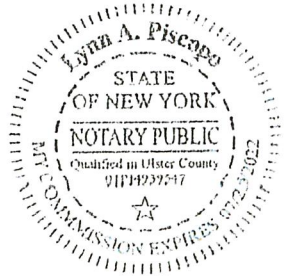
STATE OF New York)
 :SS
COUNTY OF Orange)

On the ^{30th} 30 day of October, in the year 2019, before me, the undersigned, a notary public in and for the said state, personally appeared Scott M. Haven and Kelly A. Haven personally known 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 individual acted, executed the instrument, and that such individuals made such appearance before the undersigned.



Notary Public

R.R. Kevin Foley Esq.
PO Box 1664
Montgomery NY
12549



Efrain Oyola
425 Quaker Street
Wallkill, NY 12589
646-284-6587 / eyola@hvc.rr.com

8/18/2020

Application 20-0722

Town of Newburgh
Code Compliance Department
Attn: Joseph Mattina
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

Dear Mr. Mattina,

Below please find the information requested by the Town of Newburgh Code Compliance Department as per the letter received showing an application date of 8/03/2020.

Item#1

Attached please find the floor plan of the dwelling which shows the location and size of the area of our home occupancy.

Item#2

Firearms being stored are common Handguns and Long Guns (Rifles, Shotguns) normally available for sale and compliant with all Bureau of Alcohol Tobacco Firearms and Explosives (BATFE) and New York State regulations. The quantities vary between 1 and 50 assorted firearms as previously mentioned.

Item#3

Ammunition will be stored and consist of common and readily available for use with the previously mentioned Handguns, Rifles and Shotguns. Quantity of ammunition will be determined by customer orders and can range between 250 – 1000 rounds per order. All ammunition orders will be delivered to the customer upon receipt.

Item#4

All firearms and ammunition will be stored in appropriately secured safes which offer protection from theft and fire. Photo of safes are attached. Location is also secured with a 24-hour monitored alarm system and multiple recordable cameras.

Item#5

There will be **NO** black powder and/or gun powder stored on the premises.

Submitted as requested for your information.


Efrain Oyola



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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/28/2025

Application No. 25-0373

To: Efrain Oyola
425 Quaker Street
Wallkill, NY 12589

SBL: 11-1-19
ADDRESS: 425 Quaker St

ZONE: AR

PLEASE TAKE NOTICE that your application dated 04/22/2025 for permit to create a home occupancy: Federal Firearms License Dealer, Online sales, storage and transactions of Firearms, on the premises located at 425 Quaker St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

185-48.6-A: The Town of Newburgh permits customary home occupations to be conducted as accessory uses in dwellings subject to special permit.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



More info
Call 1-800-333-3333

CANNON

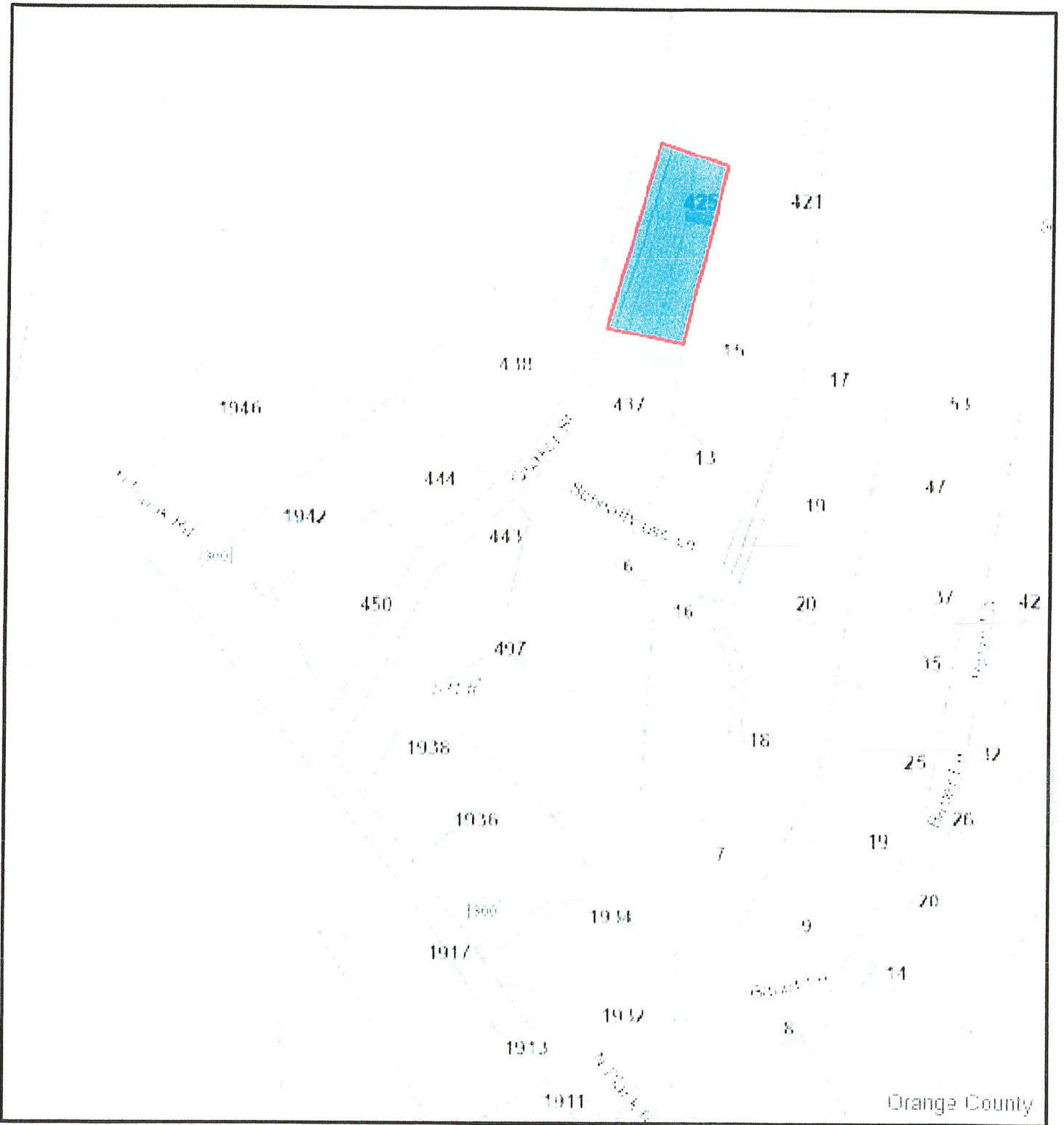
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The Subtitle

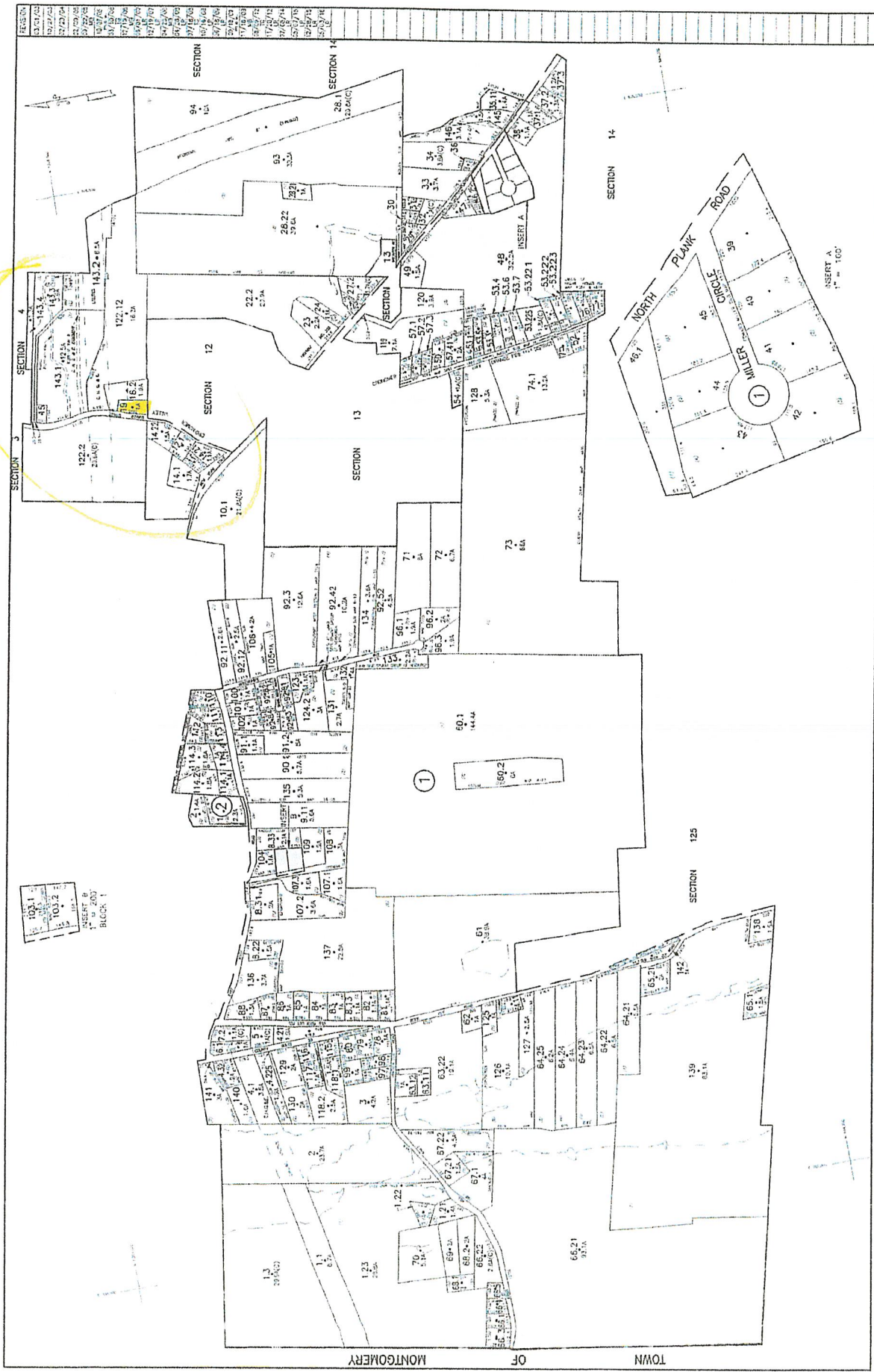
The Map Title



Orange County G.I.S. Division 255 Main St Goshen, New York 10924 Phone: 845.615.3790

DISCLAIMER: This map is a product of Orange County Real Property GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Printed: Sep 04, 2020



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LEGEND

SYMBOL	DESCRIPTION
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ORANGE COUNTY—NEW YORK

Prepared by
 THE NEW YORK STATE DEPARTMENT OF TAXATION
 178 Main Street, Albany, N.Y. 12242
 Phone 518-487-2318 Fax 518-487-2319

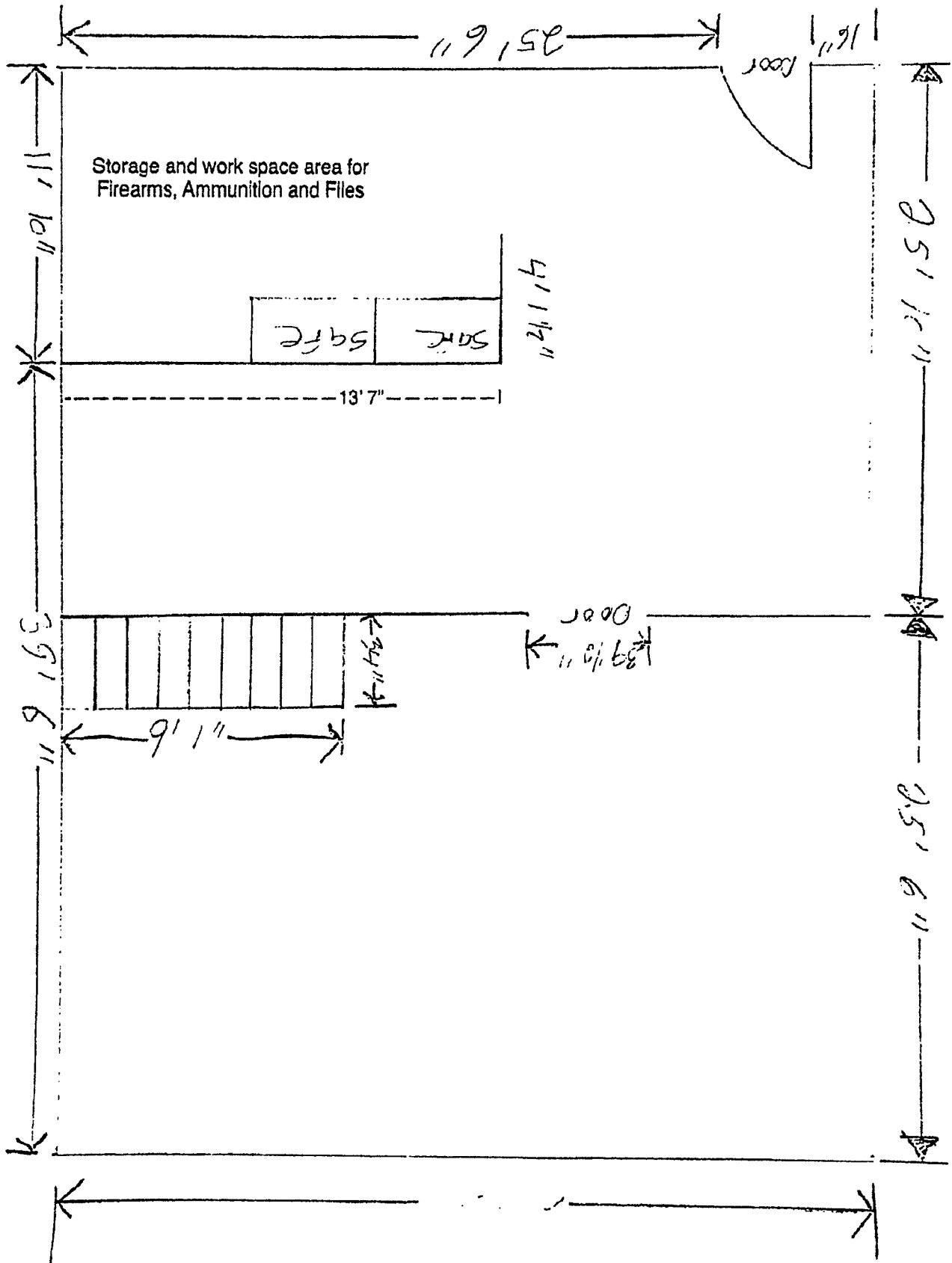
MANUFACTURE, ADAPTION, SALE OR DISTRIBUTION
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 MAPS FOR ANY PURPOSES OTHER THAN
 THAT FOR WHICH THEY WERE DESIGNED
 IS PROHIBITED BY LAW.

Scale 1" = 400' Section No. 11

ADJOINING REFERENCE

33-4600 TOWN OF NEWBURGH

Basement Floor Plan of 425 Quaker Street, Walkill, NY 12589



Y: V...
NEWBURGH, COUN...
40 FT.
SECTION: 9 SECTION 11 BLOCK 1 LOT 19
PAGE 296
5,679.40 SQ. FT.
.09 ACRES



NORTH 75° 12' 00" EAST
100.00'

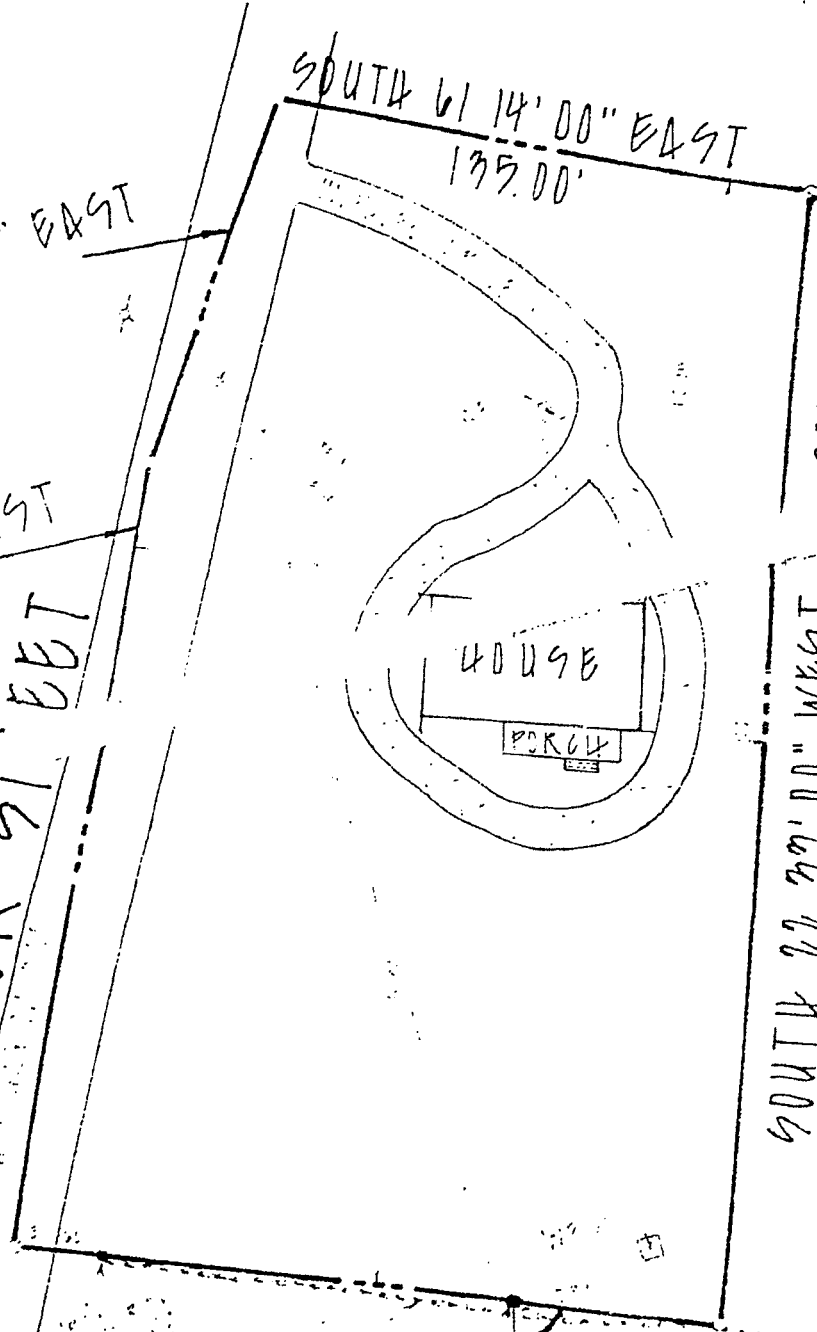
NORTH 26° 39' 00" EAST
200.00'

QUAKER ST. EBT

SOUTH 61° 14' 00" EAST
175.00'

282.00'

SOUTH 22° 39' 00" WEST



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SURVEY: LANDS TO BE CONVEYED TO ALBANESE

TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK

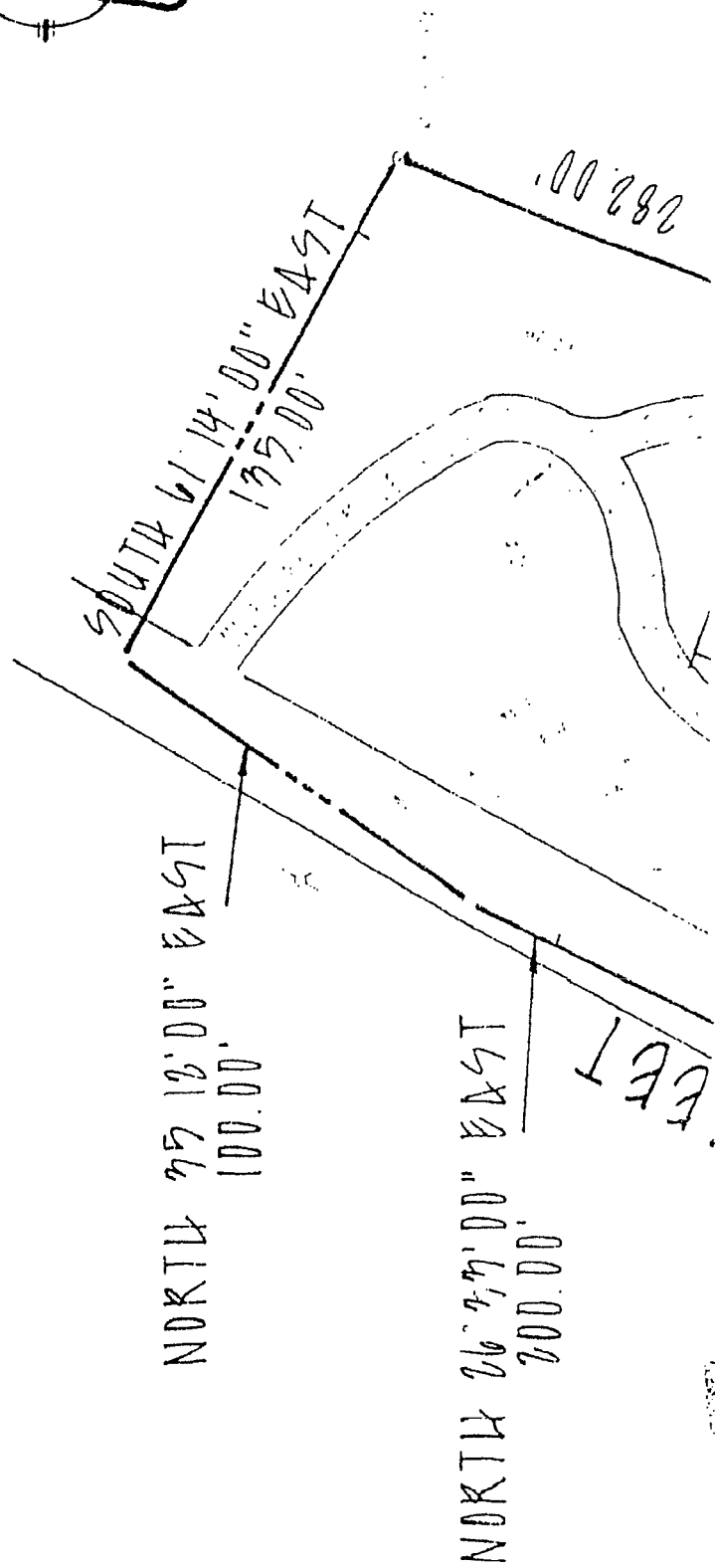
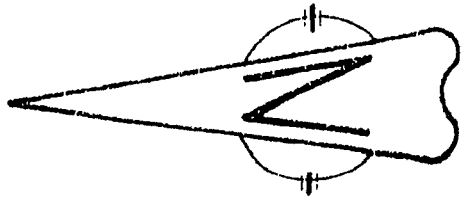
SCALE: 1"=40 FT. DATE: DECEMBER 27, 1988

TAX MAP DESIGNATION: SECTION 11, BLOCK 1, LOT 19

DEED REFERENCE: LIBER 772, PAGE 296

AREA: 45,679.40 SQ. FT.

1.05 ACRES

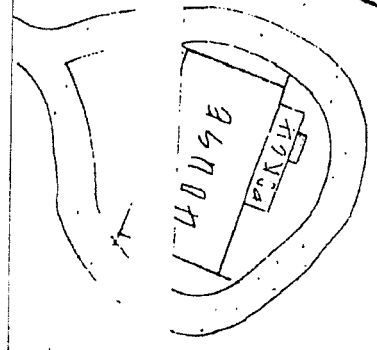


ST / (HOUSE) / ST

282.00

SOUTH 22 29'.00" WEST

QUAKER ST. EAST



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NORTH 67 36' 26" WEST
170.06'

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THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C. 20250

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR
CONCLUSIONS OF THE BUREAU OF LAND MANAGEMENT. IT IS THE
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ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Efrain Oyola

SBL# 11-1-19

425 Quaker Street, Wallkill, NY 12589



bing maps

Notes



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

STATE OF NEW YORK: COUNTY OF ORANGE:

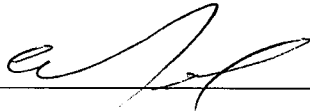
I Effrain Oyola, being duly sworn, depose and say that I did on or before

June 12, 2025, post and will thereafter maintain at

425 Quaker St 11-1-19 AR Zone in the Town of Newburgh, New York, at or near the front

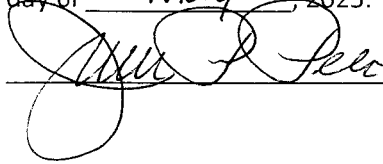
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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 14

day of May, 2025.







TOWN OF NEWBURGH
County of the Hudson
 ZONING BOARD OF APPEALS
 21 Hudson Valley Professional Plaza
 Newburgh, NY 12550

OFFICE OF ZONING BOARD OF APPEALS
 BUREN KOLZIO, CHAIRMAN
 WIGORAN JABLEDORF, SECRETARY
 TELEPHONE: 845-366-6981
 FAX LINE: 845-366-7882

NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Sections 267-8 (1) of the Town Law, State of New York and Section 185-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 26th day of June, 2025 at 7:00 P.M. in the Town Hall, 1496 Route 308, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Edina Orsila for a Special Permit: Home Occupation. Applicant is applying to create a Home Occupation to be a Federal Licensed Firearms Dealer, Online Sales, Storage and Transactions of Firearms. The applicant was approved for the same application on the September 2020 Meeting.

PREMISES LOCATED at 425 Oakhurst St. 11-1-19 AR Zone in the Town of Newburgh, New York.

TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

BY ORDER of the Zoning Board of Appeals dated the 11th day of June, 2025.

[Signature]
 (APPLICANT)

