



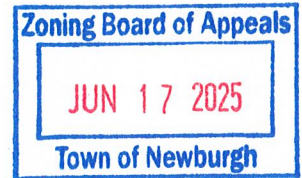
TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

21 Hudson Valley Professional Plaza

Newburgh, NY 12550



OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: June 6, 2025

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

I (WE) John J. Clark, Administrator for the Estate of Pano Z. & June C. Patsalos PRESENTLY

RESIDING AT NUMBER 3113 Rte. 94 Chester, NY, 10918

TELEPHONE NUMBER 845 496-4844

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:

SBL78-3-4 (TAX MAP DESIGNATION)

128 Dogwood Lane (STREET ADDRESS)

R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-11 Utilization of Bulk Table

185 Attachment 7 Table of Use and Bulk Requirements R-1 District -Schedule 3

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:

- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

June 7, 2025 _____

4. DESCRIPTION OF VARIANCE SOUGHT: A side yard setback of 21.7 feet to an existing dwelling where a minimum side yard setback of 30 feet is required. _____

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:

NA _____

(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:

NA _____

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

NA _____

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

NA _____

6. IF AN AREA VARIANCE IS REQUESTED: SEE ADDENDUM

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

- 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:

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

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

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

7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6 DAY OF 6 2025

MARY FERN BREHENY
Notary Public, State of New York
No. 02BR5086377
Qualified in ORANGE County
Commission Expires October 14, 2025


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)

Addendum

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIREABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

The non-conformity pertains to a side yard setback for an existing dwelling that was built in 1958. The character of the neighborhood will remain as it was from the time the home was built. The variance will produce no change to the existing neighborhood, and not be a detriment.

Granting the variance will permit the approval of a lot line change with the adjoining parcel to the rear. The lot line revision is being proposed to eliminate the need for a licensed agreement for an existing driveway encroachment. The existing driveway located on the adjoining parcel encroaches onto the subject parcel. The rear lot line between the parcels is being revised to eliminate this encroachment.

- 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 variance applies to an existing building; therefore, there is no other feasible method for the applicant other than requesting the variance.

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

The required side yard setback is 30 feet, and the existing setback is 21.7 feet. The variance sought is an existing non-conformity related to an existing building. The variance produces no undesirable change to the neighborhood.

- 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 non-conformity is existing and is not made any more non-conforming by the proposed lot line change. Since the non-conformity has existed from the time the home was built, the variance will produce no changes to the physical or environmental conditions in the neighborhood.

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

Orange County tax records indicate this home was built in 1958. It could possibly predate the existing setback requirements. If the ZBA finds the need for the variance as being self-created, such a finding does not preclude the ZBA's approval of the variance.

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

John J. Clark, Admin. for the Estate of Patsalos, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 3113 Rte. 94 Chester, NY 10918

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF the Estate of Pano Z. & June C.

Patsalos is the owner in fee of SBL 78-3-4

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Darren C. Doce

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6/6/25 *John J. Clark*
OWNER'S SIGNATURE

Mary Ann Fullen
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6th DAY OF June 20 25

Michael P. Covello
NOTARY PUBLIC

MICHAEL P. COVELLO
Notary Public, State of New York
Registration No. 01C06311473
Qualified in Dutchess County
Commission Expires September 15, 2026

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: Lot Line Change Plat lands of Rossbach & Patsalos - Patsalos Area Variance			
Project Location (describe, and attach a location map): 128 Dogwood La., Town of Newburgh, Orange County, NY			
Brief Description of Proposed Action: The subject parcel is currently involved in an application before the Town of Newburgh Planning Board for a lot line revision. The existing home located on the parcel does not meet the required side yard setback. A setback of 30 feet is required. The side yard setback to the existing house is 21.7 feet.			
Name of Applicant or Sponsor: Estate of Pano Z. & June C. Patsalos c/o John J. Clark, administrator		Telephone: 845 496-4844 E-Mail:	
Address: 128 Dogwood Lane			
City/PO: Newburgh		State: NY	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 <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 of Newburgh Planning Board - Lot Line Revision		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.0538 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?		1.0538 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			

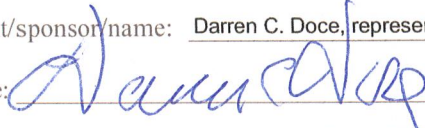
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	
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: _____ _____	<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: _____ The parcel is connected to Town of Newburgh water. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ The parcel has an individual sewage disposal system. _____	<input checked="" type="checkbox"/>	<input 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 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	YES	
	<input checked="" type="checkbox"/>	<input 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: _____ _____ _____			

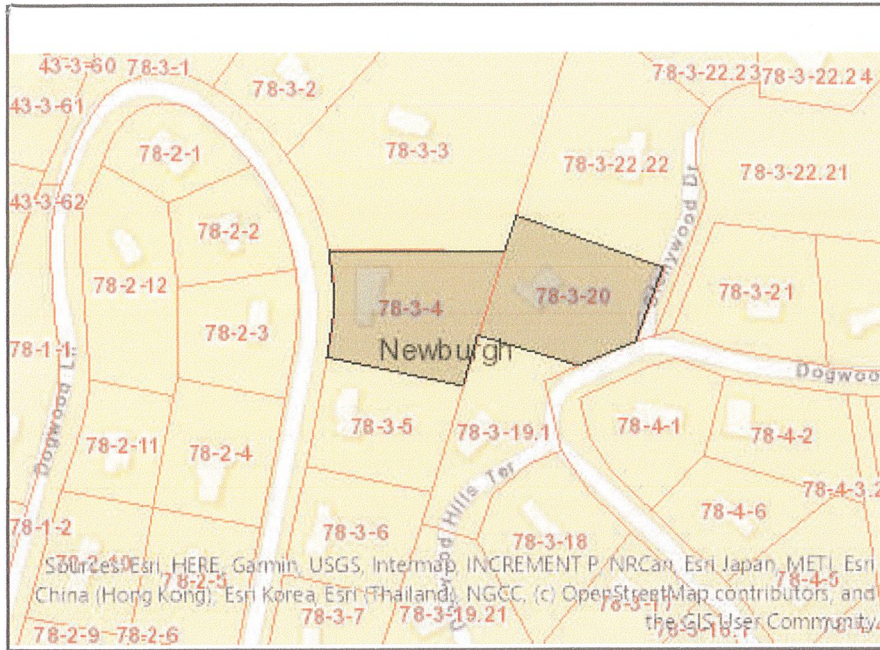
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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 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"/>

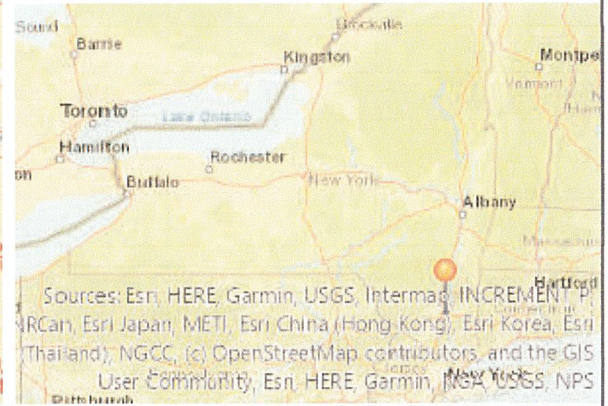
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: <u>Darren C. Doce, representative of the applicant</u> Date: <u>6/09/2025</u>		
Signature: <u></u> Title: <u>PE</u>		



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

MEYER ZODIKOFF and SYLVIA ZODIKOFF

TO

PANO Z. PATSALOS and JUNE C. PATSALOS

09/535

SECTION 78 BLOCK 3 LOT 4

RECORD AND RETURN TO:
(Name and Address)

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

PANO Z. PATSALOS, ESQ.
~~28 Bedford Lane~~ P.O. Box 2016
Newburgh, New York 12550

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 061482 DATE 10/10/89 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove _____
CH22 Chester _____
CO24 Cornwall _____
CR26 Crawford _____
DP28 Deerpark _____
GO30 Goshen _____
GR32 Greenville _____
HA34 Hamptonburgh _____
HI36 Highlands _____
MK38 Minisink _____
ME40 Monroe _____
MY42 Montgomery _____
MH44 Mount Hope _____
NT46 Newburgh (T) ☒
NW48 New Windsor _____
TU50 Tuxedo _____
WL52 Walkkill _____
WR54 Warwick _____
WA56 Wawayanda _____
WO58 Woodbury _____
MN09 Middletown _____
NC11 Newburgh _____
PJ13 Port Jervis _____
9999 Hold _____

SERIAL NO. _____

Mortgage Amount \$ _____

Exempt Yes _____ No _____

3-6 Cooking Units Yes _____ No _____

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on OCT 19 1989
at 2:10 O'Clock P M.
In Liber/Film 3203 and examined.
at page 164

Marion S. Murphy
County Clerk

CHECK ☒ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ _____

TRANSFER TAX \$ 1,280.00

Ed Fund 5.00

RECORD. FEE \$ 14.00

REPORT FORMS \$ 5.00

CERT. COPIES \$ _____

C.T.I.

RECEIVED

1989 OCT 19 1,280.00
REAL ESTATE
OCT 19 1989
TRANSFER TAX
ORANGE COUNTY

LIBER 3203 PAGE 164

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 10/19/1989 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 06/05/2025.

Kelly A. Eskew

County Clerk & Clerk of the Supreme County Courts
Orange County

G-3064

THIS INDENTURE, made the 10th day of October, nineteen hundred and eighty-nine
BETWEEN MEYER ZODIKOFF and SYLVIA ZODIKOFF, his wife, both residing at
28 Dogwood Lane, Newburgh, Orange County, New York

party of the first part, and PANO Z. PATSALOS and JUNE C. PATSALOS, his wife, both
residing at 29 Meadow Street, Newburgh, Orange County, New York

party 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 suc-
cessors 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

ALL that certain piece or parcel of land, lying, situate
and being in the Town of Newburgh, County of Orange and State
of New York, being more particularly described as follows:

BEGINNING at an iron rod found on the easterly line of
Dogwood Lane at the northwesterly corner of the herein described
premises, said point being southerly along said line on a curve
to the right having a radius of 450 feet and an arc distance of
171.01 feet from an iron rod found at a corner of lands now or
formerly of George F., Jr. and Kathleen F. Stradar from Deed
in Liber 2359 of Deeds at page 104; and running thence, leaving
the said line of Dogwood Lane and along the said line of Stradar,
South 78° 00' 30" East 296.85 feet to a point in the line of lands
now or formerly of Bernard J. and Gail J. Sommers; thence along
said line of Sommers and the line of lands now or formerly of
John D. and Alice M. Killeen, South 28° 50' 20" West passing
through an iron pipe found at 3.52 feet and an iron pipe found
at an additional 121.69 feet, a total distance of 230.50 feet to
a point; thence along the northerly line of lands now or formerly
of Conrado A. and Perla Tojini, North 66° 47' 50" West 234.55 feet
to a point at the beginning of a curve on the easterly line of
aforesaid Dogwood Lane; thence along said line on a curve to
the left having a radius of 450 feet, an arc distance of 176.10
feet to the point or place of beginning.

SUBJECT to grants, easements and rights-of-way of record, if
any.

BEING the same premises described in that certain Deed dated
July 31, 1956, made by Cloverleaf Realty Corporation to Meyer
Zodikoff and Sylvia Zodikoff, the grantors herein, and recorded in
the Orange County Clerk's Office on August 15, 1956 in Liber 1397
of Deeds at page 244.

DIST:
SECTION:
BLOCK:
LOT:

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 premise 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 incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Boa (Phaid) Jr.

Meyer Zodikoff
MEYER ZODIKOFF

Sylvia Zodikoff
SYLVIA ZODIKOFF

STATE OF NEW YORK, COUNTY OF ORANGE

ss.:

On the 10th day of October 19 89, before me personally came MEYER ZODIKOFF and SYLVIA ZODIKOFF

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

George F. Stradar, Jr.
Notary Public

GEORGE F. STRADAR, JR.
Notary Public, State of New York
Qualified in Orange County
Commission Expires April 30, 1990

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of 19, before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss.:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

say that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

MEYER ZODIKOFF and SYLVIA ZODIKOFF

TO

PANO Z. PATSALOS and JUNE C. PATSALOS

SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK STATE LAND TITLE ASSN.

Distributed by



American Title Insurance Company
Northeast Region

Non PANO Z. PATSALOS

PO BOX 2096

NEWBURGH NY Zip No. 12550

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 3203 PAGE 167

DRAKE LOEB PLLC

ATTORNEYS AT LAW

555 Hudson Valley Avenue, Ste. 100
New Windsor, New York 12553

Phone: 845-561-0550

Fax: 845-561-1235

www.drakeloeb.com

James R. Loeb *
Richard J. Drake**
Glen L. Heller ◊
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglione, Jr.
Alana R. Bartley ◊◊
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield ◊◊
Ivan M. Bonet ◊◊

Jennifer L. Schneider
Managing Attorney

* Retired 2025

** Retired 2015; d. 2025

◊ LL.M. in Taxation

◊◊ Member NY & NJ Bar

June 7, 2025

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh
Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Lands of Rossbach & Patsalos / Planning Board Project No. 25-15

Dear Chairman Scalzo and Board Members:

At the Planning Board's June 5, 2025 meeting, the Planning Board resolved to refer this lot line change application to the Zoning Board of Appeals for certain side yard variances.

This properties are located at 28 Dogwood Hills Road, designated on the tax map as Section 78, Block 3, Lots 20 & 4, and are both improved with single family residences. The proposed lot line change will eliminate an existing driveway encroachment. No new structures are proposed. The parcels are located in the R-1 zoning district.

Tax Lot 4 contains two existing side yard deficiencies. The two side yards are 21.7 feet and 18.2 feet, where 30 feet is required.

The Planning Board has not declared its intent to serve as lead agency so that the Zoning Board of Appeals may consider and process this application without the need to wait for the Planning Board to conclude its SEQRA review. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

cc:

David A. Donovan, Esq., Attorney for the ZBA
Town of Newburgh Planning Board
Patrick J. Hines, Planning Board Consulting Engineer









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I DARREN C. DOCE, being duly sworn, depose and say that I did on or before

July 10, 2025, post and will thereafter maintain at

128 Dogwood Ln 78-3-4 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.

Darren C. Doce

Sworn to before me this 18

day of June 2025.

Dawnmarie Busweiler



