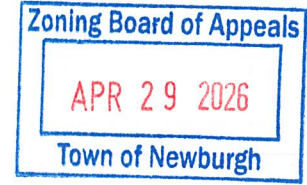




TOWN OF NEWBURGH

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: 4-29-2024

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

I (WE) John + Elena Petrolese PRESENTLY

RESIDING AT NUMBER 2188 State Rt 300 WALLKILL NY 12589

TELEPHONE NUMBER 845-564-6486

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

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

3-2-17 (TAX MAP DESIGNATION)

2188 ROUTE 300 (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 195

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:

4-01-2026

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: TO BUILD 6'x12' side yard deck

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

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

We are looking to install a new Trex deck and it
would not change the character of 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 home was built in 1958 before the current code
so the new setback requirement of 3.0' would be
impossible to achieve.

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

It (the deck) would be within our property line in side yard fenced area
and not affect our neighbors in any way. It is
not oversized or unappealing in color or dimension.

- 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 new deck will not infringe or impact the
neighborhood. It will be solely in our side yard without
overhanging or obstructing neighboring homes. The materials to be
used are safe for the environment.

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

It is an existing home from 1958.

7. ADDITIONAL REASONS (IF PERTINENT):

John Petrolase

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 28 DAY OF April 20 24

Lisa M. Ayers

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)

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: Petrolese Side Yard Deck			
Project Location (describe, and attach a location map): 2188 Route 300			
Brief Description of Proposed Action: Build a 6' x 12' side yard deck on the premise			
Name of Applicant or Sponsor: JOHN PETROLESE		Telephone: 845-564-6486/ 914-443-0800	
		E-Mail: jpetrolese@verizon.net	
Address: 2188 State Route 300			
City/PO: Wallkill		State: NY	Zip Code: 12589
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 governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Zoning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? Lot size 120 X 190 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? Deck size 6' X 12' acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>JOHN PETROLESE</u></p>		<p>Date: <u>4-29-2026</u></p>
<p>Signature: <u><i>John Petrolese</i></u></p>		



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

2026-09

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/01/2026

Application No. 26-0199

To: Eliseo Pendino LTD
92 Old Indian Rd
Milton, NY 12547

SBL: 3-2-17
ADDRESS: 2188 Route 300

ZONE: AR

PLEASE TAKE NOTICE that your application dated 03/19/2026 for permit to build a 6' x 12' side yard deck on the premises located at 2188 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 2: Requires a side yard setback of 30': Existing is 12': Requesting 6': Variance is 24' / 80%. (Dwelling is existing non-conforming)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

**TOWN OF NEWBURGH
BUILDING PERMIT APPLICATION**
21 Hudson Valley Professional Plaza
Newburgh, NY 12550
Ph: (845)564-7801 Fax: (845)564-7802
(Please Print)

Permit #: _____

Tracking #: _____

Fee: \$ _____

Receipt #: _____

(OFFICE USE ONLY)

JOB LOCATION: 2188 STATE RT. 300 WALKILL, NY

S.B.L.: _____ CONSTRUCTION COST: \$ 8,200.00

OWNER: <u>JOHN PETROLESE</u>	APPLICANT <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	CONTRACTOR: <u>ELISEO PENDING LTD</u>	APPLICANT <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
ADDRESS: <u>2188 STATE RT 300</u>		ADDRESS: <u>92 OLD INDIAN RD</u>	
CITY/STATE/ZIP: <u>WALKILL, NY 12589</u>		CITY/STATE/ZIP: <u>MILTON, NEW YORK 12547</u>	
PHONE: <u>914-443-3097</u>		PHONE: <u>845-559-8409</u>	
CONTACT EMAIL: <u>J.PETROLESE@VERIZON.NET</u>		CONTACT EMAIL: <u>ESPENDING@gmail.com</u>	

DESCRIPTION OF WORK TO BE PERFORMED:

REMOVE EXISTING 6x12 DECK & REPLACE WITH NEW
6x12 PRESSURE TREATED DECK WITH TREX DECKING & VINYL RAILINGS

STRUCTURE (CHECK ONE):

- DECK
- ENCLOSED DECK
- ACCESSORY BLDG.
- ROOF
- SIGN
- PERMIT RENEWAL
- FIRE PLACE / WOOD STOVE
- DEMOLITION PERMIT
- GENERATOR
- ELECTRICAL WORK
- SOLAR INSTALLATION
- OTHER _____

PERMIT FEES: *CASH OR CHECK*
\$10.00 PER \$1,000 OF COST
\$25.00 CERT. OF OCCUPANCY
DECKS: \$60.00 BASE FEE
\$5.00 PER \$1,000 OF COST
\$25.00 CERT. OF OCCUPANCY
PRIOR BUILT: RES. \$50.00
DEMO: RES. \$100.00/STORY, RES. ACCESSORY \$50.00/STORY

- No work is to be started without a building permit.
- All applications must be accompanied by a survey showing all existing structures and septic system.
- One complete set of plans & specifications must be filed with this application.
- Proof of ownership
- Proof of liability insurance, list Town of Newburgh as certificate holder (Acord form).
- Proof of NYS workers compensation insurance or exemption form, list Town of Newburgh as certificate holder (use approved NYS Workers Compensation formats, Acord form not accepted)
- Proof of NYS disability insurance, if applicable. (see workers compensation above)
- Any changes to the original plans must be approved in writing by the building inspector
- The Town of Newburgh has officially adopted the NYS uniform fire prevention and building code and therefore all work must conform to the latest edition
- Appropriate fees are required to be submitted with the application

THE UNDERSIGNED CERTIFIES THAT THE PLANS AND SPECIFICATIONS AS FILED ARE IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN ZONING ORDINANCE AND AGREES THAT ALL WORK AND MATERIAL SHALL BE IN STRICT CONFORMITY WITH CODES GOVERNING BUILDING IN THIS TOWN AND THE STATE OF NEW YORK. **THE PERSON SIGNING THIS APPLICATION AGREES TO NOTIFY THE BUILDING INSPECTOR AS NEEDED FOR THE REQUIRED BUILDING INSPECTIONS.** FAILURE TO DO SO MAY RESULT IN LEGAL ACTION AND POSSIBLE FINES. OCCUPYING A NEW BUILDING OR ADDITION BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS A VIOLATION OF THE CODE OF THE TOWN OF NEWBURGH AND PUNISHABLE BY FINE AND OR IMPRISONMENT.

APPLICANT'S SIGNATURE: 

APPROVED: _____

DISAPPROVED: _____

REFERRED TO ZBA: _____







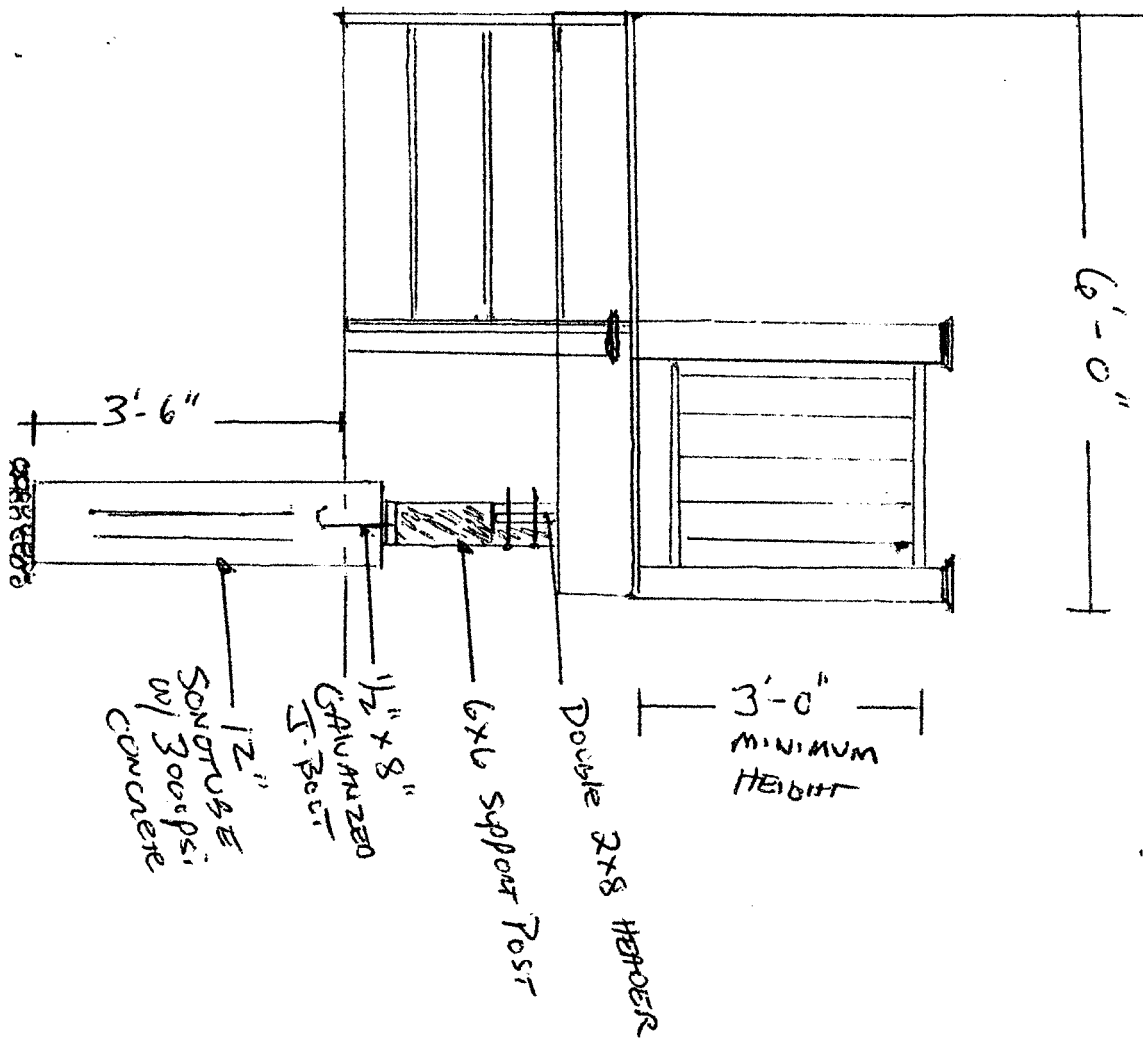


WALKER 1000
845-559-8409
EJ RENDING @ Gmail.com

SIDE VIEW

WALKER, NEW YORK

DECK
6' x 12'



SCALE: 1/2" = 1'-0"

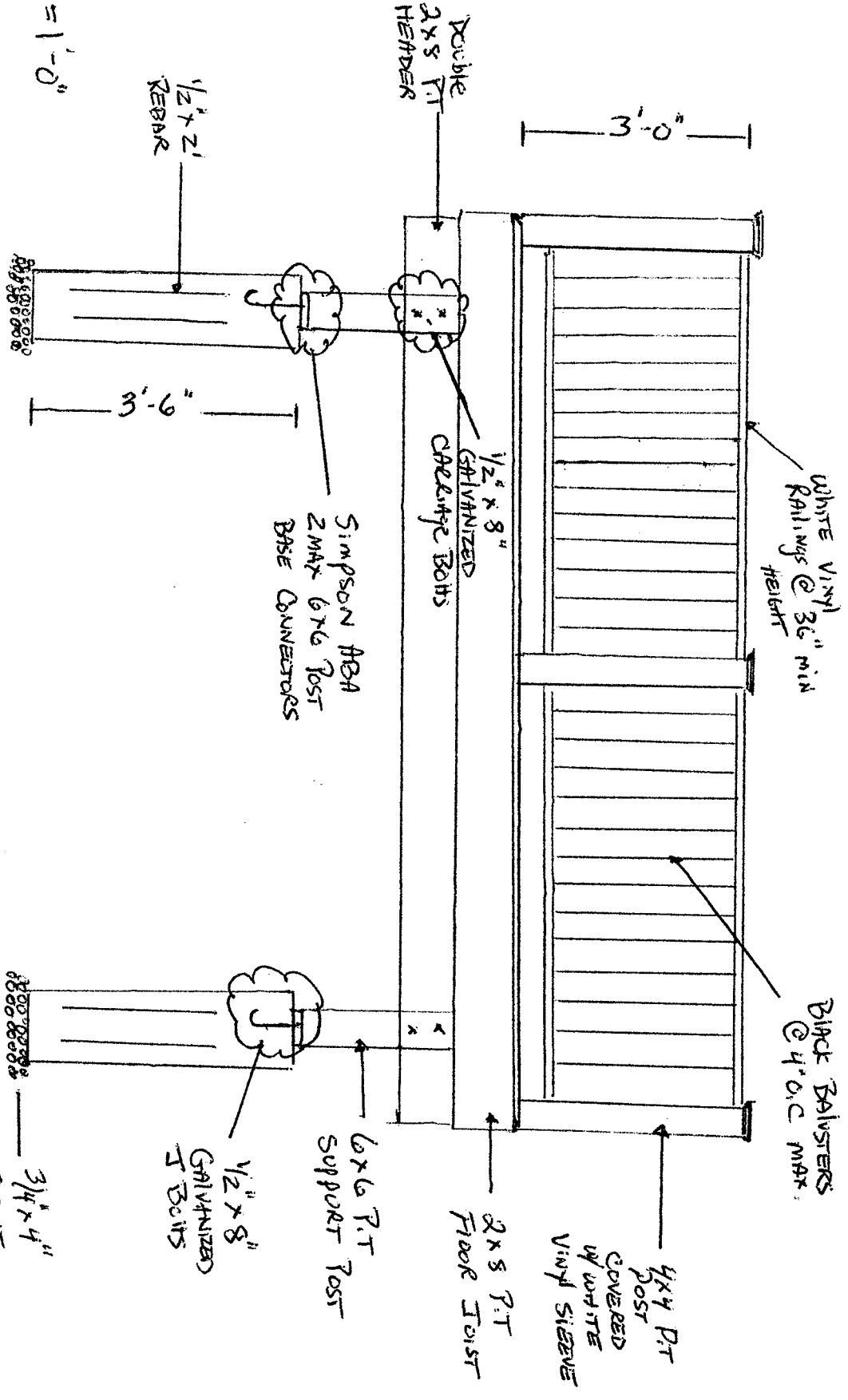
LEE RENDANO
845-559-8409

EJ RENDANO @ gmail.com

FRONT VIEW

DECK
6' x 12'

X100 STATE ROUTE 500
WALKILL, NEW YORK



SCALE: 1/2" = 1'-0"

EE PENDING
'45-559-8409
EPENDING@Gmail.COM

2188 STATE ROUTE 300
WALKILL, NEW YORK

SPECIFICATIONS

- REPLACE EXISTING 6X12 P.T DECK WITH NEW 6X12 P.T DECK
- ALL WORK TO BE IN ACCORDANCE WITH NYS & LOCAL BUILDING CODES
- LEDGER BOARD TO BE ATTACHED TO HOUSE WITH 1/2" GALVANIZED LAG SCREWS @ 16" O.C.
- LEDGER SEAL TO BE USED BEHIND LEDGER BOARD
- ALL FLOOR JOIST TO BE 2X8 PRESSURE TREATED
- SUPPORT POST TO BE 6X6 PRESSURE TREATED
- DOUBLE HEADER TO BE 2X8 PRESSURE TREATED
- POST BASE CONNECTORS TO BE SECURED WITH 1/2" X 8' J BOLTS
- DECKING TO BE TREX 1X6X12 WITH HIDDEN SPACER CLIPS
- SUPPORT POST FOR RAILINGS TO BE 4X4 PRESSURE TREATED
- SUPPORT POST FOR RAILINGS TO BE COVERED WITH WHITE VINYL SLEEVES
- RAILINGS TO BE 36" MINIMUM HEIGHT WHITE VINYL WITH BLACK BALUSTERS
- STAIRS TO BE CONSTRUCTED WITH 2X12 STRINGERS EQUAL RISE/EQUAL RUN
- FOOTINGS TO BE POURED CONCRETE 3000PSI INTO 12" SONOTUBES @ 42" DEPTH
- FOOTINGS TO BE PLACED ON 3/4" STONE WITH 1/2" X 2' REBAR
- FLOOR JOIST TO BE CONNECTED TO LEDGER PLATE WITH 2X8 JOIST HANGER
- HEADER TO BE SECURED WITH 1/2" X 8" GALVANIZED CARRIAGE BOLTS
- 4X4 SUPPORT RAILING POST TO BE SECURED WITH 5/16" X 4" GALVANIZED LAG SCREWS

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Elena B. Petrolese, being duly sworn, depose and say that I did on or before
May 14, 2026, post and will thereafter maintain at
2188 Route 300 3-2-17 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.

Elena B. Petrolese

Sworn to before me this 30

day of April, 2026.

Joseph P. PEDI





334600 3-1-5.12
Frankel DeOliveira ULWT, Jodi
23 Kings Hill Ter
Wallkill NY, 12589

334600 3-1-135
Carfizzi, Joseph A Jr.
107 BAiley Rd
Montgomery NY, 12549

334600 3-2-15
Ortiz, Patrick
2192 Route 300
Wallkill NY, 12589

334600 3-1-12
Prelvukic, Redzep
59 Forest Rd
Wallkill NY, 12589

334600 3-1-153
Raulli, Kathleen
5 Lira St
Wallkill NY, 12589

334600 3-2-16
Kuzda, Peter M
2190 Route 300
Wallkill NY, 12589

334600 3-1-86.1
Litz, James C
448 Strawridge Rd
Wallkill NY, 12589

334600 3-1-154
Jordy, Michael R
8 Lira St
Wallkill NY, 12589

334600 3-2-17
Petrolese, John P
2188 St Rte 300
Wallkill NY, 12589

334600 3-1-86.21
Carfizzi, Joseph A Jr
107 Bailey Rd
Montgomery NY, 12549

334600 3-2-3
Rodriguez, Daniel
1817 George St
Ridgewood NY, 11385

334600 3-1-86.23
The, Friends Of Kings Hil
361 Strawridge Rd
Wallkill NY, 12589

334600 3-2-6.2
Hopper, Earl Russell
10 Grand St
Newburgh NY, 12550

334600 3-1-88
Aller Living Trust, Dwight
497 Strawridge Rd
Wallkill NY, 12589

334600 3-2-7
Carfizzi IRT, Anthony & Susan
9 Kings Hill Ter
Wallkill NY, 12589

334600 3-1-89.2
Fitzsimmons, Jason
446 Strawridge Rd
Wallkill NY, 12589

334600 3-2-13.1
Aviles, Jennifer M
12 Kings Hill Ter
Wallkill NY, 12589

334600 3-1-90
Diaz, Steven
2199 Route 300
Wallkill NY, 12589

334600 3-2-13.2
Forrey, Braden M
10 Kings Hill Ter
Wallkill NY, 12589

334600 3-1-126
Hoffman, Thomas A
40 Sommerfield Dr
Wallkill NY, 12589

334600 3-2-14.1
D'Addio, Beth A
8 Kings Hill Ter
Wallkill NY, 12589

334600 3-1-134
Levine, Rita
P.O. Box 839
Wallkill NY, 12589

334600 3-2-14.2
Ortiz, Patrick
2192 Route 300
Wallkill NY, 12589

**Town of Newburgh
Office of the Assessor
1496 Route 300
Newburgh, NY 12550**

22

SEC 3
BLK 2
LOT 17

Done 04/21/2026 by (RE)

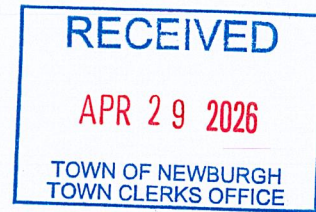
*** RECEIPT ***

Date: 04/29/26

Receipt#: 96744

Quantity	Transactions	Reference	Subtotal
1	Public Hearing		\$50.00
1	Zba Applic. & Advertising		\$250.00
Total Paid:			\$300.00

Notes:



Payment Type	Amount	Paid By
CK #6854	\$300.00	Petrolese, John

LISA M. VANCE AYERS TOWN CLERK
TOWN OF NEWBURGH
1496 ROUTE 300
NEWBURGH, NY 12550

Name: Petrolese, John
2188 State RT 300
walkill, NY 12589

Clerk ID: COUNTER

Internal ID: