



TOWN OF NEWBURGH

Crossroads of the Northeast

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



OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: 9/8/26

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

I (WE) Frederick W. Powlis Jr PRESENTLY
RESIDING AT NUMBER 517 Fostertown Rd
TELEPHONE NUMBER 845 234 2662

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:

18-6-6 (TAX MAP DESIGNATION)
517 Fostertown Rd (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-B

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:

8-21-26

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: place accessory

building in front yard

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:

existing trees & landscape along the roadway will partially block visibility of the building. Building colors were selected to match the home & building will be set back from front property line.

- 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 location of the existing driveway as well as the grade of side yard to reach the back.

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

the proposed location will not impact street visibility nor neighboring 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:

Building to be placed on current grass area along driveway with no removal of existing trees and keeping existing driveway footprint.

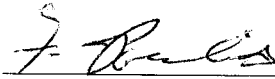
- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

location of home & driveway pre-date current ownership. Topography and slope of side yards are natural & permanent characteristics.

7. ADDITIONAL REASONS (IF PERTINENT):

Nearby homes with front yard accessory buildings:
524 Fostertown Rd, 15 Sylvia St, 11 Sylvia St,
121 N. Fostertown Dr, 123 N Fostertown Dr.

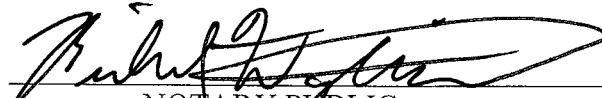
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8th DAY OF September 2026


NOTARY PUBLIC

MICHAEL WOJTUSIAK
Notary Public, State of New York
Reg. No. 01WO6365984
Qualified in Dutchess County
Commission Expires 10/23/2029

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)

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Frederick Powlis Jr, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 517 Fostertown Rd

IN THE COUNTY OF Orange AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 517 Fostertown
Road Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Antonia Valentine

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 9/8/26 [Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8th DAY OF September 2026

[Signature]
NOTARY PUBLIC

MICHAEL WOJTUSIAK
Notary Public, State of New York
Reg. No. 01WO6365984
Qualified in Dutchess County
Commission Expires 10/23/2029

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: <u>Accessory Building</u>							
Project Location (describe, and attach a location map): <u>517 Fostertown Rd, Newburgh NY</u>							
Brief Description of Proposed Action: <u>Assemble a metal garage building on a concrete pad.</u>							
Name of Applicant or Sponsor: <u>Frederick Powlis Jr</u>		Telephone: <u>845 234 2662</u>					
Address: <u>517 Fostertown Rd</u>		E-Mail: <u>antonlavalentine@hotmail.com</u>					
City/PO: <u>Newburgh</u>		State: <u>NY</u>	Zip Code: <u>12550</u>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO ☐	YES ☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO ☒	YES ☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ☒	YES ☐
b. Are public transportation service(s) available at or near the site of the proposed action?		☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		☒	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO ☐	YES ☒
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO ☒	YES ☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO ☒	YES ☐
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?		NO ☒	YES ☐
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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		NO ☒	YES ☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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 ☐
16. Is the project site located in the 100 year flood plain?		NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		NO ☒	YES ☐

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)? If Yes, explain purpose and size: _____ _____ _____	NO ☒	YES ☐
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 ☐
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 ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Frederick Powlis Jr</u> Date: <u>9/7/26</u> Signature: <u>S. Bonalis</u>		

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



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: 14984 / 863
INSTRUMENT #: 20210040054

Receipt#: 2908499
Clerk: KP
Rec Date: 06/18/2021 09:21:34 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: ASSURANCE ABSTRACT & TITLE
SERVICES LLC

Party1: NOVACK ABUGOSH MICHELE
Party2: POWLIS FREDERICK W JR
Town: NEWBURGH (TN)
18-6-6

Recording:

Recording Fee	40.00
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: 200.00

Transfer Tax
Transfer Tax - State 1180.00

Sub Total: 1180.00

Total: 1380.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 10433
Transfer Tax
Consideration: 295000.00

Transfer Tax - State 1180.00

Total: 1180.00

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

Comment: _____

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 6/18/2021 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 09/08/2026.

Kelly A. Eskew

County Clerk & Clerk of the Supreme County Courts
Orange County

Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

21-AAT-5300

THIS INDENTURE, made the 2nd day of June 2021

BETWEEN

Michele Novack-Abugosh
517 Fostertown Road, Newburgh, NY 12550

party of the first part, and

Frederick W Powlis, Jr.
2 Tarben Way, Newburgh, NY 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) dollars 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 same premises having acquired deed *

*
SEE SCHEDULE "A" DESCRIPTION ATTACHED HERETO

PREMISES: 517 Fostertown Road,
COUNTY: Orange
TOWN: Newburgh
TAX ID: 18-6-6

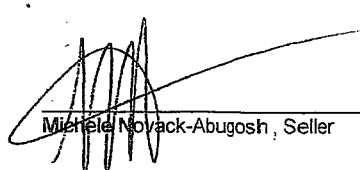
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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 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:


Michele Novack-Abugosh, Seller

SCHEDULE A

Section 18 Block 6 Lot 6

ALL that certain tract or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being more particularly known as Lot No. 1 on map entitled "Subdivision of Lands of Jennie L. Gordon filed in the Orange County Clerk's Office on December 5, 1988 as Map No. 9747.

Premises known as 517 Fostertown Road, Newburgh NY 12550

BEING the same premises described in a deed to MICHELE NOVACK-ABUGOSH, who acquired title by deed from: Ilana B. Garcia, as Trustee of the Isidoro Garcia Irrevocable Trust, 12/23/13 and Tammy L. Garcia n/k/a Tammy L. Garcia-Klipfel, as Trustee of the Herbert M. Garcia Irrevocable Trust Dated 8/8/08, dated 12/28/17 and recorded 1/22/18 in Liber 14352 page 625 in the Orange County Clerk's Office.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Orange ss:

State of New York, County of _____ ss:

On the 2 day of June in the year 2021
before me, the undersigned, personally appeared
Michael Novack Abugosh
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/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared

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/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their 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)

(signature and office of individual taking acknowledgment)

LINDA RANKIN
Notary Public, State of New York
Reg. No. 01RA5060258
Qualified in Orange County
Commission Expires May 20, 2022

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____

ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared

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/she/they executed the same in his/her/their capacity(ies), and
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

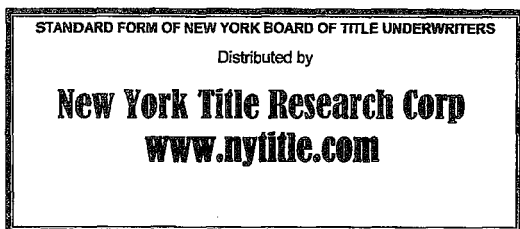
**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. 21-AAT-5300

SECTION 18
BLOCK 6
LOT 6
COUNTY OR TOWN Orange/Newburgh
STREET ADDRESS 517 Fostertown Road,

Recorded at Request of
New York Title Research Corp

RETURN BY MAIL TO:



Paul Brite, Esq.
1661 Route 300
Newburgh, NY 12550



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

2026-25

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/21/2026

Application No. 26-0916

To: Frederick W. Powlis Jr.
517 Fostertown rd
Newburgh, NY 12550

SBL: 18-6-6
ADDRESS: 517 Fostertown Rd

ZONE: AR

PLEASE TAKE NOTICE that your application dated 08/14/2026 for permit to build a 24' x 25' x 13' Accessory building in a front yard on the premises located at 517 Fostertown Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code.

185-15-B: No such building shall project closer to the fronting street than the front of the main building.



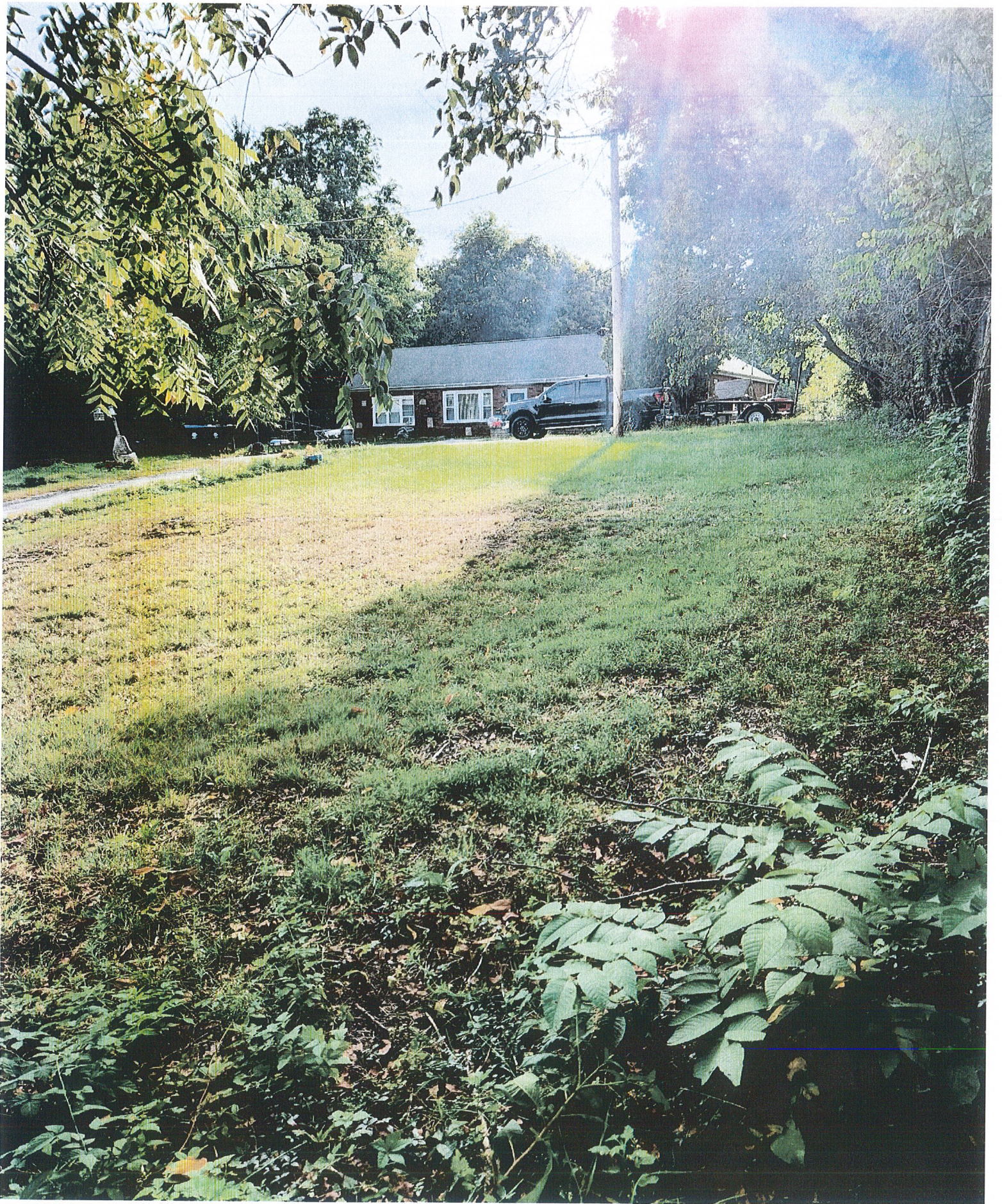
Joseph Mattina

Cc: Town Clerk & Assessor (500')
File









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Antonia Valentine, being duly sworn, depose and say that I did on or before

September 10, 2026, post and will thereafter maintain at

517 Fostertown Rd 18-6-6 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.

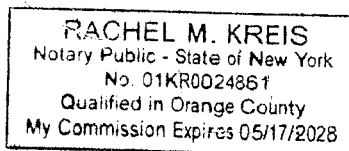
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the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

Antonia Valentine

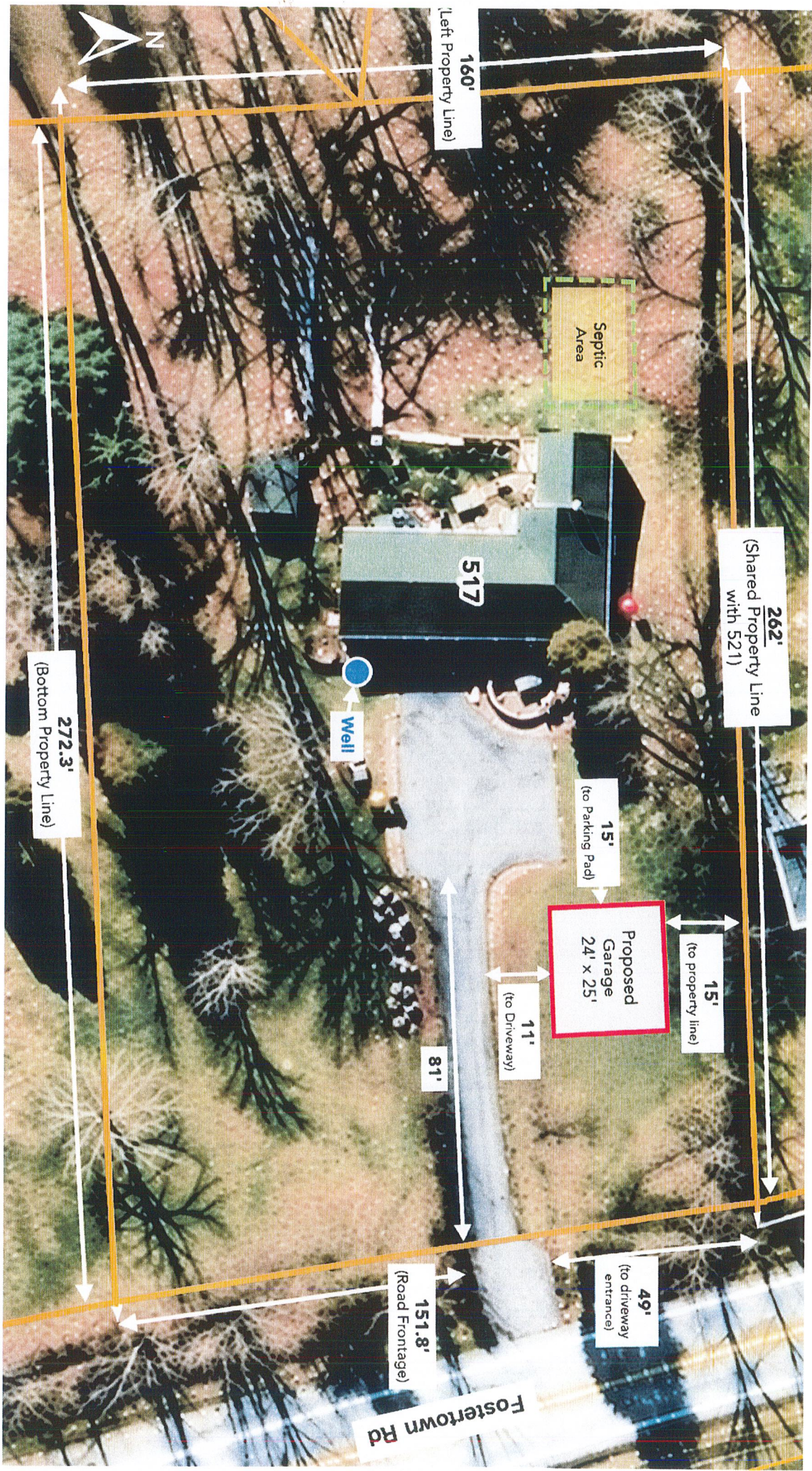
Sworn to before me this 10th

day of Sept, 2026.

Rachel M. Kreis







160'
(Left Property Line)

262'
(Shared Property Line
with 521)

15'
(to Parking Pad)

15'
(to property line)

Proposed
Garage
24' x 25'

11'
(to Driveway)

81'

49'
(to driveway
entrance)

151.8'
(Road Frontage)

Fosterown Rd

272.3'
(Bottom Property Line)

Well

517

Septic
Area

Building Permit Project Summary

Proposed 24' x 25' Detached Metal Garage

The proposed project consists of constructing a new **24-foot by 25-foot detached metal garage**, approximately **600 square feet**, in the front area of the existing residential property. The garage will be positioned alongside the existing driveway within the designated area shown on the submitted site plan.

The proposed garage will be a **two-bay metal structure** intended for residential accessory use and vehicle/storage purposes. The building will be professionally installed by the building supplier.

Construction Process

1. Concrete Foundation/Slab:

A concrete slab will be installed as the foundation for the garage. The estimated cost of the concrete slab and associated work is approximately **\$6,500**.

2. Metal Garage Structure:

A pre-engineered metal garage kit will be purchased and professionally installed. The estimated cost for the building package and professional installation is approximately **\$12,500**. The building company anticipates completing the installation in approximately **one day**, subject to site and weather conditions.

Estimated project cost:

- Concrete slab: \$6,500
- Metal garage kit + professional installation: \$12,500
- **Total estimated construction cost: \$19,400**
- Building permit: $\$19,000 \div \$1,000 \times \$10 = \$190$
- Certificate of Occupancy: **\$25**
- **Estimated total permit fees: \$215**



Big Buildings Direct

5523 W Cypress Street
Suite 100
Tampa, FL 33607-1735

Customer Name:Antonia Valentine
Email: antoniavalentine@hotmail.com
Phone: (845)-234-2662
Address:
State: NY
City: Newburgh
Zip: 12550
Building Type: Metal Building

Quote ID:	138839
Date:	Tue Sep 08 2026
Quote Expires:	Fri Sep 11 2026
Building Specialist:	Dylan Schmidt
Phone No.:	(813) 213-4593

Total Building Size : Width: 24 Length: 25 Height: 10 Sq. Feet: 600

Center Building		
Center Building Sizes : Width: 24 Length: 25 Height: 10 Sq. Feet: 600		
Item		
Base Price Size: 24'x25'		
Galvanized Steel Framework Double Coated	1	\$6,13

Roof System: Upgraded A Frame Vertical Roof 3/12 Pitch	1	\$0.00
Certification: 115 mph 60 psf	1	\$900.00
Leg Height: 10'	1	\$400.00
Both Sides Closed: Fully Closed 25ft Steel Panels	1	\$770.00
Panel Type Sides: Horizontal Panels	1	\$0.00
Wainscoting Both Sides: 3ft Two Toned Panels Deluxe Wainscoting	1	\$0.00
End Walls: Closed 24'x10' Steel Panels	2	\$2,390.00
Panel Type Ends: Horizontal Panels	2	\$0.00
Wainscoting End Walls: 3ft Two Toned Panels Deluxe Wainscoting	2	\$0.00
Frame Gauge: 14 Gauge Steel Studs	1	\$0.00
Anchors Type: Concrete	1	\$0.00
Roll Up Doors		
9x8 Roll Up Door	2	\$1,770.00
Location: Front End Wall + Header Seal		
8x8 Roll Up Door	1	\$1,045.00
Location: Right Side Wall + Dutch Corners + Header Seal		
Doors & Windows		
36x80 Walk In Door-Outward Swing	1	\$350.00
Location: Right Side Wall		
30x30 Grid Window	1	\$175.00
Location: Left Side Wall		
Extras		
26g Panel Upgrade	1	\$1,591.00

You're Saving \$1,542.00

Building Total: \$15,528.00

Big Building Promotion: -\$1,542.00

expiring Fri Sep 11 2026

Total After Promotions: \$ 13,986.00

GrandTotal : \$13,986.00

Deposit 20%: \$2,797.20

Balance Due: \$11,188.80
Local Sales Tax Not Included

Deposit Paid

YOUR BUILDING FEATURES

- ✓ Delivered & Installed Building
- ✓ Manufacturer Warranty Included
- ✓ Building Success Team
- ✓ 600 Square Foot Building
- ✓ 13ft Peak Height Of Building
- ✓ Land Type: Concrete

Customer Notes

Sales Representative: Dylan Schmidt

Direct Line (Call or Text): (813) 213-4593

Pricing Information

A deposit will lock in the quoted sale price for **6 months**.

Customer Responsibility:

A Lull Lift will be required at the time of installation and must be provided by the customer.

Your 3D Renderings of Your Project

