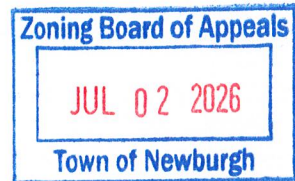




TOWN OF NEWBURGH

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: 6/29/26

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

I (WE) Lisa Rinaldo PRESENTLY

RESIDING AT NUMBER 29 Windwood Dr

TELEPHONE NUMBER (845) 300 9301

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:

91-5-3 (TAX MAP DESIGNATION)

29 Windwood Dr (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C-1

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:

6/22/26

- 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: 20.7' front
yard set back

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:

most homes within the development have
similar egress structures that are
the same size or larger

- 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 house is set on a slope and a
smaller landing would not allow
safe clearing in and out of the home

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

the exact footprint of the deck
is currently existing (and was
existing at time of purchase)

- 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 current deck has been in place since
2016 with no adverse effects

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

the house was purchased with the
current deck; it is decaying
and unsafe.

7. ADDITIONAL REASONS (IF PERTINENT):

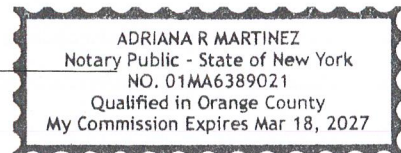
Safety in and out of the home is
of paramount concern

Lisa Pincus
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 29 DAY OF June 2026

Adriana R. Martinez
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: Lisa Rinaldo / Rinaldo deck			
Project Location (describe, and attach a location map): 29 Windwood Dr. Newburgh, NY 12550			
Brief Description of Proposed Action: demolish and reconstruct front door entry deck. The same dimensions are being requested			
Name of Applicant or Sponsor: Lisa Rinaldo		Telephone: 845.300.9301	
Address: 29 Windwood Dr		E-Mail: LALVDEL72@gmail.com	
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?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
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 level?	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? 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>Lisa Rinaldo</u> Date: <u>6/29/26</u> Signature: <u><i>Lisa Rinaldo</i></u>		

Agency Use Only [If applicable]

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
KELLY A. ESKEW, 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: 15867 / 1910
INSTRUMENT #: 20260019852

Receipt#: 3490834
Clerk: DC
Rec Date: 03/19/2026 10:03:50 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: REAL PROPERTY ABSTRACT & TITLE
SVCS LLC

Party1: ALVINO NORA
Party2: RINALDO LISA
Town: NEWBURGH (TN)
91-5-3

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 1800.00

Sub Total: 1800.00

Total: 2000.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 5769
Transfer Tax
Consideration: 450000.00

Transfer Tax - State 1800.00

Total: 1800.00

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

Comment: _____

Kelly A. Eskew
Orange County Clerk

Record and Return To:

LISA RINALDO
29 WINDWOOD DRIVE
NEWBURGH NY 12550

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 28 day of January, 2026

BETWEEN

NORA ALVINO, residing at
9278 Mandeville Bay Ave, Las Vegas, NV 89148

party of the first part, and

LISA RINALDO,
residing at 29 Windwood Drive, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN Dollars and 00/100-----
-----(\$10.00)-----dollars, lawful money of the United States, and other
valuable consideration paid by the party of the second part, does hereby grant and release unto the party of
the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying
and being in the Town of Newburgh, County of Orange and State of New York, more particularly described
on Schedule "A" attached hereto and made a part hereof.

Being and intended to be the same premises as those conveyed to grantor by deed dated 2/6/2025 recorded
in the Dutchess County Clerk's Office on 2/21/2025 in Book 15689 Page 1089/

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

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;

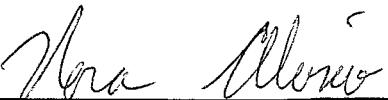
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the
heirs or successors and assigns of the party of the second part forever.

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:

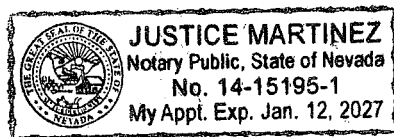


NORA ALVINO

STATE OF Nevada)
COUNTY OF Clark))SS:

On the 21 day of January, 2026, before me, the undersigned, a notary public in and for said state, personally appeared Nora Alvino, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in Town/City/Village of Las Vegas, County of Clark, ~~United States of America~~, State of Nevada.

CLARK
(SM)





NOTARY PUBLIC

RECORD AND RETURN TO:

LISA RINALDO
29 WINDWOOD DRIVE
NEWBURGH, N.Y. 12550

Chicago Title Insurance Company

Title Number: **RPATS-10888**

Page 1

SCHEDULE A DESCRIPTION

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 bounded and described as follows:

BEGINNING at a point South 28° 10' West, 1336 feet from the most easterly corner of lands conveyed by Joseph and Mary Masaracchia to D. Bruce Schoonmaker and Harvey B. Schoonmaker by deed dated January 25, 1956 in Liber 1375 pg. 251;

RUNNING THENCE North 61° 50' West, 125 feet to the easterly side of a road now known as Windwood Drive (formerly Circle Drive);

THENCE along the same South 28° 10' West, 100 feet;

THENCE South 61° 50' East, 125 feet to the easterly line of aforesaid lands of Schoonmaker;

THENCE along the same North 28° 10' East, 100 feet to the point of place of BEGINNING, as per survey by Stephenson Associates dated May 19, 1975.



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

2026-11

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/12/2026

Application No. 26-0454

To: Lisa Rinaldo
29 Windwood Dr
Newburgh, NY 12550

SBL: 91-5-3
ADDRESS: 29 Windwood Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 05/13/2026 for permit to build a 8.5' x 8.5' front deck on the premises located at 29 Windwood Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3: Requires front yard setback of 50' minimum.
- 2) 185-19-C-1: Shall not increase the degree of non-conformity. (combined side yards)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH ZONING CHART

NAME: Lisa Rinaldo ADDRESS: 29 Windwood Dr

Newburgh NY 12550

STRUCTURE: TYPE OF VARIANCE: AREA / USE

S:B:L: 91-5-3 ZONE: R-1 TOWN WATER: YES TOWN SEWER: YES

VARIANCE DISCRPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
Front yard setback	Bulk table	50'	29.3'	20.7'	41%
Combined side yard	185-19-C-1	80'	58.8'	increase degree	

COMMENTS:

permit was issued for 3 x 3 landing: Needs bigger landing for safety purposes

REVIEWED BY: JOSEPH MATINA DATE: 9-12-2026 APPLICATION: 26-0454

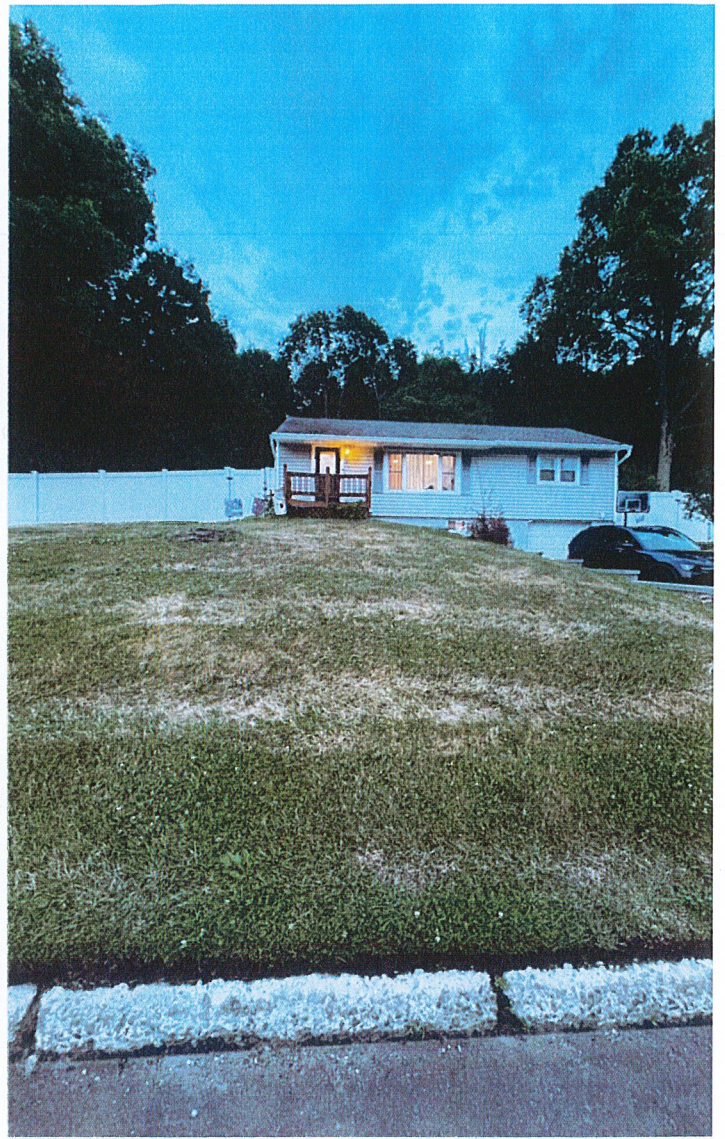
251A 2022-11



29 Windwood Ave.



29 Winawood Ave



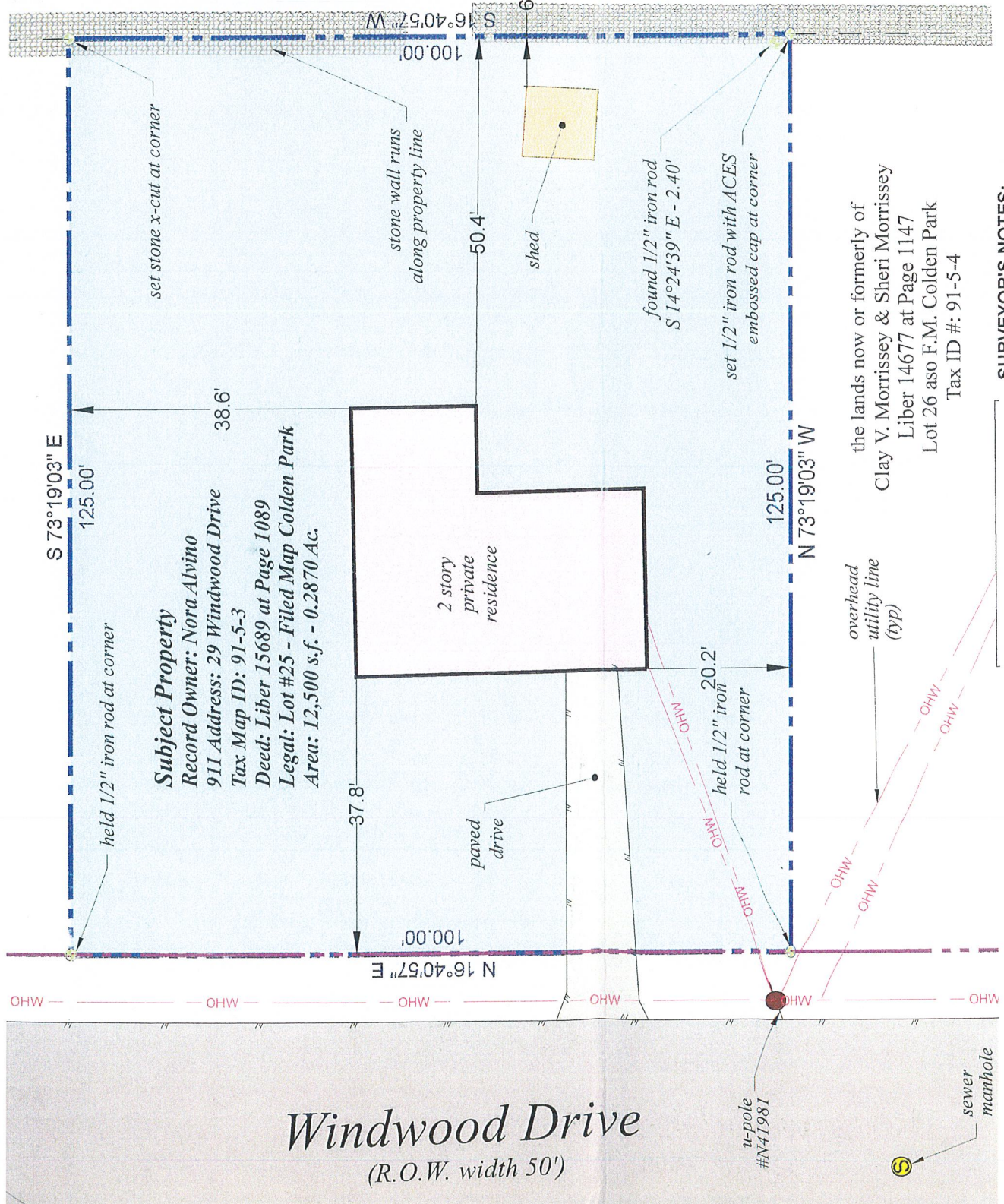
29 Windwood Dr. Del.



Neighboring Deets



Neighboring Decks.



lands now or formerly of
 Stewart Commons, LLC
 Liber 13440 at Page 696
 Tax ID #: 89-1-25.22

the lands now or formerly of
 Clay V. Morrissey & Sheri Morrissey
 Liber 14677 at Page 1147
 Lot 26 aso F.M. Colden Park
 Tax ID #: 91-5-4

SURVEYOR'S NOTES:

1. Copyright © 2025. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright obtained.
2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the York State Education Law.
3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true correct copies of the surveyor's original work and opinion. Anything other than copies with embossed seal and signature may contain unauthorized and undetectable modifications.

Of Bearings:
 Horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Nisa Rinaldo, being duly sworn, depose and say that I did on or before

July 9, 2026, post and will thereafter maintain at

29 Windwood Dr 91-5-3 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.

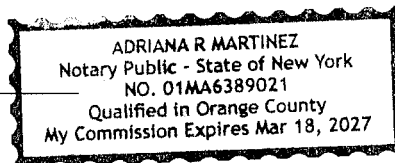
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the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

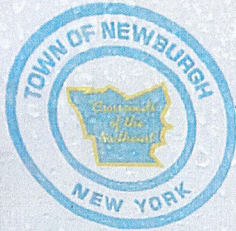
Nisa Rinaldo

Sworn to before me this 6th

day of July, 2026.

Adriana R. Martinez





TOWN OF NEWBURGH

Crossroads of the Northeast
ZONING BOARD OF APPEALS
 21 Hudson Valley Professional Plaza
 Newburgh, NY 12550

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

TELEPHONE 845-566-4901
 FAX LINE 845-564-7802

NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Section 267-a (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 23rd day of July, 2026 at 7:00 P.M., in the Town Hall, 1496 Route 300, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Lisa Rinaldo for area variances of the minimum front yard setback and increasing the degree of non-conformity of the combined side yards to build a new 9.5' x 8.5' front deck.

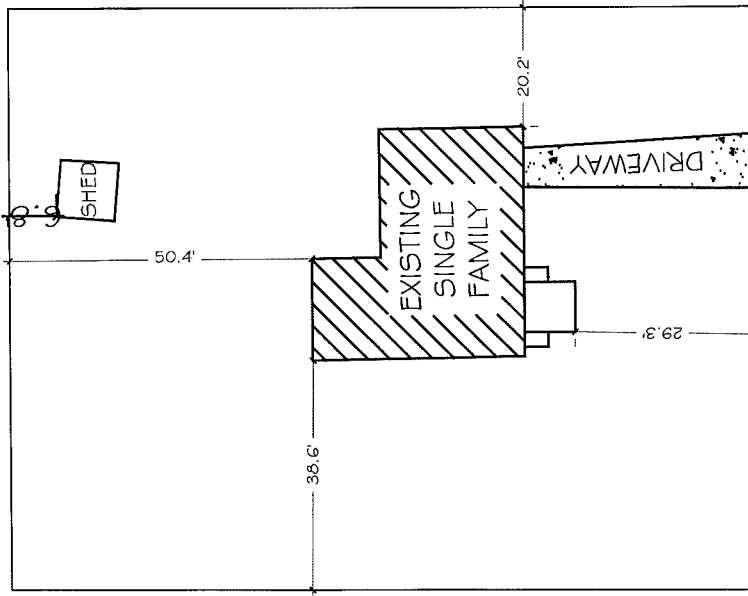
PREMISES LOCATED at 74 Windwood Dr 91-5-3 R1 Zone in the Town of Newburgh, New York.

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 9th day of July, 2026.

Lisa Rinaldo
 (APPLICANT)





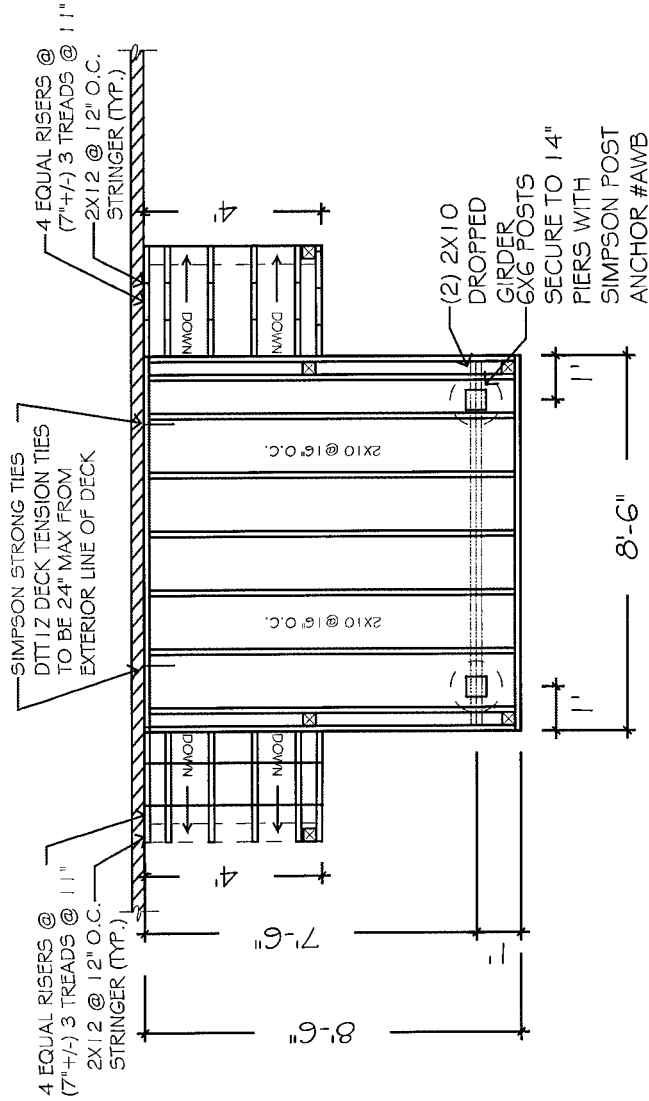
WINDWOOD DRIVE

Best in Backyards®

—A Division of Eastern Jungle Gym*
30 COMMERCE DRIVE
CARMEL, NEW YORK - (877) 543-4969

A **SITE PLAN**
A100 **SCALE: 1" = 30'-0"**

DRAWING	RINALDO		28 WINDWOOD DRIVE NEWBURGH, NY 11550
	PROJECT		
SITE PLAN			
SCALE	DESIGNED BY	DRAWING NO.	A100
AS NOTED	ALL		
DATE	CHECKED BY		
04/06/2004			



A FRONT DECK
A101 SCALE: 3/8" = 1'-0"

PLANS MEET 2025 NYSRC AND ENERGY CODES

PLEASE NOTE THAT ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION

RAILING & STAIR NOTE

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

PROJECT	RONALDO
DRAWING	28 WINDYWOOD DR VERBICHERY, NJ 07093
SCALE	DECK
DRAWN BY	DAVID W. JACOBI
CHECKED BY	A101

