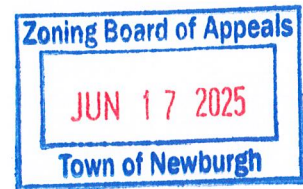


TOWN OF NEWBURGH

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 16, 2025

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

I (WE) Janet Rossbach PRESENTLY

RESIDING AT NUMBER 28 Dogwood Hills Road

TELEPHONE NUMBER 646 644-7744

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:

SBL78-3-20 (TAX MAP DESIGNATION)

28 Dogwood Hills Road (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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
June 7, 2025

4. DESCRIPTION OF VARIANCE SOUGHT: A side yard setback of 18.2 feet to an existing pool deck 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):

Gary B. Rosbach
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16th DAY OF June 20 25

[Signature]
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 to an existing pool deck that most likely existed since 1986 when the pool was built. The previous owner, prior to the applicant purchasing the property, purchased the property in 2006 and the pool and deck existed at that time. Therefore, this pool deck has existed since sometime between 1986 and 2006 until the present date. The character of the neighborhood will remain as it was from the time the pool and deck were built. The pool deck is also well screened from neighboring parcels, and not visible from the road. 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 subject parcel encroaches onto the adjoining parcel to the rear. 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 pool deck; therefore, there is no other method of relief for the applicant other than requesting the variance.

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

The variance requested is for a non-conformity related to an existing pool deck. The variance is required because the pool deck is connected to the house deck by a set of steps, and therefore considered part of the house structure. The required side yard setback is 30 feet, and the existing setback is 18.2 feet. However, this setback is to a pool deck not an enclosed structure. 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 has existed from the time the pool and deck were built. The deck is well screened from neighboring homes by existing vegetation. Therefore, the variance will produce no changes to the physical or environmental conditions in the neighborhood.

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

The pool deck was existing when the applicant purchased the property. The applicant had no involvement in its construction, and no idea that a deficiency

Addendum

existed. 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

Janet Rossbach DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 28 Dogwood Hills Road, Newburgh

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax parcel SBL 78-3-20

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AND THAT HE/SHE HAS AUTHORIZED Darren C. Doce TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6/16/25

Janet B. Rossbach
OWNER'S SIGNATURE

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16th DAY OF June 20 25

[Signature]
NOTARY PUBLIC



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 - Rossbach Area Variance			
Project Location (describe, and attach a location map): 28 Dogwood Hills Rd., 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 pool deck located on the parcel does not meet the required side yard setback. A setback of 30 feet is required. The existing setback is 18.2 feet.			
Name of Applicant or Sponsor: Janet Rossbach		Telephone: (646) 644-7744 E-Mail: janet_rossbach@hotmail.com	
Address: 28 Dogwood Hills Road			
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?		1.2838 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?		1.2838 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			

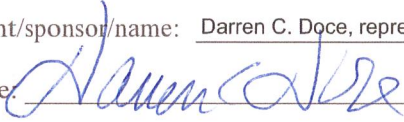
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The parcel has an individual residential well.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The parcel has an individual sewage disposal system.	NO <input checked="" type="checkbox"/>	YES <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? 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

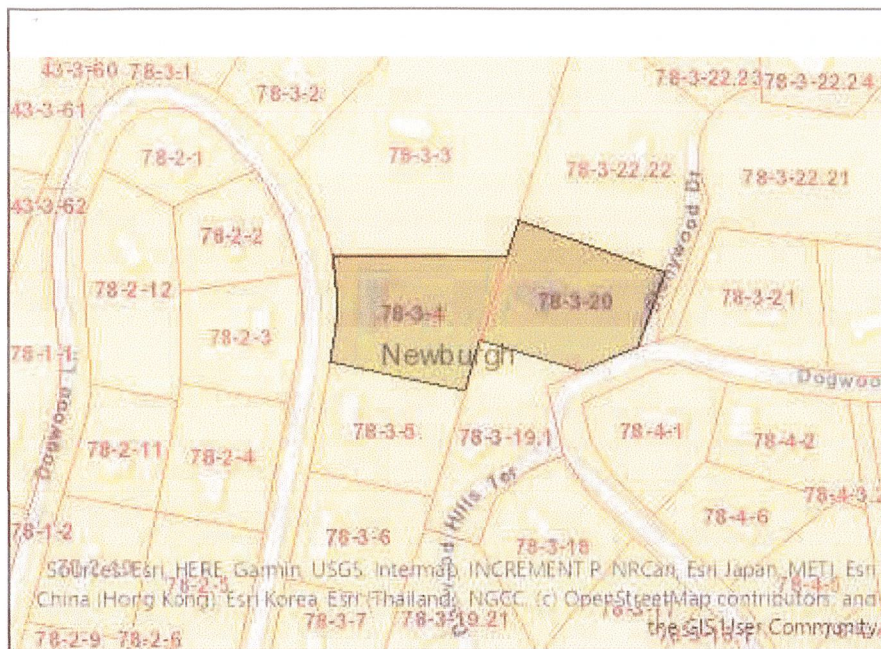
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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"/>

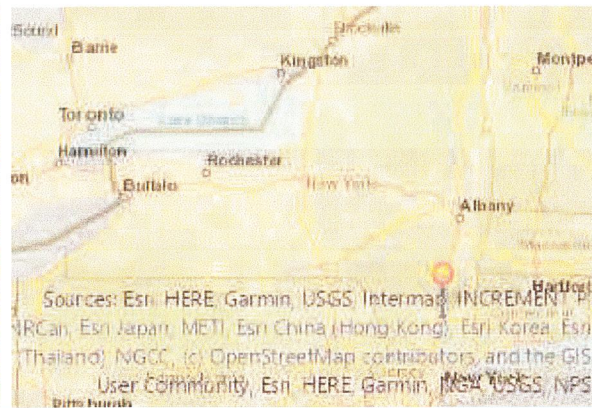
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 – 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: 14803 / 1361
INSTRUMENT #: 20200048253

Receipt#: 2811297
Clerk: KP
Rec Date: 09/15/2020 02:11:45 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: STEELE RUSSELL
Party2: ROSSBACH JANET
Town: NEWBURGH (TN)
78-3-20

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 1480.00

Sub Total: 1480.00

Total: 1680.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1214
Transfer Tax
Consideration: 369900.00

Transfer Tax - State 1480.00

Total: 1480.00

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 9/15/2020 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 06/09/2025.

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:

MICHELLE ANDERSON, ESQ
5031 ROUTE 9W
NEWBURGH, NY 12550

T-691 - Bargain and Sale Deed, with Covenant against Grantor's Acts-Individual or Corporation

Consult your lawyer before signing this instrument - this instrument should be used by lawyers only.

THIS INDENTURE, made as of the 31st day of July, Two Thousand Twenty

BETWEEN Russell Steele,

residing at 6117 128th Street SW, Mukilteo, WA 98275

party of the first part, and

Janet Rossbach,

Residing at 23 Dogwood Hills Road, Newburgh, New York 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

SUBJECT TO AND TOGETHER WITH, any easements, restrictions and rights-of-way of record.

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.

BEING AND INTENDED TO BE, the premises described in a deed from Russell Steele and Lindy Steele, dated June 22, 2018, recorded June 26, 2018 in the Orange County Clerk's Office in Liber 14422 Page 15.

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, hereby 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

S/B/C: 78/3/20

SCHEDULE A

REVISED: July 29, 2020

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being bounded and described as follows:

BEGINNING at an iron pipe found in the northerly line of Dogwood Hills Road, said point of beginning being the most southerly corner of the herein described parcel and the northeasterly corner of lands now or formerly of Nelson & Schultz (Liber 14165 Page 331);

THENCE North 57 degrees 20 minutes 30 seconds West for a distance of 177.07 feet along the southwesterly bounds of the herein described parcel to an iron pipe found;

THENCE North 28 degrees 50 minutes 00 seconds East for a distance of 200.00 feet along the easterly bounds of lands now or formerly of Patsalos (Liber 3203 Page 164) passing over an iron pipe found on line at a distance of 121.31 feet and an iron rod found at a distance of 124.83 feet and continuing along the easterly bounds of lands now or formerly of Stradar (Liber 2359 Page 104) to a point;

THENCE South 59 degrees 31 minutes 50 seconds East for a distance of 265.65 feet along the southerly line of Lot No. 2 as shown on a filed map entitled "Proposed Subdivision, Stonewood, Lands Of Joseph A. Catania, Jr.", filed in the Orange County Clerk's Office on August 7, 1984 as Filed Map No. 6670, being the southerly bounds of lands now or formerly of Amadeo & Moore (Liber 13381 Page 471) to a point in the westerly line of Stonewood Drive, a 50 foot wide private road;

THENCE South 32 degrees 39 minutes 15 seconds West for a distance of 132.68 feet along said line of Stonewood Drive, also being the westerly bounds of the aforementioned lands of Amadeo & Moore to a point in the northerly line of Dogwood Hills Road;

THENCE South 76 degrees 55 minutes 00 seconds West for a distance of 107.54 feet along said line of Dogwood Hills Road to the point or place of BEGINNING.

TOGETHER WITH a Revocable Licensed Agreement for an area encompassing a portion of the driveway servicing the herein described parcel and encroaching on the adjoining parcel to the west, being the aforementioned lands of Patsalos, said agreement being bounded and described as follows:

BEGINNING at a point in the boundary line between lands now or formerly of Patsalos, to the West, and the herein described parcel, to the East, said point of beginning being located along said boundary line South 28 degrees 50 minutes 00 seconds West for a distance of 35.00 feet from an iron rod found at the northeasterly corner of said lands of Patsalos;

THENCE along a curve to the left having a radius of 24.00 feet and an arc length of 75.40 feet, being subtended by a chord of South 28 degrees 50 minutes 00 seconds West for a distance of 48.00 feet through lands of Patsalos to a point in said boundary line;

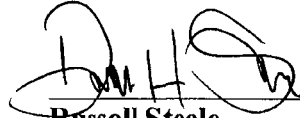
THENCE North 28 degrees 50 minutes 00 seconds East for a distance of 48.00 feet along said boundary line to the point or place of BEGINNING.

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.

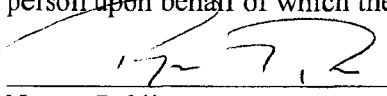
In presence of:



Russell Steele

STATE OF NEW YORK)
COUNTY OF Orange) ss:

On the 31st day of July, in the year 2020, before me, the undersigned, personally appeared Russell Steele, 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 individuals acted, executed the instrument.



Notary Public
My Commission Expires On 11/17/22

RYAN J. REID
Notary Public, State of New York
No. 01RE6314888
Qualified in Ulster County
Commission Expires November 17, 2022

BARGAIN AND SALE DEED
With Covenant Against Grantor's Acts

Russell Steele

TO

Janet Rossbach

Section: 78
Block: 3
Lot: 20
County of Orange
Address: 28 Dogwood Hills Road
Newburgh, NY 12550

RETURN BY MAIL TO:

Michelle Anderson, Esq.
Law Office of Saffioti & Anderson
5031 Route 9W
Newburgh, NY 12550

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. Puglielle, 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 ⁺¹⁰ 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,



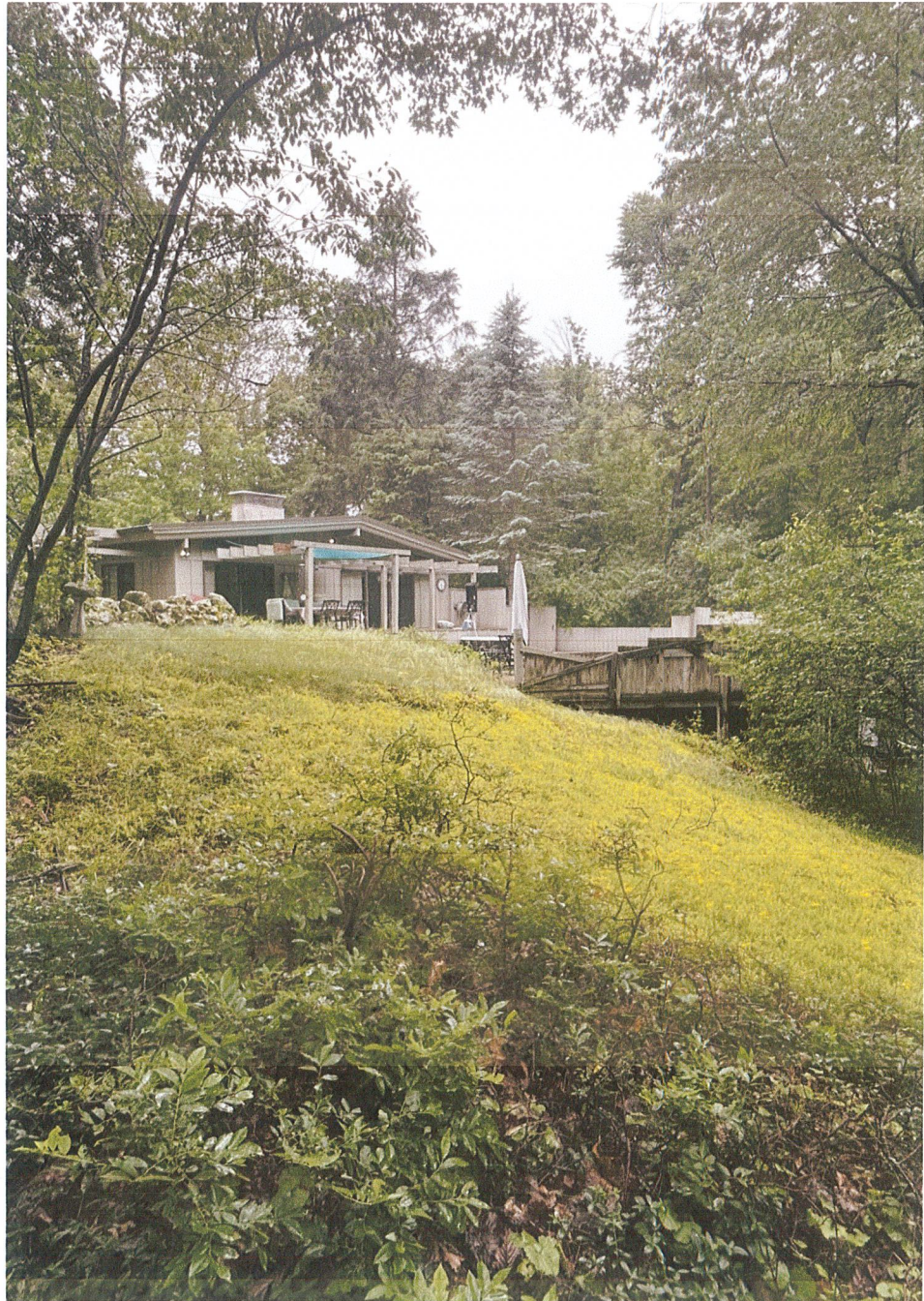
Dominic Cordisco

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

28 Dogwood Hills Rd 78-3-20 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.

[Signature]

Sworn to before me this 18

day of July, 2025.

[Signature]

