



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: OCTOBER 6, 2025

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

I (WE) GARY A. TAGLIAFERRI PRESENTLY

RESIDING AT NUMBER 45 WINDWOOD DRIVE NEWBURGH, NY

TELEPHONE NUMBER 845-464-5252

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:

91-5-11 (TAX MAP DESIGNATION)

45 WINDWOOD DRIVE (STREET ADDRESS)

R1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-7

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:

10/03/2025

- 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: Permission to construct
a 7x10' covered front porch which will encroach into
the required front yard setback by TEN FEET.

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:

THE PROPOSED COVERED FRONT PORCH WILL MATCH THE ARCHITECTURAL STYLE OF THE EXISTING HOME AND SURROUNDING PROPERTIES. SEVERAL NEARBY HOMES HAVE SIMILAR COVERED ENTRYWAYS/FRONT PORCHES, SO IT WILL BLEND IN WITH THE CHARACTER OF THE NEIGHBORHOOD WHILE ENHANCING CURB APPEAL AND PROPERTY VALUE W/O CREATING DETRIMENT TO ADJACENT PROPERTIES.

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME OTHER METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

THE HOME'S POSITION AND EXISTING FRONT SETBACK LEAVE NO OTHER PRACTICAL PLACE FOR A SAFE, COVERED ENTRYWAY.

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

THE PORCH IS SMALL AND CREATES ONLY A MINOR SETBACK REDUCTION, CONSISTENT WITH SIMILAR HOMES IN THE AREA.

- 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 PROJECT WILL NOT AFFECT DRAINAGE, TRAFFIC, OR THE ENVIRONMENT AND WILL MEET ALL BUILDING CODE STANDARDS.

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

THE HARDSHIP RESULTS FROM THE HOME'S ORIGINAL PLACEMENT BEFORE CURRENT ZONING RULES, NOT FROM ANY ACTION BY THE OWNER.

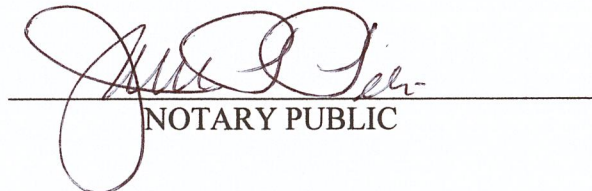
7. ADDITIONAL REASONS (IF PERTINENT):

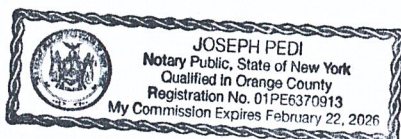
THE DESIGN USES MATCHING MATERIALS AND EDGES
Ensuring it blends seamlessly, while increasing neighborhood
capital and maintains property safety.


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6 DAY OF October 20 25


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: <i>Front Porch with Roof</i>			
Project Location (describe, and attach a location map): <i>45 Windwood Dr. Newburgh, NY 12550</i>			
Brief Description of Proposed Action: <i>7x10 covered Front Porch</i>			
Name of Applicant or Sponsor: <i>GARY A. TAGLIAFERRE</i>		Telephone: <i>845-464-5252</i>	
Address: <i>45 Windwood Dr.</i>		E-Mail: <i>GARYTAG-7@aol.com</i>	
City/PO: <i>NEWBURGH</i>		State: <i>NY</i>	Zip Code: <i>12550</i>
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: <i>Town of Newburgh Building Dept.</i>		☐	☒
3.a. Total acreage of the site of the proposed action?		<i>0.48</i> acres	
b. Total acreage to be physically disturbed?		<i>0.0016</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.48</i> 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?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
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: _____	☒	☐	
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>CARY A. TAGLINFERRE</u> Date: _____ Signature: <u><i>Cary A. Taglinferre</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
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: 14588 / 1080
INSTRUMENT #: 20190045559

Receipt#: 2671873
Clerk: MAH
Rec Date: 07/02/2019 11:42:21 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: RMF ABSTRACT CORP

Party1: 45 WINDWOOD DR LLC
Party2: TAGLIAFERRI GARY ANTHONY
Town: NEWBURGH (TN)
91-5-11

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

Comment: _____

Recording:

Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax - State 1024.00

Sub Total: 1024.00

Total: 1219.00

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

***** Transfer Tax *****
Transfer Tax #: 10530
Transfer Tax
Consideration: 256000.00

Transfer Tax - State 1024.00

Total: 1024.00

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 7/2/2019 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 10/06/2025.

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:

ELECTRONICALLY RECORDED BY INGeo

Bargain & sale deed, with covenant against grantor's acts

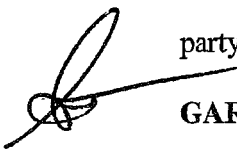
THIS INDENTURE, made the 27th day of June, 2019

BETWEEN

S: 91
B: 5
L: 11

45 WINDWOOD DR LLC, a New York limited liability company having a mailing address of 367 Windsor Highway, #0407, New Windsor, New York 12553,

party of the first part, and


ANTHONY

GARY TAGLIAFERRI, having an address of 904 Kayla Court, Newburgh, New York 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or 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, being more particularly bounded and described on Schedule A annexed hereto and made a part hereof.

SUBJECT TO any and all covenants, easements, rights of ways, and grants and restrictions of record.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part herein through a deed from Brendan J. Gebert to 45 Windwood Dr LLC, the grantor herein, dated January 29, 2019 and recorded in the Office of the Orange County Clerk on February 4, 2019 in Liber 14522 at Page 168.

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.

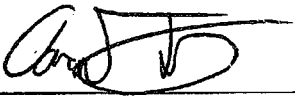
IN PRESENCE OF:

45 WINDWOOD DR LLC

By: 
Brendan J. Gebert, Sole Member

STATE OF NEW YORK)
).ss:
COUNTY OF ORANGE)

On the 27th day of June, 2019, before me, the undersigned, a Notary Public in and for the State, personally appeared, **Brendan J. Gebert**, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

AARON C. FITCH
Notary Public, State of New York
No. 02Fi6295253
Qualified in Orange County
Commission Expires December 30, 2021

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

45 WINDWOOD DR LLC

to

GARY TAGLIAFERRI

SECTION 91
BLOCK 5
LOT 11
COUNTY OF ORANGE
TOWN OF NEWBURGH

Record and Return to:
Michael A. DiSanto, Esq.
The DiSanto Law firm, P.C.
700 White Plains Road, Suite 309
Scarsdale, New York 10583

**SCHEDULE A
DESCRIPTION**

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

BEGINNING at a point on the easterly side of Windwood Drive (formerly Circle Drive), which is the southwesterly corner of lands conveyed by Schoonmaker to Philip R. Consorty, Jr. by deed dated March 7, 1958, recorded March 17th, 1958, in Liber 1456 of Deeds at page 328, Orange County Clerk's Office, and from said point of beginning;

RUNNING THENCE South 28 degrees 10 minutes West along the easterly side of said Windwood Drive 140 feet;

THENCE South 61 degrees 50 minutes East along the northerly line of sewage disposal plant site 150 feet to the east line of the grantors (copied);

THENCE North 28 degrees 10 minutes East along the east line of the grantors (copied), a stone wall 140 feet to a point;

THENCE North 61 degrees 50 minutes West 50 feet to the point of BEGINNING.

TOGETHER with the same rights, covenants, easements and restriction as set forth and described in the deed made August 8th, 1958, by D. Bruce Schoonmaker and Harvey B. Schoonmaker to Darrell R. Clearwater and Gwendolene Clearwater, his wife, and recorded August 21, 1958, in Liber 1473 of Deeds at page 79 in the Orange County Clerk's Office.

AS more recently described in a survey prepared by A.R. Sparoco, Jr., P.L.S., License Number 46565 under date of November 1, 1979, as follows:

BEGINNING at a point in the southeasterly line of Windwood Drive (50' wide), where the same is intersected by northeasterly line of lands of the Town of Newburgh as described in Liber 1486 of Deeds, on page 250; and

RUNNING THENCE (1) North 28 degrees 10 minutes 00 seconds East 140.00 feet along the southeasterly line of Windwood Drive to a point in the line of lands now or formerly of Keppel;

THENCE (2) South 61 degrees 50 minutes 00 seconds East 150.00 feet along lands now or formerly of Keppel to a point;

THENCE (3) South 28 degrees 10 minutes 00 seconds West 140.00 feet along lands now or formerly of Evans to a point;

THENCE (4) North 61 degrees 50 minutes 00 seconds West 150.00 feet along lands of the Town of Newburgh to the point or place of BEGINNING.

**RMF Abstract Corp.
19 Suncliff Drive, Tarrytown, NY 10591
(914) 962-1547 / Fax (914) 962-1197**



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

#2025-39

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 10/03/2025

Application No. 25-0976

To: Gary Anthony Tagliaferri
45 Windwood Drive
Newburgh, NY 12550

SBL: 91-5-11
ADDRESS: 45 Windwood Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 09/08/2025 for permit to build a 10' x 7' covered front porch on the premises located at 45 Windwood Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 3: Requires a 50' minimum front yard setback. Requesting 30.4'


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



TOWN OF NEWBURGH ZONING CHART

NAME: GARY TAGLIAFERRI ADDRESS: 45 WINDWOOD DR
NEWBURGH NY 12550

STRUCTURE: 10' x 7' COVERED FRONT PORCH TYPE OF VARIANCE: AREA

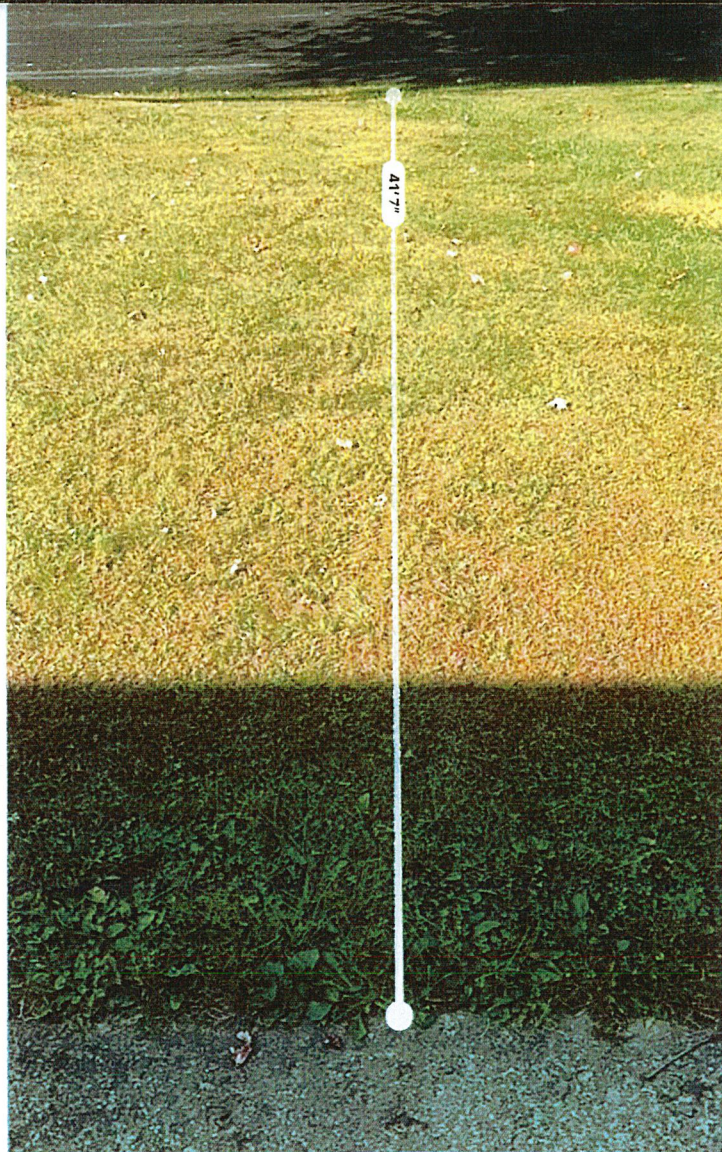
S:B:L: 91-5-11 ZONE: R-1 TOWN WATER: YES TOWN SEWER: YES

VARIANCE DISCRPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
FRONT YARD SETBACK	BULK TABLE SCHEDULE 3	50'	30.4'	19.6'	39.20%

COMMENTS:

REVIEWED BY: JOSEPH MATINA DATE: 9-22-2025 APPLICATION: 25-0976
212A 2025-29



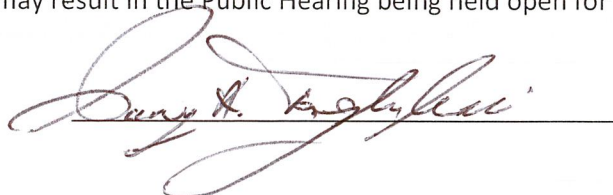


**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I GARY A. TALLIAFERRI, being duly sworn, depose and say that I did on or before
October 9, 2025, post and will thereafter maintain at
45 Windwood Dr 91-5-11 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.



Sworn to before me this 6

day of October, 2025.





For 45 Windwood Drive



Front Porch

Ledge Board 2x8

7'

12" OF ground

1 Step
6"

10'

Triple Joist on ends

Footings

14"

Sono tubes

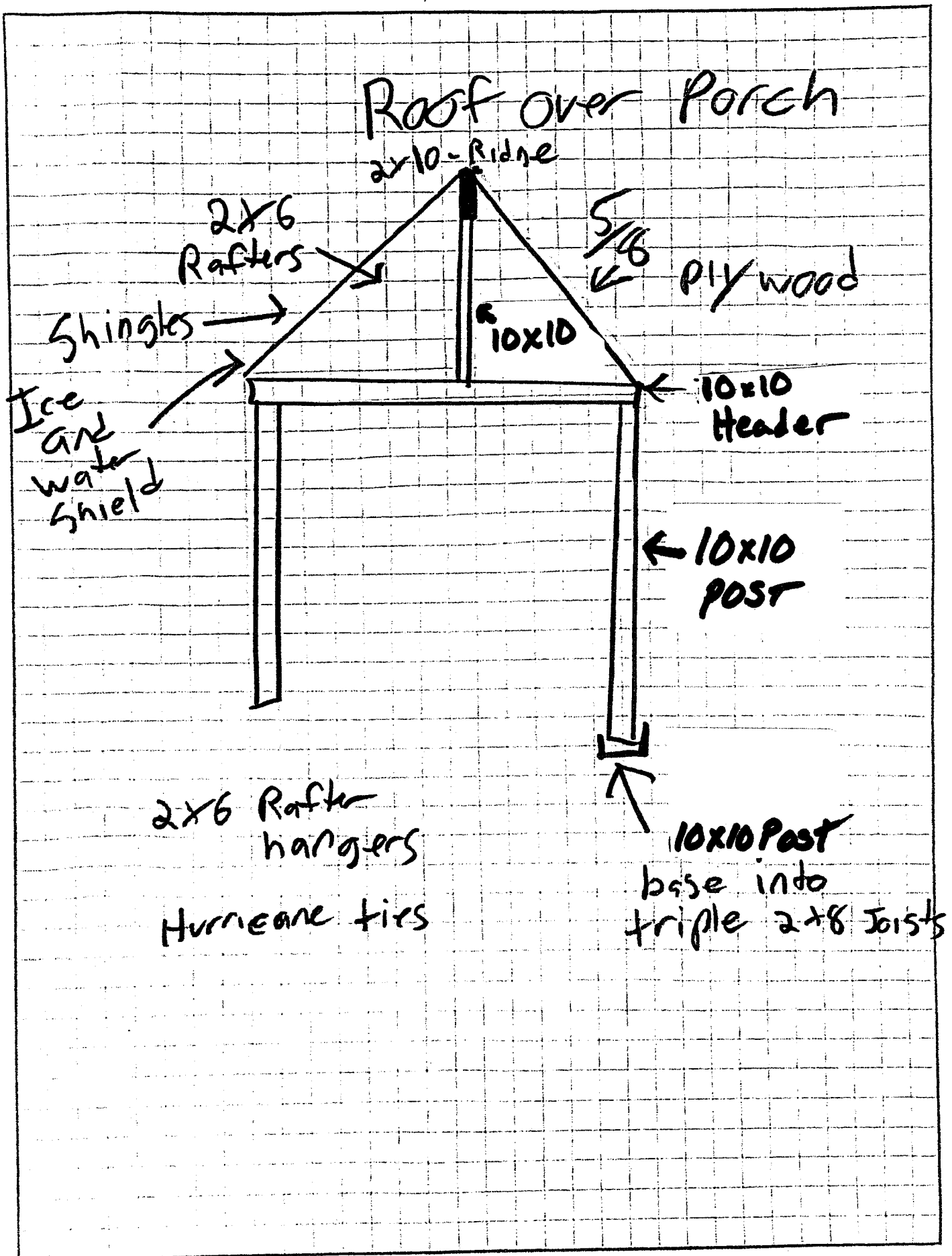
Flush Girders 2x10

Joists 2x8
16" on center

Hurricane ties

2x8 Joist hangers

No Railings



JOB LOCATION: 45 WINDWARD DR.
NEWBURGH, NY
12550

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
 LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209,
 ARTICLE 2, OF THE NEW YORK STATE EDUCATION LAW.
 IF THIS SURVEY MAP NOT HAVING THE EMBOSSED SEAL OF THE
 LAND SURVEYOR SHALL NOT BE VALID.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
 INSTITUTIONS OR SUBSEQUENT OWNERS.
 EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER THE LANDS, AND NOT
 VISIBLE, ARE NOT SHOWN.

SHOWN ON SECTION 91 OF THE

TOWN OF NEWBURGH TAX MAP

AREA = 0.482 ± ACRES

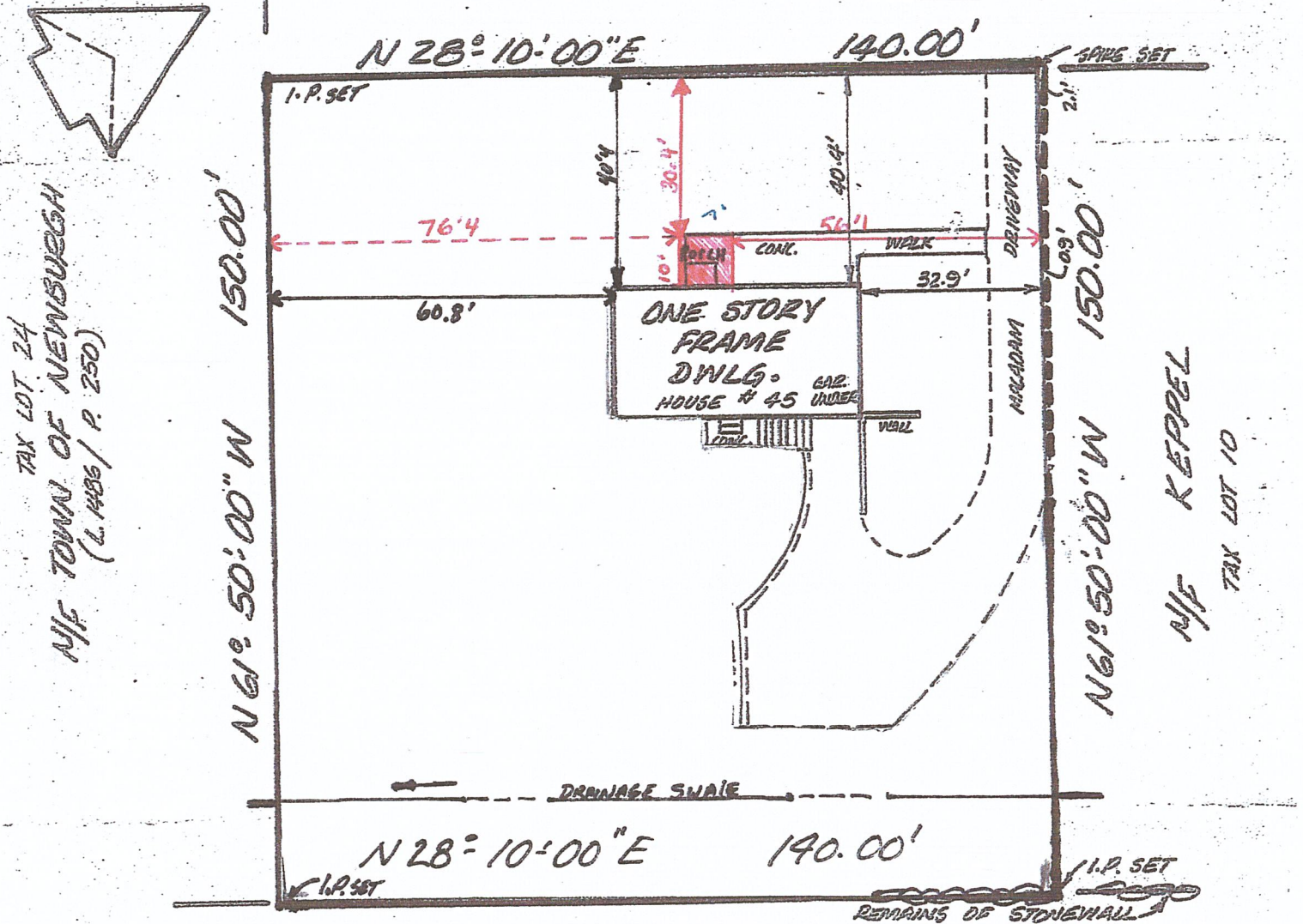
SBL - 91-5-11

NEW FRONT PORCH W/ ROOF (7x10)

APPLICATION # 25-0976

WINDWOOD

DRIVE (50' WIDE)



N/F EVANS
 TAX LOT 25.22

SURVEY PREPARED FOR

JAMES E. & NANCY C

CRAWFORD

TOWN OF NEWBURGH, ORANGE CO., NEW YORK
 SCALE: 1"=30'

NOV. 1, 1979

CERTIFIED ONLY TO:
 JAMES A. CRAWFORD,
 NANCY C. CRAWFORD,
 NEWBURGH SAVINGS BANK,
 AMERICAN TITLE INSURANCE
 COMPANY,

TO BE CORRECT AND ACCURATE.
 THIS CERTIFICATION DOES NOT RUN
 WITH TITLE TO THE LAND.

A. R. SPARACO JR. P.L.S.
 SURVEYORS - PLANNERS
 MARLBOROUGH, SUFFERN, N.Y.

SEP 18 2025

RECEIVED

GARY A. TAGLIAFERRI
 15 Windwood Drive

