



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: 09/08/2023

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

I (WE) W & M Homes, LLC PRESENTLY

RESIDING AT NUMBER 48 Willow Lane, New Windsor, NY 12553

TELEPHONE NUMBER 845-542-2244

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:

 Sec. 67 Bl. 02 Lot 02 (TAX MAP DESIGNATION)

81 Wintergreen Avenue, Newburgh (STREET ADDRESS)

 R3 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW). ***Town of Newburgh Municipal Code Section 185-19-C-1 - Shall not increase the degree of non - conformity***

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:
Disapproval dated 08/24/2023
- 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: Side yard variance to extend the existing dwelling side and rear lines, to "square up" the dwelling. The dwelling is pre-existing, non-conforming.

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:
N/A _____

(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:
N/A _____

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

N/A _____

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

N/A

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:

Squaring up the dwelling will not decrease any existing side yard or front/rear yard setback. The proposed addition will be in character with the existing structure.

- 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 proposed addition will allow for the first floor layout to be modified to allow for a more modern and open floorplan.

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

The variance requested is not substantial as the current sideyards will not decrease.

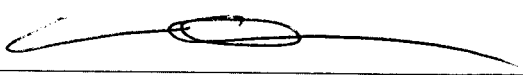
- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood as the addition will not contribute any additional runoff from storm events.

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

This variance request creates a hardship that is self created; however, the setbacks are pre-existing non-conforming and any improvement of this lot would generate this same referral from the building department. Additionally, according to the balancing criteria that the Zoning Board of Appeals follows, a created hardship is relevant but not determinative to the approval of the application.

7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF September 20 23


NOTARY PUBLIC

BRITTNEY TYLER PARTRIDGE
Notary Public, State of New York
Reg. # 01PA6434471
Qualified in Ulster County
Commission Expires June 6, 2026

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

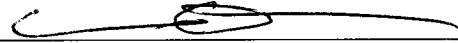
Instructions for Completing

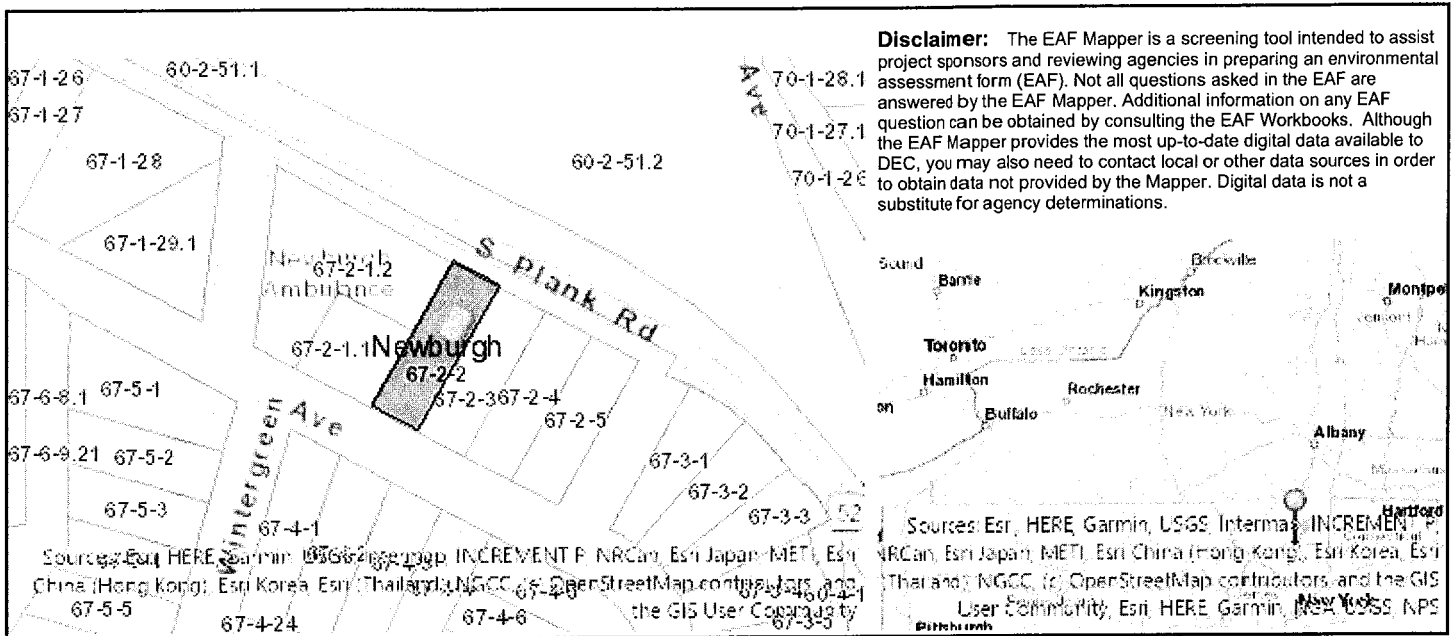
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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							
W&M Homes LLC							
Name of Action or Project: W&M Homes, LLC Proposed Dwelling Addition							
Project Location (describe, and attach a location map): 81 Wintergreen Avenue, Newburgh, NY - Section 67 Block 2 Lot 2							
Brief Description of Proposed Action: Proposed addition to existing single family dwelling to "square up" the current configuration and allow for updating and modernization of structure.							
Name of Applicant or Sponsor: W&M Homes, LLC		Telephone: 845-542-2244					
		E-Mail: info@wmhomes.biz					
Address: 48 Willow Avenue							
City/PO: New Windsor		State: NY	Zip Code: 12553				
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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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 Code Compliance Department - Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		0.26 acres					
b. Total acreage to be physically disturbed?		0.002 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.26 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There are wetlands on the north side of NYS Route 52; however, this application is on the south side of NYS Rt. 52 and will have no impact on the wetlands on the north side of the State Highway			

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"/>
<hr/> <hr/>		
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"/>
<hr/>		
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"/>
<hr/>		
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"/>
<hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>W&M Homes - Will Hernandez</u> Date: <u>9/11/23</u>		
Signature: <u></u> Title: <u>Officer</u>		



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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be 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

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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: 15438 / 553
INSTRUMENT #: 20230039837

Receipt#: 3175487
Clerk: KP
Rec Date: 06/28/2023 11:21:26 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: J&H ABSTRACT LLC

Party1: HALL SANDRA K
Party2: W&M HOMES LLC
Town: NEWBURGH (TN)
67-2-2

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 860.00

Sub Total: 860.00

Total: 1060.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 9825
Transfer Tax
Consideration: 215000.00

Transfer Tax - State 860.00

Total: 860.00

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 6/28/2023 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 09/08/2023.

Kelly A. Eskew

County Clerk & Clerk of the Supreme County Courts
Orange County

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

T
THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND
ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

THIS INDENTURE, made the 26th day of April, 2023

BETWEEN

SANDRA K. HALL, residing at 81 Wintergreen Avenue, Newburgh, NY 12550,
party of the first part,

and

W & M HOMES, LLC residing at 555 Blooming Grove Turnpike, New Windsor, NY 12553, party of the
second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars 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, State of New York, known as 81
Wintergreen Avenue and being more accurately bound and described as follows:

See attached Schedule A

Being the same premises that was conveyed by Michael P. Siebert and Anita Jean McMonigle,
husband and wife to Sandra K. Hall by deed dated March 12, 1990 and recorded in the Orange County
Clerk's Office on March 14, 1990 in Book 3264 at Page 257.

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, in compliance with Section 13 of the Lien Law, covenants that the party
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

Grantor:

J&H Abstract LLC
196 Bridgeville Road - Suite 1
Monticello, NY 12701
T: (845) 707-4158 F: (888) 280-3802
File No.: OC-068

J & H ABSTRACT LLC
As Agent for
WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE A Description

Title Number: **OC-068**

All that certain parcel of land situate, lying, and being in the Town of Newburgh, County of Orange, State of New York and being designated as lot numbers 1 and 2 on a map entitled "Winona Lake Development Co." filed in the Orange County Clerks office on June 6, 1929 as map number 969, and being more particularly bounded and described as follows:

Beginning at a point on the northerly line of Wintergreen Avenue, said point being the easterly corner of lands reputedly of Doderer as described on page 789 of liber of deeds 13755; Thence from said point, along the northerly line of Wintergreen Avenue, North 50 degrees 33 minutes 00 seconds West 60.00 feet to a point; Thence along lands reputedly of the Town of Newburgh and passing through a stone and masonry pillar North 39 degrees 27 minutes 00 seconds East 190.00 feet to a point on the southerly line of NYS Route 52 (a.k.a. South Plank Road) to a point; Thence along NYS Route 52, South 50 degrees 33 minutes 00 seconds East 60.00 feet to a point; Thence along aforementioned lands of Doderer and partly through a stone and masonry wall, South 39 degrees 27 minutes 00 seconds West 190.00 feet to the northerly line of Wintergreen Avenue and the point or place of beginning as surveyed on April 6, 2023 and containing 11,400.00 square feet.

Subject to easements and agreements of record, if any.

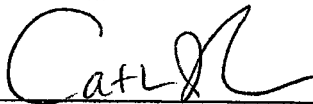
FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED: TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF, IN AND TO ANY STREETS, ROADS, OR AVENUES ABUTTING THE ABOVE DESCRIBED PREMISES, TO THE CENTER LINE THEREOF.

stewart title


SANDRA K. HALL

STATE OF NEW YORK :
COUNTY OF Orange : ss.:

On the 26th day of April, 2023 before me, the undersigned, personally appeared SANDRA K. HALL, 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 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.



Notary Public

CATHERINE I. LEE
Notary Public, State Of New York
No. 02LE6049672
Qualified In Orange County
Commission Expires October 23, 2026

BARGAIN AND SALE DEED WITHOUT COVENANTS

Title # _____

Grantor:
SANDRA K. HALL

TO

Grantee:
W & M HOMES LLC

ADDRESS: 81 WINTERGREEN AVENUE
NEWBURGH, NY 12550

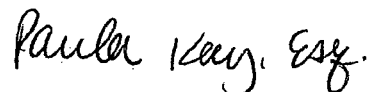
SECTION: 67

BLOCK: 2

LOT: 2

COUNTY: ORANGE

Record and Return to:











WORK SHALL INCLUDE A THIRD STORY ADDITION TO SQUARE OFF FOOTPRINT OF EXISTING RESIDENCE. PREVIOUS REAR SECOND FLOOR ADDITION TO BE REMOVED AND RECONSTRUCTED. RENOVATIONS SHALL INCLUDE NEW KITCHEN LAYOUT, ADDITION OF FIRST FLOOR BATHROOM, AND A NEW STAIR TO SECOND FLOOR. SECOND FLOOR ADDITION TO SECOND FLOOR SECOND FLOOR ADDITION TO SECOND FLOOR SHALL BE ADDED TO THE MAINTENANCE, FINAL LAYOUT SHALL HAVE FOUR BEDROOMS AND THREE BATHROOMS. ATTIC SHALL BE USED FOR STORAGE ON, Y.

1. **BULDER SHALL VERIFY ALL POSITIONS** OF ALL BULDER. ALL POSITIONS HAVE BEEN APPROVED FROM BEST INFORMATION AVAILABLE FOR PURPOSES OF THESE ELEVATIONS. THE INTENT OF THE DESIGN IS TO SHOW BULDER TO ADAPT AS REQUIRED.
2. **NEW STRUCTURE AND AREAS DIVIDED BY CONSTRUCTION SHALL REQUIRE FINISH ELEVATIONS TO MATCH EXISTING FINISH, ROCK ETC. TO MATCH EXISTING FINISHES.**
3. **TYPICAL FLOOR HEIGHT SHALL BE 6'-4" ABOVE FLOOR UNLESS OTHERWISE NOTED.**
4. **FOOTINGS SHALL BE A MINIMUM OF 42" BELOW GRADE. STEP FOOTINGS AS REQUIRED BY GRADE.**
5. **ALL GRADES SHOWN ARE APPROXIMATE AND BULDER IS TO FIELD DETERMINE FINAL GRADES.**
6. **DESIGN INTENTIONS ARE ILLUSTRATED BY ELEVATIONS AND ARE TO BE FOLLOWED.**

	EXISTING TO REMAIN	NEW FRAME CONSTRUCTION

DEAD LOAD		
FLOOR	15	
CEILING	2.5	
WOOD PLANKING	2.0	
LIGHTING FIXTURES & MISC.	2.0	
	<u>10.0</u>	
LIVE LOAD		
ALL AREAS EXCEPT SLURRIES	40.0	
SLURRY AREAS	<u>50.0</u>	
DESIGN LOAD		
ALL AREAS EXCEPT SLURRIES	50.0	50.0
SLURRY AREAS	50.0	50.0

DEAD LOAD	
PLYWOOD	1.5
CEILING	2.5
WOOD FRAMING	2.0
LIGHTING FIXING & MISC.	2.0
LIVE LOAD	10.0
STORAGE	20.0
DESIGN LOAD	20.0 + 50.0

ROOF LOAD SCHEDULE

INSULATION	1.0
PLYWOOD	1.0
WOOD FRAMING	2.0
CEILING	2.8
LIGHTING, PIPING & MISC.	2.0
LIVE LOAD	12.0
SNOW LOADING	30.0
DESIGN LOAD	43.0 P.S.F.
SQUARE FOOTAGE	
LISTING:	

ADDITION:	1504 ±
FIRST FLOOR	120 ±
SECOND FLOOR	120 ±
TOTAL HABITABLE FLR. AREA	1504 ±

THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED OR PHOTO COPIES OF SEAL AND SIGNATURE AND SEALED BY ARCHITECT. BLUEPRINTS ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS.



LINDA J. ZWART
ARCHITECT

31 MEADOWOOD ROAD
MONTGOMERY, NY 12548

1997-1998

81 WINTERGREEN AVE
S/B/L 67/2/2

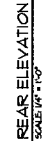
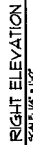
ADDITION AND RENOVATIONS
TO RESIDENCE FOR:

W&M HOMES
TOWN OF NEWBURGH
COUNTY OF ORANGE, NY

ELEVATIONS

DATE: 9 AUG 2023
REV: 17 AUG 2023

1046



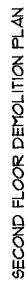
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

MANUAL J DESIGN CRITERIA													
GROUND		WIND DESIGN		SEISMIC DESIGN		SUBJECT TO DAMAGE FROM		WINTER DESIGN		DESIGN TEMPERATURE		HEATING TEMPERATURE	
SNOW LOAD	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE	DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMINATE	TEMP	ICE BARRIER UNDERLAMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
50 YR	10 YR	NO	YES	NO	B	SE-ICE	42"	MODERATE TO HEAVY	5°F	YES	REFERS TO PERM-14P	500	32°F
ELEVATION		LATITUDE		WINTER HEATING		SUMMER COOLING		ALTITUDE CORRECTION FACTOR		INDOOR DESIGN TEMPERATURE		DESIGN TEMPERATURE COOLING	
500 FT		42°		1°F		0°F		1		10°F		10°F	
COOLING TEMPERATURE DIFFERENCE		WIND VELOCITY HEATING		WIND VELOCITY COOLING		COINCIDENT NET BULB		DAILY RANGE		WINTER HUMIDITY		SUMMER HUMIDITY	
1°F		10 MPH		15 MPH		1°F		14		50°		50%	

DO NOT SCALE DIMENSIONS

- FIRST FLOOR DEMOLITION PLAN
SCALE 1/4" = 1'-0"

SCALE, V4' = 1'-0"

[illegible]

DEMOLITION NOTES

- ## LEGEND

1

- 10

DATE: 9 AUG 2023
REV: 17 AUG 2023



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

3072-23

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/24/2023

Application No. 23-0942

To: W & M Homes LLC
48 Willow Lane
New Windsor, NY 12553

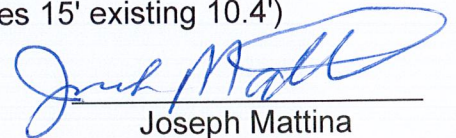
SBL: 67-2-2
ADDRESS: 81 Wintergreen Ave

ZONE: R3

PLEASE TAKE NOTICE that your application dated 08/11/2023 for permit to add a 240 square foot 2 story rear addition on the premises located at 81 Wintergreen Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-19-C-1: Shall not increase the degree of non-conformity. (Requires 15' existing 10.4')


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:

William Hernandez, being duly sworn, depose and say that I did on or before

September 14, 2023, post and will thereafter maintain at

81 Wintergreen Ave 67-2-2 R3 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

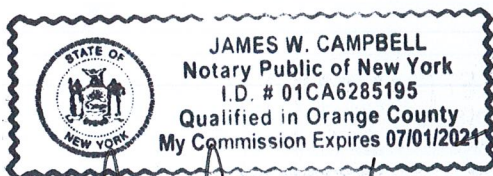
notice was in the form attached hereto.

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 11TH

day of SEPTEMBER 2023.



[Signature]

25



TOWN OF NEWBURGH
1000 Main Street
Newburgh, NY 12550
Phone: 845.562.1234

NOTICE TO RESIDENTS

NOTICE IS HEREBY GIVEN that the Town of Newburgh is planning to install a new water main along the route of the Newburgh Branch of the New York State Thruway. The project is located in the Town of Newburgh, New York, and is being undertaken by the Newburgh Branch of the New York State Thruway Authority. The project is being undertaken to improve the water supply to the Thruway and to provide for the future needs of the Thruway. The project is being undertaken in accordance with the provisions of the New York State Thruway Authority Act of 1964, as amended.

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