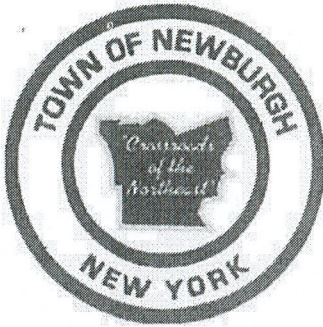




TOWN OF NEWBURGH

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 ZBA 2025-35

DATED: 10/3/2025

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

I (WE) Karen Williams & David Arrotta PRESENTLY

RESIDING AT NUMBER 6 Barbara Court, Newburgh, NY

TELEPHONE NUMBER 845-750-5738 Karen

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:

79-1-1 (TAX MAP DESIGNATION)
6 Barbara Ct (STREET ADDRESS)
R1 Zone (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Variance Description: Building Height
Code Section: 185-15-A-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:

9/4/2025 25-0808

- 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: Building Height of 6.5'

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:

- 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 location is a lower elevation than the house and would have same roof line height as the house and would not look out of character. The siding will match the house to fit in the character of the neighborhood. Will not block any sunlight.

- 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:

There is no other place on the property to accommodate a garage and maintain setback requirements or cause detriment to nearby properties.

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

has a minimal impact on the neighborhood and doesn't create an undesirable change in the area's character.

- 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 variance would not cause a significant negative impact on the health, safety, and general welfare of the neighborhood.

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

Second-generation owner of house built by parents in 1965.

7. ADDITIONAL REASONS (IF PERTINENT):

Karen L. Williams

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ^{Ulster} ~~ORANGE~~:

SWORN TO THIS 3rd DAY OF October 2025

Ellen M. Sticker

NOTARY PUBLIC

ELLEN M. STICKER
Notary Public, State of New York
No. 01ST6230081

Qualified in Ulster County
Commission Expires Nov. 01, 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

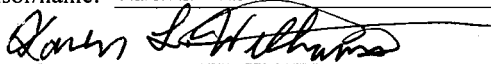
Instructions for Completing

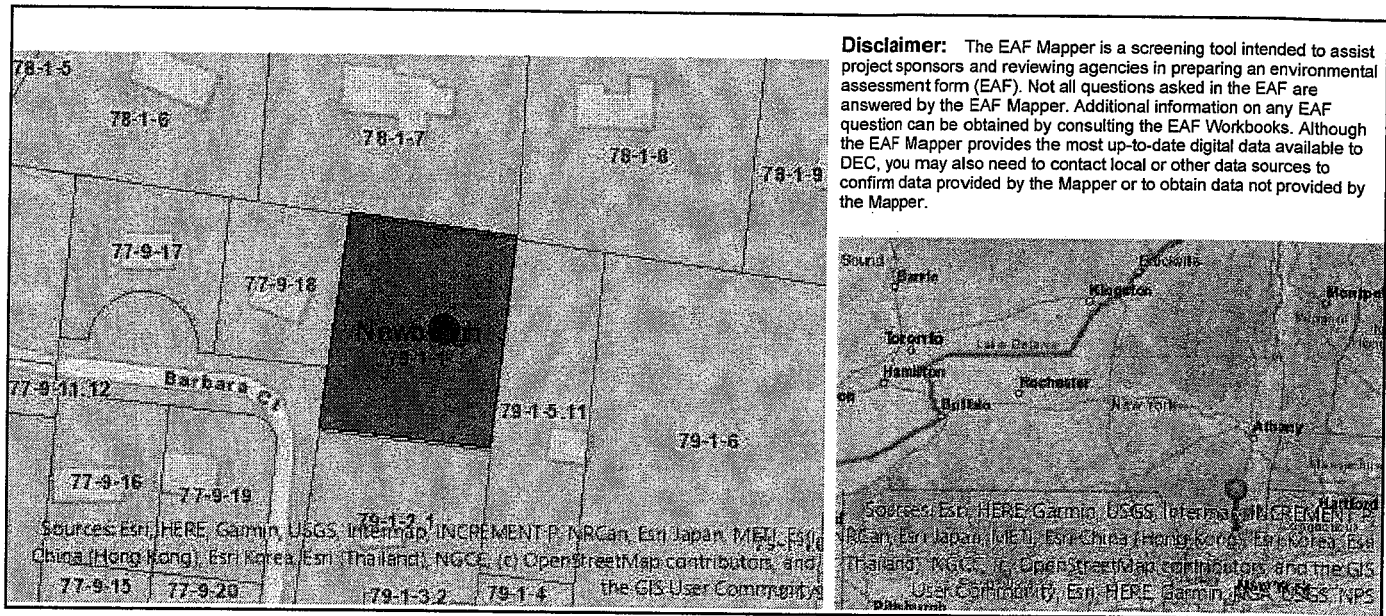
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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							
Name of Action or Project: Williams-Arrotta Accessory Building							
Project Location (describe, and attach a location map): 6 Barbara St, Town of Newburgh. Location map attached							
Brief Description of Proposed Action: Area variance request for height of 6.5 feet for Accessory Building on Property. Will be same color siding as house to maintain character of the community.							
Name of Applicant or Sponsor: Karen L. Williams		Telephone: 845-750-5738					
		E-Mail: kerhonksonita@gmail.com					
Address: 6 Barbara Ct							
City/PO: q 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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action? <u>.82</u> acres b. Total acreage to be physically disturbed? <u>< 0.20</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>.82</u> acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Project does not require a water supply	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ No need to connect to any wastewater utility	☒	☐	
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	
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?	☒	☐	
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 plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ _____		
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
	☒	☐
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
	☐	☒
V00118 North Plank Road Shoprite Plaza, Classification: C, Voluntary Cleanup Program for Dry Cleaner, copy provided, not contiguous to site (must check yes if within 2,000 feet of site).		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Karen L. Williams</u> Date: <u>10/6/2025</u>		
Signature: <u></u> Title: <u>Owner</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]	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]	Yes



NYS Department of Environmental Conservation DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the [DEC Info Locator](#) 

Administrative Information

Site Name: North Plank Road Shoprite Plaza

Site Code: V00118

Program: Voluntary Cleanup Program

Classification : C

EPA ID Number:

Location

DEC Region: 3

Address: State Highway 300 - 206 No. Plank Road

City: Newburgh

Zip: 12550

County: Orange

Latitude: 41.54954746

Longitude: -74.06043813

Site Type:

Estimated Size: 5.6 Acres

EAF Question 20

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

Control Type:

Deed Restriction

Control Elements:

Landuse Restriction

Site Management Plan

Vapor Mitigation

Ground Water Use Restriction

Site Owner(s) and Operator(s)

Current Owner Name: The Livanos Group, LLC

Current Owner(s) Address: P.O. Box 501

Maspeth, NY, 11378

Site Document Repository

No Repository Information Available

Site Description

Location: The Shoprite Plaza is located on North Plank Road in Newburgh, Orange County. Chestnut Lane borders to the north, Stanley Place to the southeast, and Plank Road to the west.

Site Features: The site is a 5.6 acre shopping plaza consisting of two buildings and a paved parking lot.

Current Zoning and Land Use: The site is being used as a shopping center and is zoned for commercial purposes. Surrounding uses include commercial and residential.

Past Use of the Site: The site has been used for commercial purposes. The contamination is reportedly the result of the operations of a former on-site dry cleaner. An unknown quantity

of tetrachloroethylene (PCE) was allegedly spilled from a drum into a storm water catch basin near the former Mr. Sharp Dry Cleaner.

Site Geology and Hydrogeology: Groundwater flows across the site towards the southwest. Site soil consists of sand, silty sands, and clay. Groundwater is located at approximately 5-6 feet below grade.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Hazardous Substances

Site Environmental Assessment

Nature and Extent of Contamination: Remediation at the site is complete. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Residual contamination in the groundwater and soil vapor is being managed under a Site Management Plan.

Prior to remediation the primary contaminants of concern at the site include tetrachloroethylene (PCE) and its breakdown products.

Site Health Assessment

The area is served by public water so exposure to contaminated groundwater via drinking water is not expected. Operation of the sub-slab depressurization system in the on-site plaza building reduces the potential for inhalation of subsurface vapors.

For more Information:

[E-mail Us](#)

[Return To Results](#)

DER Environmental Remediation Databases

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- Italiano
- العربية
- Polski
- Français
- اردو



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: 15758 / 996
INSTRUMENT #: 20250047424

Receipt#: 3414280
Clerk: AA
Rec Date: 07/16/2025 02:12:02 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 3
Rec'd Frm: STENGER GLASS HAGSTROM LINDARS
& IUELE LLP

Party1: ARROTTA JEFFREY L
Party2: WILLIAMS KAREN L
Town: NEWBURGH (TN)
79-1-1

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

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

Recording:

Recording Fee	35.00
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: 195.00

Transfer Tax
Transfer Tax - State 640.00

Sub Total: 640.00

Total: 835.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 9382
Transfer Tax
Consideration: 160000.00

Transfer Tax - State 640.00

Total: 640.00

Record and Return To:

KYLE A STELLER ESQ
1136 ROUTE 9
WAPPINGERS FALLS NY 12590

DEED

THIS INDENTURE, made as of this 19th day of March, 2018, between **LOUIS J. ARROTTA**, having an address at 6 Barbara Court, Newburgh, New York 12550 as the grantor(s) hereunder (hereinafter referred to as the "Grantor"), and

JEFFREY L. ARROTTA, residing at 1416 Illinois Avenue, Palm Harbor, FL 34683 and **DAVID S. ARROTTA** residing at 143 Center Street, West Milford, NJ 07480 as **JTWROS** as the grantee(s) hereunder (collectively hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars and no cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever,

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

BEGINNING at a point on the easterly side of a proposed street and proceeding N 17° 03' E 188.8± feet to the northerly line of the property of the parties of the first part, thence along said northerly line S 70° 23' E a distance of 194.3± feet to the easterly line of said property of the parties of the first part, thence along said easterly line S 17° 10' W 179.7± feet to a point in said easterly line, thence N 70° 05' W 193.7± feet to the point or place of beginning. Containing 35,764 square feet more or less.

SUBJECT to grants of record to public utilities.

BEING the same premises conveyed by Antoinette Jobin and Justin A. Jobin to Louis J. Arrotta, Jr. and Elizabeth A. Arrotta by deed dated May 3, 1963 and recorded in the Orange County Clerk's office on May 6, 1963 in Liber 1638 of Deeds at Page 132.

AND said premises being more accurately described as follows:

BEGINNING at a point on the easterly side of a proposed street, now Barbara Court and proceeding from the point of beginning the following courses: N 17°03' E 188.8' along the easterly line of Barbara Court and lands formerly of Kahn to the northerly line of the property; thence along said northerly line S 70° 23' E a distance of 194.3± feet to the easterly line of said property; thence along said easterly line S 17° 10' W 179.7 ± feet to a point in said easterly line; thence N 73° 05' W 193.7± feet to the point or place of beginning. Containing 35,764 square feet more or less.

BEING the same premises conveyed by deed dated May 17TH, 1979 from Louis J. Arrotta a/k/a Louis J. Arrotta, Jr. to Louis J. Arrotta recorded in the office of Clerk of the County of Orange on May 21, 1979 in Liber 2131 at Page 1005.

THE CONVEYANCE HEREIN IS EXPRESSLY SUBJECT TO A LIFE ESTATE RESERVED UNTO THE GRANTOR AND TO A LIFE ESTATE GRANTED TO ELIZABETH A. BERA, SAID LIFE ESTATES FOR EACH OF THEIR RESPECTIVE LIVES AND UNTIL THE LAST OF THEM DIE.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

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,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever.

Grantor covenants that she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

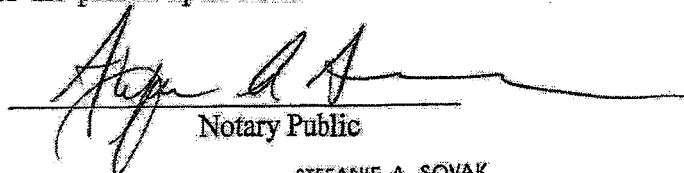
Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this Deed on the date first above written.


LOUIS J. ARROTTA

STATE OF NEW YORK, COUNTY OF ORANGE, ss.

On the 19th day of March, 2018, before me, the undersigned notary public, personally appeared **LOUIS J. ARROTTA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

STEFANIE A. SOVAK
NOTARY PUBLIC-STATE OF NEW YORK
No. 02506221279
Qualified in Orange County
My Commission Expires May 03, 2018

BARGAIN AND SALE DEED

**LOUIS J. ARROTTA
TO
JEFFREY L. ARROTTA AND
DAVID S. ARROTTA,
w/retained life estate**

SECTION: 79
BLOCK: 1
LOT: 1
COUNTY: ORANGE
TOWN: NEWBURGH

RECORD AND RETURN TO:
STEFANIE A. SOVAK, ESQ.
333 HUDSON STREET
CORNWALL ON HUDSON, NY 12520



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: 14389 / 552
INSTRUMENT #: 20180027593

Receipt#: 2475678
Clerk: KOD
Rec Date: 04/13/2018 01:09:45 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: STEFANIE A SOVAK LAW OFFICES

Party1: ARROTTA LOUIS J
Party2: ARROTTA JEFFREY L
Town: NEWBURGH (TN)
79-1-1

Recording:

Recording Fee	40.00
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: 190.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 190.00

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

***** Transfer Tax *****

Transfer Tax #: 8292

Exempt

Consideration: 0.00

Total: 0.00

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

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

STEFANIE A SOVAK LAW OFFICES
333 HUDSON ST
CORNWALL ON HUDSON, NY 12520



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

2025-35

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/04/2025

Application No. 25-0808

To: Karen Williams
6 Barbara Ct
Newburgh, NY 12550

SBL: 79-1-1
ADDRESS: 6 Barbara Ct

ZONE: R1

PLEASE TAKE NOTICE that your application dated 08/01/2025 for permit to build a 28' x 24' x 21.52' accessory building on the premises located at 6 Barbara Ct is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-15-A-1: Such building, except for farm purposes, shall not exceed 15 feet in height.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH ZONING CHART

NAME: KAREN WILLIAMS ADDRESS: 6 BARBARA CT
NEWBURGRH NY 12550

STRUCTURE: 24' X28' X 21.5' ACCESSORY BLDG. TYPE OF VARIANCE: AREA

S:B:L: 79-1-1 ZONE: R-1 TOWN WATER: YES TOWN SEWER: NO

VARIANCE DISCRPTION	CODE SECTION	MAXIMUM	REQUESTED	VARIANCE	%
BUILDING HEIGHT	185-15-A-1	15'	21.5'	6.5'	43%

COMMENTS:

REVIEWED BY: JOSEPH MATINA DATE: 9-4-2025 APPLICATION: 25-0808
ZONA 2025-35

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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Karen L. Williams, being duly sworn, depose and say that I did on or before

October 9, 2025, post and will thereafter maintain at

6 Barbara Ct 79-1-1 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 9th

day of October, 2025.

Karen L. Williams

Ellen M. Sticker

ELLEN M. STICKER
Notary Public, State of New York
No. 01ST6230081
Qualified in Ulster County
Commission Expires Nov. 01, 2026

STATE OF NEW YORK
COUNTY OF ORANGE
ON THIS 9 DAY OF October, 2025
BEFORE ME PERSONALLY APPEARED

Karen L Williams

TO ME PERSONALLY KNOWN TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE FOREGOING
DOCUMENT.

Joseph PEDI
NOTARY PUBLIC



6 Barbara Ct
Williams/Arrotta ZBA Notice

Karen L. Williams

Proposed Garage: 6 Barbara Court, Newburgh





From middle of driveway, site to the right at the white arrow



To right of driveway looking at site at the proposed site.

Siding will be white like house to match character of the neighborhood.



From house looking towards site and neighbor's house



From Back of site looking towards Barbara Ct, stand of trees is staying,

Note: the buckets are where discharge locations for gutters from house so we don't run them over.