



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: 5/22/25

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

I (~~WE~~) Rosemarie Wright PRESENTLY

RESIDING AT NUMBER 1 Englebride Place, Newburgh, NY

TELEPHONE NUMBER 845-565-4601 (H), 845-857-9267 (C)

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- X AREA VARIANCE (S)
- X INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

73-1-2.1 (TAX MAP DESIGNATION)

21 Willella Place (STREET ADDRESS)

R3 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk Table - Section 5

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:
5/8/25
- 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: Front yard setback

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:
Building department will not issue a certificate of occupancy.

(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:
it pertains to only one (1) single family residence.
- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
The neighborhood consists of single family residences.
- d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:
Believe the stair's landing is consistent with the NYS Building Code, Section 1002 and the Town's Code for stairs. (See Attached)

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 neighborhood consists of single family residences, and this lot is also residential.

- 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 elimination of the landing reduces the house's artist appeal and makes access to the front door from the driveway more difficult.

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

it does not distract from the other residences in 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 extent of the variance is minor.

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

I firmly believe the landing is in accordance with all building and zoning code requirements. i.e. No variance is required.

7. ADDITIONAL REASONS (IF PERTINENT):

Rosanne S. Wight
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 20th DAY OF May 2021

[Signature]
NOTARY PUBLIC

KIM WATKINS
Notary Public - State of New York
No. 01WA0013761
Qualified in Orange County
My Commission Expires Sept. 25, 2027

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)

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Rosemarie Wright, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 1 Englebride Place, Newburgh
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF SBL: 73-1-2.1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AND THAT HE/SHE HAS AUTHORIZED Frank J. Valdina, Jr. TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 5/20/25 Rosemarie S. Wright

OWNER'S SIGNATURE

Victoria Smith

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 25 DAY OF May 20 25

KIM WATKINS
Notary Public - State of New York
No. 01WA0013761
Qualified in Orange County
My Commission Expires Sept. 25, 2027

[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			
Rosemarie Wright's residence			
Name of Action or Project:			
Residence at 21 Willella Place			
Project Location (describe, and attach a location map):			
Willella Place approximately 200' east of Fifth Ave.			
Brief Description of Proposed Action:			
Construction of a single family residence.			
Name of Applicant or Sponsor:		Telephone:	
Rosemarie Wright		845-857-9267 (c)	
		E-Mail:	
Address:			
1 Englebride Place			
City/PO:		State:	Zip Code:
Newburgh		NY	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 YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			
If Yes, list agency(s) name and permit or approval:			
			NO YES
			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.8 acres	
b. Total acreage to be physically disturbed?		0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.8 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <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 level?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? 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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Roadside swales <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	

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 <input checked="checked" type="checkbox"/>	YES <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 <input checked="checked" type="checkbox"/>	YES <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 <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Rosemarie Wright		Date: 5/16/25
Signature: <u>Rosemarie Wright</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?	<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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<hr/>	
Name of Lead Agency	Date
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



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

2025-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/08/2025

Application No. 23-1220

To: Rosemarie Wright
One Englebride Place
Newburgh, NY 12550

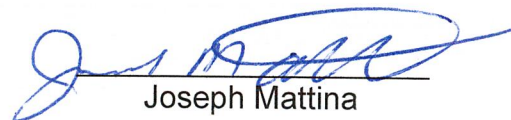
SBL: 73-1-2.1
ADDRESS: 21 Willella Pl

ZONE: R3

PLEASE TAKE NOTICE that your application dated 10/16/2023 for permit to keep an 5' x 8' front deck on the premises located at 21 Willella Pl is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 5: Requires a minimum front yard setback of 40'.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

TOWN OF NEWBURGH ZONING CHART

NAME: Rosemarie Wright ADDRESS: One Englebride Place
Newburgh NY 12550

STRUCTURE: 5' x 8' Front deck TYPE OF VARIANCE: AREA / USE

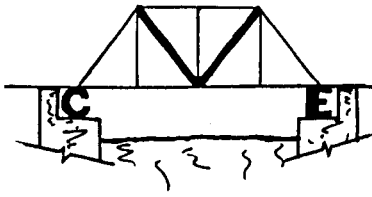
S:B:L: 73-1-2.1 ZONE: R-3 TOWN WATER: YES TOWN SEWER: YES

VARIANCE DISCRPTION	CODE SECTION	MINIMUM	REQUESTED	VARIANCE	%
Front yard setback	Bulk table schedule 5	40'	31'	9'	22.5%

COMMENTS:

REVIEWED BY: JOSEPH MATINA DATE: 5-8-2025 APPLICATION: 23-1220
26A # 2025-22





VALDINA CONSULTING ENGINEERS

4 PLEASANT VIEW AVENUE
NEWBURGH, N.Y. 12550
914-565-4447

May 2, 2025

Town of Newburgh Code Compliance Department
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

ATT: Gerald Canfield

RE: Permit No. 23-1220 (21 Willella Place)

Dear Mr. Canfield


It is hereby respectfully requested the determination regarding the Landing/Terrace be reconsidered based on the Building Code of New York State, Section 1002.

This section defines Stairway as follows:

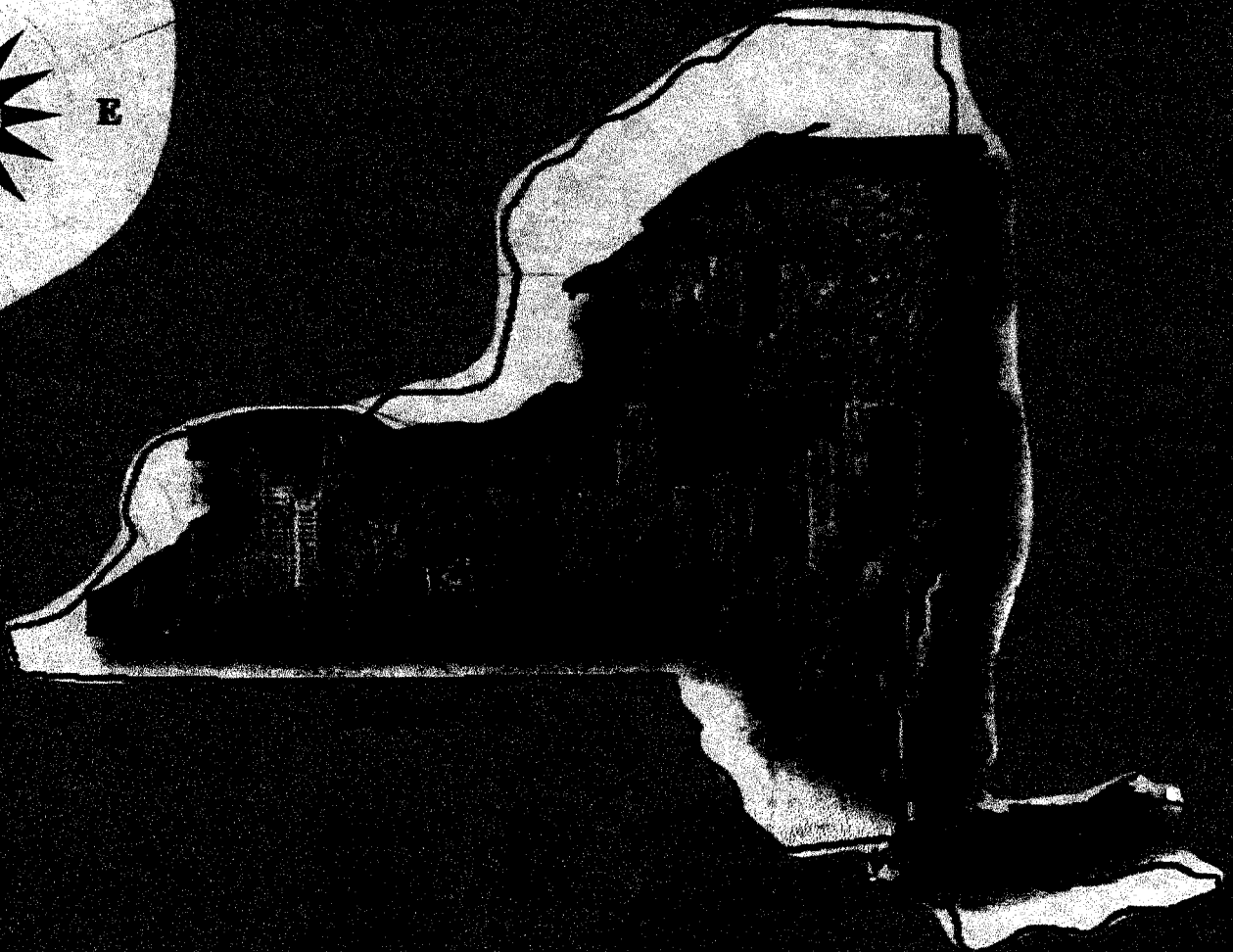
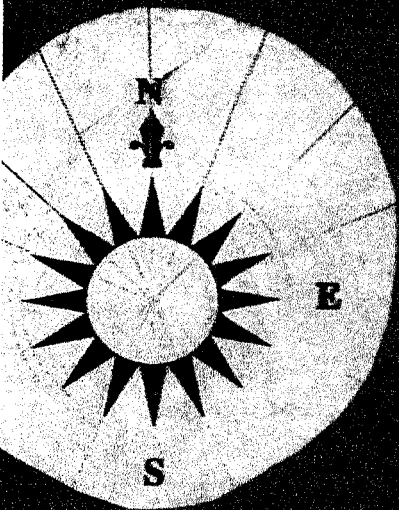
One or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

Thank you for your anticipated reconsideration of this matter and if there are any questions, please contact me at 845-863-4664.

Very truly yours,


Frank J. Valdina, Jr., PE, LS

Building Code of New York State



consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.

FOLDING AND TELESCOPIC SEATING. A structure that is used for tiered seating of occupants, and has an overall shape and size that, for purposes of moving or storing, is capable of being reduced without being dismantled.

FOOTBOARDS. The walking surface of aisle accessways in reviewing stands, grandstands and bleachers.

GRANDSTAND. A structure providing tiered or stepped seating.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HANDRAIL. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

MEANS OF EGRESS. A continuous and unobstructed path of vertical and horizontal egress travel from any point in a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge.

NOSING. The leading edge of treads of stairs and of landings at the top of stairway flights.

OCCUPANT LOAD. The number of persons for which the means of egress of a building or portion thereof is designed.

OPEN AIR SEATING GRANDSTANDS AND BLEACHERS. Seating facilities that are located so that the side toward which the audience faces is unroofed and without an enclosing wall.

PANIC HARDWARE. A door-latching assembly incorporating a device that releases the latch upon the application of a force in the direction of egress travel.

PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

RAMP. A walking surface that has a running slope steeper than one unit vertical in 20 units horizontal (5-percent slope).

REVIEWING STANDS. Elevated platforms that accommodate not more than 50 persons.

SMOKE-PROTECTED ASSEMBLY SEATING. Seating served by means of egress that is not subject to smoke accumulation within or under a structure.

STAIR. A change in elevation, consisting of one or more risers.

STAIRWAY. One or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

STAIRWAY, EXTERIOR. A stairway that is open on at least one side, except for required structural columns, beams, handrails, and guards. The adjoining open areas shall be either yards, courts or public ways. The other sides of the exterior stairway need not be open.

STAIRWAY, INTERIOR. A stairway not meeting the definition of an exterior stairway.

STAIRWAY, SPIRAL. A stairway having a closed circular form in its plan view with uniform section-shaped treads attached to and radiating about a minimum-diameter supporting column.

SECTION 1003 GENERAL MEANS OF EGRESS

1003.1 General requirements. The general requirements specified in this section shall apply to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge detailed elsewhere in this chapter.

1003.2 System design requirements. The means of egress system shall comply with the design requirements of Sections 1003.2.1 through 1003.2.13.7.3.

1003.2.1 Multiple occupancies. Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served.

1003.2.2 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be established by the largest number computed in accordance with Sections 1003.2.2.1 through 1003.2.2.3.

1003.2.2.1 Actual number. The actual number of occupants for whom each occupied space, floor or building is designed.

1003.2.2.2 Number by Table 1003.2.2.2. The number of occupants computed at the rate of one occupant per unit of area as prescribed in Table 1003.2.2.2.

On May 16, 2024, at 12:44 AM, Jonathan Cella <jonathancella@hotmail.com> wrote:

I signed four copies of this letter and left them on my front porch. Grb them whenever you want or tell me tomorrow what you want changed for a friday pickup.

From: Shawn Sanner <sanner75@yahoo.com>

Sent: Wednesday, May 15, 2024 9:42 PM

To: jonathancella@hotmail.com <jonathancella@hotmail.com>

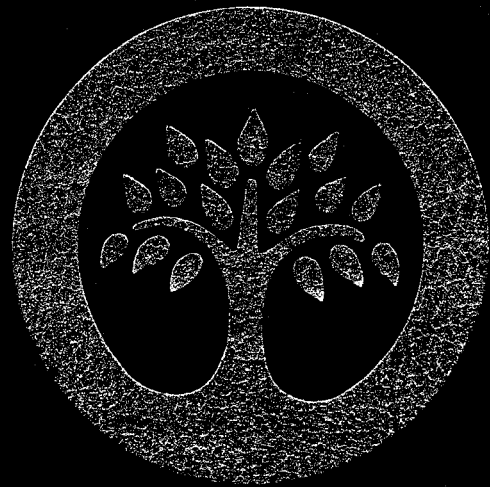
Subject: Hi Jonathan

Hi Jonathan



NEW WORLD DICTIONARY OF THE AMERICAN LANGUAGE

SECOND COLLEGE EDITION



DELUXE COLOR EDITION

[LL. *lanceolatus* < tapering like the

< LL. *lancearius*] a member of a cavalry

[prec.] 1. a 19th-

Brit. Army a cor-

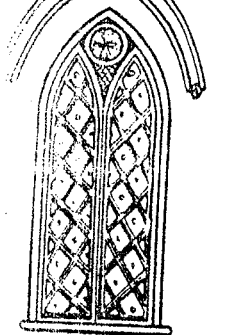
pl. < OFr. *lancette*

ated surgical knife,

small incisions, skin

ARCH b) LANCET

arch



LANCET ARCH

to pierce, or tear:
[nating pain] —

land < IE. base

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surface 3. a) a

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*8. the Lord:

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3. to set (an

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[Colloq.] to de-

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and of a ship

1. to alight or

fall —land on

ng: 1. a kind

2. a particular

SW Germany

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of automobile

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a small landau

***land-grab·ber** (-grab'ər) *n.* a person who gets possession of land unfairly or fraudulently

***land-grant** (-grant', -grānt') *adj.* designating any of a number of colleges and universities originally given federal aid, esp. by land grants, on condition that they offer instruction in agriculture and the mechanical arts: they are now supported by the individual States with supplementary Federal funds

***land grant** an appropriation of public land by the government for a railroad, State college, etc.

land-grave (-grāv') *n.* [G. *landgraf* < *land*, LAND + *graf*, a count] 1. in medieval Germany, a count having jurisdiction over a specified territory 2. later, the title of any of certain German princes —*land-gra·vi·ate* (-grā'vè it) *n.* —*land-gra·vine*' (-grā vën') *n.fem.*

land-hold·er (-hōl'dər) *n.* an owner or occupant of land —*land-hold'ing adj., n.*

land-ing (lan'din) *n.* 1. the act of coming to shore or of going or putting ashore 2. the place where a ship is unloaded or loaded 3. a platform at the end of a flight of stairs 4. the act of alighting, or coming to the ground, as after a flight, jump, or fall

landing craft any of various naval craft designed to bring troops and equipment close to shore

landing field a field provided with a smooth surface to enable airplanes to land and take off easily

landing gear the undercarriage of an aircraft, including wheels, pontoons, etc., for support on land or water

landing net a small, baglike net attached to a long handle, for taking a hooked fish from the water

landing strip same as AIRSTRIP

Lan·dis (lan'dis), Kenesaw Mountain 1866-1944; U.S. jurist; commissioner of professional baseball (1920-44)

land-la·dy (land'lā'dē) *n., pl. -dies* [after LANDLORD] 1. a woman who rents or leases land, houses, etc. to others 2. a woman who keeps a rooming house, inn, etc.

lānd·ler (lent'lər) *n.* [G. *ländler* < dial. *Landl*, upper Austria, dim. < *land*, LAND] 1. an Austrian country dance in slow rhythm and triple time 2. music for this

land-less (land'lis) *adj.* not owning land

land-locked (-lākt') *adj.* 1. entirely or almost entirely surrounded by land, as a bay or a country 2. cut off from the sea and confined to fresh water by a geographical barrier [*landlocked* salmon]

land-lord (-lōrd') *n.* [ME. *londelorde* < OE. *landhlaford*: see LAND & LORD] 1. a person, esp. a man, who rents or leases land, houses, etc. to others 2. a man who keeps a rooming house, inn, etc.

land-lord-ism (-lōrd'iz'm) *n.* the economic system under which land is privately owned and rented to tenants

land-lub·ber (-lub'ər) *n.* [LAND + LUBBER] a person who has had little experience at sea, and is therefore awkward aboard a ship: a sailor's term of contempt

land-mark (-mārk') *n.* 1. any fixed object used to mark the boundary of a piece of land 2. any prominent feature of the landscape, as a tree or building, serving to identify a particular locality 3. an event, discovery, etc. considered as a high point or turning point in the history or development of something

land-mass (-mas') *n.* a very large area of land; esp., a continent

land measure 1. a system of square measure for finding the area of a piece of land 2. any unit of measurement in such a system, as an acre, hectare, etc.

land mine an explosive charge hidden under the surface of the ground and detonated by pressure upon it

***land office** a government office that handles and records the sales and transfers of public lands

***land-of-fice business** (land'ōf'is) [with reference to Western U.S. land offices in the 19th c.] [Colloq.] a booming business

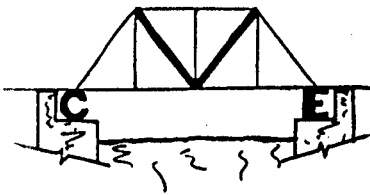
Land of Nod (näd) 1. Bible the country to which Cain journeyed after slaying Abel: Gen. 4:16 2. [i-] the imaginary realm of sleep and dreams

Land of Promise same as PROMISED LAND

Land of the Midnight Sun Norway

fatal disease [*terminal cancer*] 4. a term or established period of time; each term 5. of, at, or forming the end of a line 6. *Bot.* growing at the end of a leaflet) —*n.* 1. a terminating point 2. a connective device or point of conductor 3. *a)* either end of a road, esp. a railroad, including yards, etc. *b)* a station or city located there 4. an important point or junction of a transmission device, usually with a typewriter keyboard, screen, for putting information from a computer 5. *Archit.* *a)* same as *terminal* 6. an ornamental carving at the end of a column. *V.N.* see LAST¹ —*ter'mi-nal-ly adv.* 1. *linguis.* any of several kinds of pause and sometimes very brief, following the methods of breaking off speech 2. a final leave granted to a member of a ship immediately before discharge, equal in value to an unused leave 3. *phys.* the unchanging velocity reached when the frictional resistance of the medium is equal to the force of gravity —*ter'mi-nat'* *vt.* —*nat'ed*, —*nat'ing* [*< L. terminare, to end, limit < terminus; see TERMINUS*; to end in space or time; form the limit; bound, finish, or conclude 1. to stop; cease 2. to dismiss from employment; come to an end in space or time; end (in something) [a road *terminates*]. *V.* see CLOSE² —*ter'mi-na'tive adj.* [*ter'mi-nā'shən*] *n.* [*L. terminatio*] 1. a terminated 2. the end of something 3. a limit, bound, conclusion, or finish 4. a word; final sound, morpheme, or inflectional ending 5. a thing's outwardly termination of a dispute] —*ter'mi-nat'* *n.* [*LL.*] 1. a person or thing that is dividing the illuminated and dark side of the moon or a planet —*ter'mi-nāl'ə-jē* *n., pl. -gies* [*G. terminus, a term < L. (see TERM) + G. terminus, a term or system of terms used in a particular nomenclature [legal terminology]*] —*ter'mi-no-log'i-cal* *adj.* [*ter'mi-no-log'i-cal-ly adv.*] 1. a guarantee which expires at the end of a term 2. *pl. -ni' (-nī'), -nus-es* [*L. terminus, a limit 2. a boundary stone or goal 3. a final point; extremity or goal 4. a) a station line b) a station or town at the end of a line 5. [T-] the ancient Roman deity of roads and landmarks*] —*ter'mi-nas* (*tur'mi nas äd kwem'*) [*L., lit., destination; conclusion; end*] —*ter'mi-nā's* (*kwō'*) [*L., lit., end from which*] a thing of origin; beginning —*ter'mi-nus* (*gen. termitis*), wood-boring beetle that rubs, bore; see THROW] any of a group of pale-colored social insects having colonies composed of winged forms that are workers and soldiers that are destructive to wooden structures and that inhabit zones and esp. in the tropics —*ter'mi-nal* 1. limitless 2. unconditional —*TERME*. *< Anglo-Fr. termer < terme:*

ter-pin-e-ol (*tər pin'ē ōl', -ōl'*) *n.* [*terpine, C₁₀H₁₈(OH)₂, (< prec. + -INE¹) + -OL¹] any of three isomeric alcohols, C₁₀H₁₇OH, with a lilac odor, found in certain volatile oils and used in perfumes —*ter-pin-hydrate* (*tur'pin*) [*< terpine: see prec.*] a colorless crystalline powder, C₁₀H₂₀O₂·H₂O, used chiefly, in the form of an elixir, as an expectorant or cough syrup —*Terp-sich-o-re* (*tərp sik'ə rē'*) [*Gr. Terpsichorē < terpsichoros, delighting in the dance < terpein, to delight in + choros, a dance*] *Gr. Myth.* the Muse of dancing —*terp-si-cho-re-an* (*tərp'si kə rē'an*) *adj.* 1. [T-] of Terpsichore 2. having to do with dancing —*n.* a dancer: now only in facetious use —*terr.* 1. terrace 2. territory —*ter-ra* (*ter'ə*) *n.* [*L.*] (the) earth —*terra al-ba* (*al'bə*) [*L., lit., white earth*] any of several white mineral substances, as *a)* finely ground gypsum, used in making paints, paper, etc. *b)* pulverized kaolin, used in ceramics, etc. *c)* same as MAGNESIA (sense 1) —*ter-race* (*ter'əs*) *n.* [*OFr., walled platform, orig., mound of earth < It. terrazzo < terra, earth < L. < IE. *tersa < base *ters, dry, whence THIRST*] 1. *a)* a raised, flat mound of earth with sloping sides *b)* any of a series of flat platforms of earth with sloping sides, rising one above the other, as on a hillside *c)* a geological formation of this nature 2. an unroofed, paved area, immediately adjacent to a house, etc. and usually overlooking a lawn or garden 3. *a)* a gallery, portico, or colonnade *b)* a usually spacious veranda; piazza 4. a small, usually roofed balcony, as outside an apartment 5. a flat roof, esp. of a house of Spanish or Oriental architecture 6. *a)* a line of houses, esp. of row houses, on ground raised from the street *b)* a street in front of such houses: often used in street names 7. a parklike strip in the middle of a boulevard, etc. —*vt. -raced, -rac-ing* to form into, lay out in, or surround with a terrace or terraces —*ter-ra cot-ta* (*ter'ə kät'ə*) [*It., lit., baked earth < L.: cf. TERRACE & COOK*] 1. a hard, brown-red, usually unglazed earthenware used for pottery, sculpture, etc. 2. its brown-red color —*ter'ra-cot'ta adj.* —*terra fir-ma* (*für'mə*) [*L.*] firm earth; solid ground —*ter-rain* (*tə rān', ter'ān*) *n.* [*Fr. < L. terrenum < terrenus, of earth, earthen < terra, earth: see TERRACE*] 1. ground or a tract of ground, esp. with regard to its natural or topographical features or fitness for some use 2. *Geol.* same as TERRANE (sense 1) —*ter-ra in-cog-ni-ta* (*ter'ə in käg'ni tə*) *pl. ter-rae in-cog-ni-tae* (*ter'ē in käg'ni tē'*) [*L.*] 1. an unknown land; unexplored territory 2. an unknown or unexplored field of knowledge —*ter-ra-my-cin* (*ter'ə mī's'n*) [*< L. terra, earth (see TERRACE) + MYC- + -IN¹*] a trademark for OXYTETRACYCLINE —*ter-rane* (*tə rān', ter'ān*) *n.* [*Fr. terrain: see TERRAIN*] *Geol.* 1. *a)* a geological formation or series of related formations *b)* a region where a specific rock or group of rocks predominates 2. same as TERRAIN (sense 1) —*ter-ra-pin* (*ter'ə pin*) *n.* [*of AmInd. (Algonquian) origin, prob. dim. of torope, tortoise*] 1. any of several N. American, freshwater or tidewater turtles (esp. genus *Malaclemys*); specif., same as DIAMONDBACK 2. its edible flesh —*ter-ra-que-ous* (*ter ā'kwē əs*) *adj.* [*< L. terra, earth (see TERRACE) + AQUEOUS*] consisting of land and water —*ter-rar-i-um* (*tə rer'ē əm*) *n., pl. -i-ums, -i-a (-ə)* [*ModL. < L. terra, earth (see TERRACE) + -arium, as in aquarium*] 1. an enclosure in which to keep small land animals 2. a glass container enclosing a garden of small plants —*ter-raz-zo* (*tə raz'ō, tə rät'sō, te-*) *n.* [*It., lit., TERRACE*] flooring of small chips of marble set in cement and polished —*Ter-re Haute* (*ter'ə hōt', hut'*) [*Fr., lit., high land*]*



VALDINA CONSULTING ENGINEERS

4 PLEASANT VIEW AVENUE
NEWBURGH, N.Y. 12550
914-565-4447

April 30, 2025

Town of Newburgh Code Compliance Department
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

ATT: James Campbell


RE: Permit No. 23-1220 (21 Willella Place)

Dear Mr. Campbell:

The landing, at the bottom of the first section of the uncovered front steps, in my opinion is exempt from the front yard setback requirements as set forth in the Zoning Code ; Section 185-18. Exceptions to district regulations, paragraph C.(1), "Yard requirements shall not apply to". a. "Uncovered steps"

Thank you.

Very truly yours,


Frank J. Valdina, Jr., PE, LS

at the time of enactment of this chapter, provided that all other provisions of this chapter are met.

- (2) Subdivisions.¹² Two or more nonconforming subdivision lots, not in separate ownership, in a subdivision which was approved by the Planning Board prior to the effective date of this chapter shall have three years from the effective date of this chapter to obtain a building permit.
 - (3) Future amendments.¹³ In the event of a change or an amendment to this chapter, the provisions of which establish or increase either lot area or lot dimensions to exceed the lot areas or the lot dimensions of the lots shown and delineated on a subdivision plat of land into lots for residential use, and which said subdivision plat also shows and delineates one or more new streets, roads or highways in addition to lot lines and dimensions of the lots thereon delineated and which said subdivision plat has been duly approved by the Planning Board and which said subdivision plat or the first section thereof has been duly filed in the office of the County Clerk of the County of Orange, or the provisions of which establish or increase side, rear or front yard or setback requirements to exceed those applicable to the building plots under the provisions of the Zoning Law in force and in effect at the time of the filing of said subdivision plat or the first section thereof, then the lots contained therein shall have three years from the effective date of such change or amendment to obtain a building permit. Following such a three-year period, said subdivision, part or lots thereof not subject to a valid building permit shall be resubmitted to the Planning Board for approval in full conformity with the provisions of this chapter.
- B. Height regulations. The height limitations of these regulations may be waived for structures such as, but not limited to, silos and private home antennas and for the following roof-mounted facilities, provided that such facilities do not cover in excess of 10% of the total area of the roof on which they are situated: flagpoles, spires, belfries, chimneys, transmission towers, skylights, water or cooling towers and elevator penthouses.
- C. Yard requirements. **[Amended 3-5-2007 by L.L. No. 1-2007]**
- (1) Yard requirements shall not apply to:
 - (a) Chimneys, open trellises, unroofed steps or terraces not higher than one foot from ground level.
 - (b) Overhanging roof that does not project into the required yard over 10% of the required setback distance.
 - (c) Awning or movable canopy that does not project over 10 feet into a required yard area.
 - (d) Fences or walls.

12. Editor's Note: See also Ch. 163, Subdivision of Land.

13. Editor's Note: See also §§ 185-5 and 185-64.













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

STATE OF NEW YORK: COUNTY OF ORANGE:

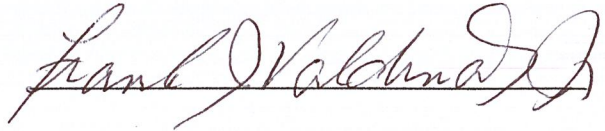
I Frank J. Voldina, Jr., being duly sworn, depose and say that I did on or before

June 12, 2025, post and will thereafter maintain at

21 Willella Pl 73-1-1.2 R3 Zone in the Town of Newburgh, New York, at or near the front

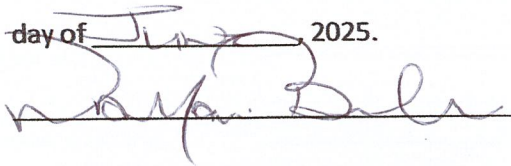
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

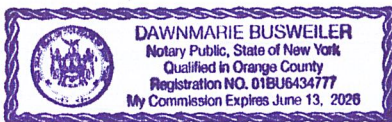
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the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



Sworn to before me this 12

day of June, 2025.









SECTION 70

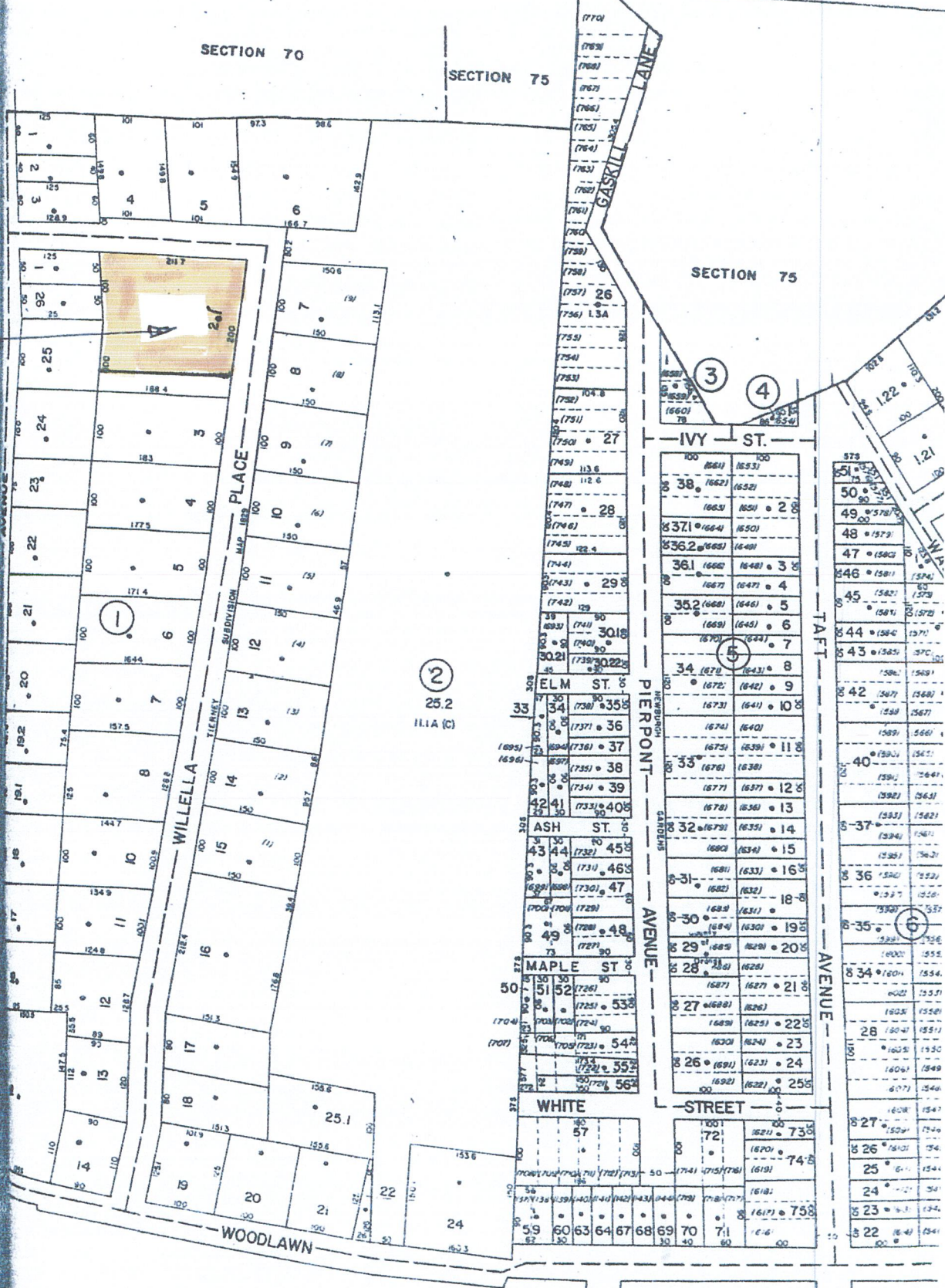
SECTION 75

SECTION 75

SECTION 71

Subject Property

Fifth Avenue



OFFICE OF THE RECORDER OF DEEDS
FOR CONVEYANCE

LEGEND	
STATE OR COUNTY LINE	FILED PLAN LOT LINE
CITY TOWN OR VILLAGE	EASEMENT LINE
SUBDIVISION	TAX MAP BLOCK NO.
SUBDIVISION LIMIT	TAX MAP PARCEL NO.
SPECIAL DISTRICT LINE	AREAS
PROPERTY LINE	DIMENSIONS