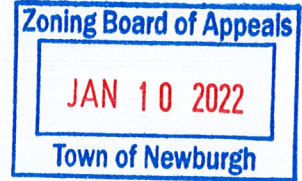




TOWN OF NEWBURGH

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: 1/5/23

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

I (WE) Teresa Ortiz PRESENTLY
RESIDING AT NUMBER 5 Sylvester Ct Newburgh N.Y. 12550
TELEPHONE NUMBER (917) 416-7760

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

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

1. LOCATION OF THE PROPERTY:

1046-4-6 (TAX MAP DESIGNATION)
5 Sylvester Ct. (STREET ADDRESS)
R-1 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

SECTION 185

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:

12/19/22

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: I need a variance to build a pool deck.

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT: -

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

The lot is non-conforming. The neighbors have decks + pools

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

The neighbors already have the same

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

The lot is non-conforming

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:

Neighbors already have the same

- 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:

lot is non-conforming

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

Just a deck

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

Just a deck

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

The lot is non-conforming

7. ADDITIONAL REASONS (IF PERTINENT):

Lerisa Ortiz

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5th DAY OF January 2023

NOTARY PUBLIC

ERIKA R. BROWNLEY
Notary Public, State of New York
Registration No. 04BR6397611
Qualified in Orange County
My Commission Expires September 9, 2023

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

Teresa Ortiz, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 5 Sylvester Ct.

IN THE COUNTY OF Orange AND STATE OF N.Y.

AND THAT HE/SHE IS THE OWNER IN FEE OF 5 Sylvester Ct.

Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Joe Wright

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 1-5-23

Teresa Ortiz

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5th DAY OF January 20 23

[Signature]
NOTARY PUBLIC

ERIKA R. BROWNLEY
Notary Public, State of New York
Registration No. 04BR6397611
Qualified in Orange County
My Commission Expires September 9, 2023

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			
Teresa Ortiz			
Name of Action or Project:			
New deck extension and extension to existing			
Project Location (describe, and attach a location map):			
Back yard.			
Brief Description of Proposed Action:			
Add New pool deck and extend existing upper deck.			
Name of Applicant or Sponsor:		Telephone: 917-416-7760	
Teresa Ortiz		E-Mail: mcDIAMONDqinl23@yahoo.com	
Address:			
5 Sylvester CT			
City/PO:		State:	Zip Code:
Newburgh NY.		NY	12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<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	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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, 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
<p>_____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
<p>_____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
<p>_____</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Teresa Ortiz</u></p> <p>Signature: <u>Teresa Ortiz</u></p>	<p>Date: <u>12/12/23</u></p>	

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.

X

- 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)

ALST B - 03680R

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

US Bank National
Association
TO
Theresa Franco

SECTION 108 BLOCK 4 LOT 6



RECORD AND RETURN TO:
(name and address)

T Franco
5 Sylvester Court
Newburg, NY 12550

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED R MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) _____ 4289 MONTGOMERY (TN) _____
- 2001 WASHINGTONVILLE (VLG) _____ 4201 MAYBROOK (VLG) _____
- 2003 SO. BLOOMING GROVE (VLG) _____ 4203 MONTGOMERY (VLG) _____
- 2289 CHESTER (TN) _____ 4205 WALDEN (VLG) _____
- 2201 CHESTER (VLG) _____ 4489 MOUNT HOPE (TN) _____
- 2489 CORNWALL (TN) _____ 4401 OTISVILLE (VLG) _____
- 2401 CORNWALL (VLG) _____ X 4600 NEWBURGH (TN) _____
- 2600 CRAWFORD (TN) _____ 4800 NEW WINDSOR (TN) _____
- 2800 DEERPARK (TN) _____ 5089 TUXEDO (TN) _____
- 3089 GOSHEN (TN) _____ 5001 TUXEDO PARK (VLG) _____
- 3001 GOSHEN (VLG) _____ 5200 WALLKILL (TN) _____
- 3003 FLORIDA (VLG) _____ 5489 WARWICK (TN) _____
- 3005 CHESTER (VLG) _____ 5401 FLORIDA (VLG) _____
- 3200 GREENVILLE (TN) _____ 5403 GREENWOOD LAKE (VLG) _____
- 3489 HAMPTONBURGH (TN) _____ 5405 WARWICK (VLG) _____
- 3401 MAYBROOK (VLG) _____ 5600 WAWAYANDA (TN) _____
- 3689 HIGHLANDS (TN) _____ 5889 WOODBURY (TN) _____
- 3601 HIGHLAND FALLS (VLG) _____ 5801 HARRIMAN (VLG) _____
- 3889 MINISINK (TN) _____ 5809 WOODBURY (VLG) _____
- 3801 UNIONVILLE (VLG) _____ CITIES _____
- 4089 MONROE (TN) _____ 0900 MIDDLETOWN _____
- 4001 MONROE (VLG) _____ 1100 NEWBURGH _____
- 4003 HARRIMAN (VLG) _____ 1300 PORT JERVIS _____
- 4005 KIRYAS JOEL (VLG) _____ 9999 HOLD _____

NO. PAGES 5 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____
PAYMENT TYPE: CHECK X _____
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 224900 -
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- ____ (A) COMMERCIAL/FULL 1%
- ____ (B) 1 OR 2 FAMILY
- ____ (C) UNDER \$10,000
- ____ (E) EXEMPT
- ____ (F) 3 TO 6 UNITS
- ____ (I) NAT.PERSON/CR. UNION
- ____ (J) NAT.PER-CR.UN/1 OR 2
- ____ (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Atlantic Title

RECORDED/FILED
07/01/2013/ 07:00:00
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20130066067
DEED R / BK 13594PG 0811
RECORDING FEES 195.00
TTX# 006707 T TAX 900.00
Receipt#1625958 mrl

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
ON 7-1-13 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Kelly A. Eskew 1-5-23

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS
ORANGE COUNTY.



ALSTB-036805

TT
P 904
S
108
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4
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b

THIS INDENTURE, made as of the 25 day of Apr, 2013, between U.S. Bank National Association, as Trustee, on behalf of the holders of The Credit Suisse First Boston Mortgage Securities Corp. Home Equity Pass Through Certificates, Series 2006-8 in its normal course of business, and with the consent of the majority of its shareholders, with offices located at 3815 SW Temple, Salt Lake City, UT 84115 ("Grantor"), and

Teresa Franco, residing at 1192 Walton Avenue, Apt. D4, Bronx, NY 10542 ("Grantee")

WITNESSETH

That the Grantor, in consideration of Two Hundred Twenty-Four Thousand Nine Hundred Dollars and No Cents (\$224,900.00) Dollars, lawful money of the United States, paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto the Grantee, his heirs, successors or assigns, forever;

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

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center liners thereof;

TOGETHER with the appurtenances and al the estate and rights of the Grantor in and to said premises;

TO HAVE AND TO HOLD the same unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

AND the Grantor covenants and warrants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund 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 same for any other purpose.

AND the Grantor herein, being the same person described as grantee in the deed dated October 24, 2011, by Michael David Diederich, Jr. Esq., as referee and recorded January 9, 2012 in Liber/Book 13269, Page 1238 in the office of the County Clerk of Orange.

The terms "Grantee" and "Grantor" shall be read as "Grantees" and "Grantors" whenever the sense of this Deed so requires.

This deed is given in the ordinary course of business actually conducted by the grantor Corporation.

Schedule A Description

Title Number **ALSTB-0368OR**

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as Lot Number 6 in Block A on a certain subdivision map entitled, "Meadow Hill West Subdivision, Town of Newburgh, County of Orange, State of New York", dated May 7, 1969 and filed in the Orange County Clerk's Office on November 3, 1971 as Map Number 2712.

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

U.S. Bank National Association, as Trustee, on behalf of the holders of The Credit Suisse First Boston Mortgage Securities Corp. Home Equity Pass Through Certificates, Series 2006-8 by Select Portfolio Servicing, Inc. its Attorney in Fact

By: [Signature] 4-25-13

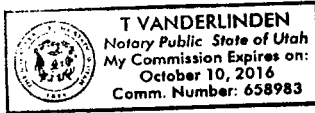
Title: PATRICK PITTMAN, DOC. CONTROL OFFICER

STATE OF Utah)
COUNTY OF Salt Lake) ss:

On the 25 day of Apr 2013 before me, the undersigned,
personally appeared PATRICK PITTMAN, DOC. CONTROL OFFICER

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 the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the City of Salt Lake, State of Utah

Notary Public



**BARGAIN AND SALE DEED
With Covenants Against Grantor's Acts**

**Section: 108
Block: 4
Lot: 6
County: Orange
Address: 5 SYLVESTER COURT
NEWBURGH, NY
12550**

**U.S. Bank National Association, as Trustee, on behalf of the holders of The Credit Suisse First
Boston Mortgage Securities Corp. Home Equity Pass Through Certificates, Series 2006-8
("Grantor")**

TO

Teresa Franco, ("Grantee")

Record and Return To:

**Teresa Franco
5 Sylvester Court
Newburgh, New York 12550**



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

3022-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/14/2022

Application No. 22-0161

**To: Teresa Franco
5 Sylvester Ct
Newburgh, NY 12550**

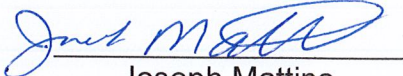
**SBL: 108-4-6
ADDRESS: 5 Sylvester Ct**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 03/02/2022 for permit to build a 30'-5" x 31'-3" house / pool deck to a 15' x 30' above ground pool on the premises located at 5 Sylvester Ct is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) Bulk table schedule 3: Requires a 40' minimum rear yard setback.
- 2) Bulk table schedule 3: Requires a 80' combined side yard setback.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT** **YES / NO**

NAME: TERESA FRANCO **Application #** 22-0161

ADDRESS: 5 SYLVESTER CT NEWBURGH NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: HOUSE / POOL DECKS

SBL: 108-4-6 **ZONE:** R-1 **ZBA Application #** 3022-22

TOWN WATER: **YES** / NO **TOWN SEWER:** **YES** / NO N/A

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'		28'	12'	30.00%
COMBINED SIDE YARD	80'	67.9'	INCREASING DEGREE NON CONFORMITY		
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 **YES** / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES / NO
 CORNER LOT - 185-17-A YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A YES / NO
 STORAGE OF MORE THEN 4 VEHICLES YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

NOTES: **CONNECTING A NEW HOUSE DECK, NEW POOL DECK TO AN EXISTING ABOVE GROUND POOL**

REVIEWED BY: Joseph Mattina **DATE:** 14-Dec-22















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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Teresa Ortiz, being duly sworn, depose and say that I did on or before

January 12, 2023, post and will thereafter maintain at

5 Sylvester Ct 108-4-6 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.

Teresa Ortiz

Sworn to before me this 10th

day of January, 2023.

X Veenu Munjal

