



TOWN OF NEWBURGH

Crossroads of the Northeast

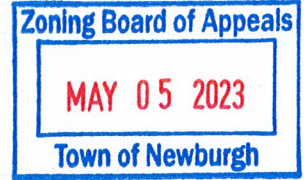
ZONING BOARD OF APPEALS

21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802



APPLICATION

DATED: 4-26-23

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

I (WE) Todd + Elysia Nespoli PRESENTLY

RESIDING AT NUMBER 23 Sommerfield Dr.

TELEPHONE NUMBER 845-893-8993

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:

Section 3, Block 1, Lot 133 (TAX MAP DESIGNATION)

23 Sommerfield Dr (STREET ADDRESS)
Wallkill, NY 12589

AR (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185 Attachment C

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:

4-20-23

- 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: allow chickens on 1.1

acres. (my property)

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

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

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

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

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

People have been raising chickens in their yards since the 1900's. We are in the AR district ~~with~~ so chickens are already here in our area.

- 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: with the cost of living increasing, grocery prices are at an all time high. Our chickens provide us with eggs and help us to supplement the rising cost of food. They also provide us with valuable fertilizer, and insect and weed control. Without our chickens we would not be able to have these things.

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

Chickens do not take up much space to raise. 1.1 acre is more than enough for chickens. They are a safe, productive, and non-disruptive food source.

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

Chickens are actually good for our environment, will keep our yard chemical free, and help reduce our impact on our environment.

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

It would be a hardship to remove our girls, they're irreplaceable to our household and we rely very heavily on what they do for us both foodwise and compost wise.

7. ADDITIONAL REASONS (IF PERTINENT):

my chickens provide my family with an irreplaceable food source. Help us control insects and ticks without chemicals, since we are on well water this is a necessity. they also produce valuable nitrogen rich fertilizer which we use throughout our gardens, helping us have a more self sustaining life.

Levin Nepple
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF April 20 23

Dawnmarie Busweiler
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

Short Environmental Assessment Form **Part 1 - Project Information**

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 23 Sommerfield Dr.			
Brief Description of Proposed Action: Keeping of chickens			
Name of Applicant or Sponsor:		Telephone: 845-893-8993	
Todd and Elysia Nespoli		E-Mail: elysia-nespoli@yahoo.com	
Address: 23 Sommerfield Dr.			
City/PO: Wallkill	State: NY	Zip Code: 12589	
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 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 type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.1 acres	
b. Total acreage to be physically disturbed?		none acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		none 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 checked="" 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 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 levels?	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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Chicken waterer.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>no waste water</u>	NO <input checked="" type="checkbox"/>	YES <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 <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 checked="" 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: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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="" 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="" 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="" 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: <u>Elysia Nespoli</u> Date: <u>4-25-23</u> Signature: <u>Elysia Nespoli</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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Bargain and Sale Deed, with Covenant against Grantor's Acts – Individual
Title no.: HAS 29131 (Hudson united title Services, LLC)

DEED made this 27 day of MAY 2021 between

ROBERT FERRARA, 72 Meadow Road, Cairo, NY 12413

party of the first part, and

ELYSIA NESPOLI & TODD NESPOLI, residing at 4 Seeley Bull Street, Monroe, NY 10950, as Tenants by the Entirety

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar lawful money of the United States and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that land with the buildings and improvements thereon situate in the Town of Newburgh, County of Orange, State of New York, commonly known as 23 Sommerfield Drive, Wallkill, NY 12589, identified on the Orange County Town of Newburgh tax map as section 3 block 1 lot 133, and being more particularly described as follows:

ALL that certain tract or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and being depicted as Lot 4 on a subdivision map entitled "Minor Subdivision of Property of H.C.S. Excavating Contractors Inc." filed as Map No. 9160 in the Office of the Orange County Clerk.

SUBJECT to all agreements, covenants, restrictions, conditions, and easements of record.

BEING and intended to be the same premises conveyed to the grantor by deed from Ernest Patrick and Monica Patrick to Robert Ferrara dated 8/11/2016 and recorded 8/26/2016 in the Orange County Clerk's Office in Book 14098 Page 1865.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, the heirs or successors and assigns of the parties of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

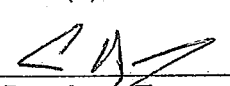
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


ROBERT FERRARA

STATE OF NEW YORK)
COUNTY OF)

ss.:

On the 27 day of MAY 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **ROBERT FERRARA**, 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, and that by his/her/their signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.



Carl Darrigo, Esq.
Notary Public, State of New York
Qualified in Orange County
Reg. No.: 02DA5069651
My Commission Expires 11/25/2022

R & R to:

Michael Negri
3 Eberling Drive
New City, N.Y. 10956



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

3039-23.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/20/2023

Application No. 23-0339

To: Todd Nespoli
23 Sommerfield Drive
Wallkill, NY 12589

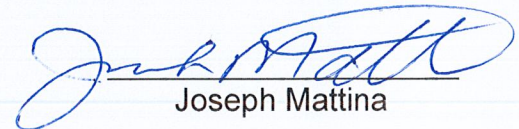
SBL: 3-1-133
ADDRESS: 23 Sommerfield Dr

ZONE: AR

PLEASE TAKE NOTICE that your application dated 04/11/2023 for permit to keep chickens on a 1.1 acre lot on the premises located at 23 Sommerfield Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 2: Keeping chickens on a single family lot requires a minimum of 2 acres.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File





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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Elysia Nespoli, being duly sworn, depose and say that I did on or before
May 11th, 2023, post and will thereafter maintain at

23 Sommerfield Dr 3-1-133 AR 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.

Elysia Nespoli

Sworn to before me this 5

day of May, 2023.

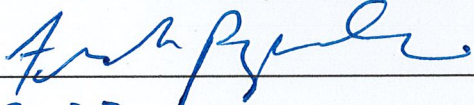






Per the Town of Newburgh regulations and discussion with representatives at City Hall and the Dept of Health you are informing all adjacent neighbors of your intentions:

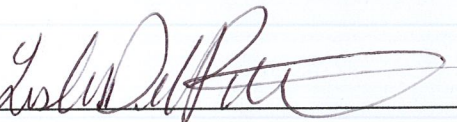
1. Our family, your neighbor, intend to keep chickens in our backyard at: 23 Sommerfield Dr. Wallkill, Orange County , NY, for the purpose of providing more nutritious and healthy eggs and poultry products for family food consumption.
2. Our family has already built an attractive/quality coop and run. It is sufficiently distant from all property lines, that no debris would affect any neighbors property, and if visible, not be an eyesore.
3. Our family will be properly dealing with any and all chicken waste products in a manner to eliminate/avoid any noxious odors/debris affecting neighboring property owners.
4. Our family will be keeping all chickens enclosed within the coop until a reasonable hour daily and overnight to prevent possible noise issues that might upset neighbors.
5. Our family will be making every effort to prevent or make it difficult to impossible for any chickens to "escape" or leave the property to enter neighboring properties. We have another run waiting to be put up for this very purpose, and looking to have a fence in the future.
6. Our family will remain open to future discussion with you regarding any issue the chickens are causing that may interfere with your enjoyment of your property and associated rights.
7. Neighbor/your signature(s) below indicate that they/you have been notified of my/our intention to own/house chickens on a neighboring property.

Signature 

Date 5-3-23

Address 26 Sommerfield RD

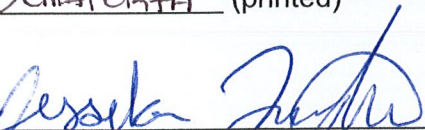
Name Frank Papaleo (printed)

Signature 

Date 5/3/23

Address 2 SOMMERFIELD DRIVE

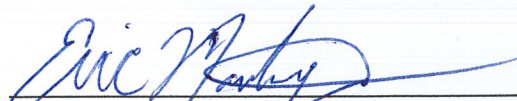
Name Libby DellaPorta (printed)

Signature 

Date 5/4/23

Address 7 Sommerfield Drive

Name Jessika Frampton (printed)

Signature 

Date 5/4/23

Address 7 Sommerfield Dr.

Name Eric Montanya (printed)

Signature Scott Jvolino

Date 5/4/23

Address 11 Sommerfield

Name Scott Jvolino (printed)

Signature _____

Date _____

Address _____

Name _____ (printed)

Signature _____

Date _____

Address _____

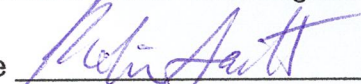
Name _____ (printed)

Signature _____

Date _____

Per the Town of Newburgh regulations and discussion with representatives at City Hall and the Dept of Health you are informing all adjacent neighbors of your intentions:

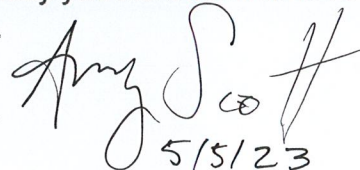
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6. Our family will remain open to future discussion with you regarding any issue the chickens are causing that may interfere with your enjoyment of your property and associated rights.
7. Neighbor/your signature(s) below indicate that they/you have been notified of my/our intention to own/house chickens on a neighboring property.

Signature 

Date 5/5/23

Address 3 Dusty Drive

Name Robin Scott (printed)



5/5/23

3 Dusty DR

Amy Scott

Per the Town of Newburgh regulations and discussion with representatives at City Hall and the Dept of Health you are informing all adjacent neighbors of your intentions:

1. Our family, your neighbor, intend to keep chickens in our backyard at: 23 Sommerfield Dr. Wallkill, Orange County , NY, for the purpose of providing more nutritious and healthy eggs and poultry products for family food consumption.
2. Our family has already built an attractive/quality coop and run. It is sufficiently distant from all property lines, that no debris would affect any neighbors property, and if visible, not be an eyesore.
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Signature 

Date 5/4/23

Address 27 Sommerfield drive

Name Zachary Carrillo (printed)

To whom it may concern, we, the Carrillo Family (At 27 Sommerfield drive) have
No Issues with the Chickens In the Neighborhood, And Enjoy Having them!

Maria Carrillo
Zachary Carrillo

← Letter of intent chicken sin...

Per the Town of Newburgh regulations and discussion with representatives at City Hall and the Dept of Health you are informing all adjacent neighbors of your intentions:

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7. Neighbor/your signature(s) below indicate that they/you have been notified of my/our intention to own/house chickens on a neighboring property.

Signature 

Date 5-4-23

Address 28 Dugby Drive Wallkill NY 12599

Name Robert M. Selt (printed)

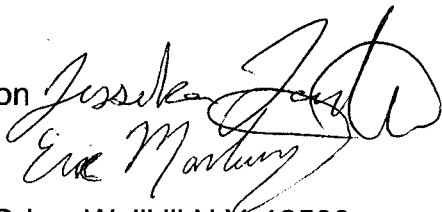
To whom it may concern,

We have been made aware of our neighbors over at 23 Sommerfield Drive owning chickens. As previous owners of livestock, in which we never received a single complaint nor were we ever informed of it being illegal to own livestock, we are not in the least bit bothered by their chickens. It is not an issue nor is it a nuisance in any way shape or form. They more than adequately provide proper accommodations for their chickens and maintain their space appropriately. They are well cared for chickens that help to provide nutritious free range eggs for their family. We do not believe that they should be forced to surrender their chickens.

Thank you,

Jessika Frampton

Eric Montanya

Handwritten signatures of Jessika Frampton and Eric Montanya. The signature for Jessika Frampton is written over the signature for Eric Montanya.

7 Sommerfield Drive, Wallkill N.Y. 12589

To whom it may concern.

It has been brought to our attention that our neighbors at 23 Sommerfield Drive are in danger of losing their chickens. We feel that this is unjust especially since the chickens do not bother us and the family depends on their chickens for their eggs. We all know the price of eggs has skyrocketed and it is beneficial for this family of young children to have a means for procuring eggs. Aside from providing food, the chickens also take care of the bugs and ticks in the area, which is not only beneficial for the family, but for the entire street. My children get so excited when they see the chickens and pet them. It is a shame that in a neighborhood where we all care and look out for one another, one neighbor has decided to spoil our overall happy street by reporting another neighbor's animals. Please do not make our neighbors give up their chickens.

Sincerely,

The DellaPorta Family

2 Sommerfield Drive

Wallkill NY 12589

A handwritten signature in black ink, appearing to read 'DellaPorta', with a long horizontal flourish extending to the right.

To whom it may concern:

It has come to our attention that our neighbors the Nespolis at 23 Sommerfield Drive are in danger of losing their chickens. Our property is diagonally behind theirs, and we have never had any issue with their chickens. We appreciate that chickens help to control the tick population, as well as providing our neighbors (and occasionally ourselves) with fresh eggs. The Nespolis have taken excellent care of their chickens, and we would encourage you to allow them to keep their chickens.

Sincerely

The block contains two handwritten signatures. The first signature, in black ink, appears to be 'Amy Scott' with a long horizontal flourish extending to the right. The second signature, in purple ink, appears to be 'Robin Scott' and is positioned below the first signature.

Amy & Robin Scott
3 Dusty Drive
Wallkill, NY 12589

Per the Town of Newburgh regulations and discussion with representatives at City Hall and the Dept of Health you are informing all adjacent neighbors of your intentions:

1. Our family, your neighbor, intend to keep chickens in our backyard at: 23 Sommerfield Dr. Wallkill, Orange County , NY, for the purpose of providing more nutritious and healthy eggs and poultry products for family food consumption.
2. Our family has already built an attractive/quality coop and run. It is sufficiently distant from all property lines, that no debris would affect any neighbors property, and if visible, not be an eyesore.
3. Our family will be properly dealing with any and all chicken waste products in a manner to eliminate/avoid any noxious odors/debris affecting neighboring property owners.
4. Our family will be keeping all chickens enclosed within the coop until a reasonable hour daily and overnight to prevent possible noise issues that might upset neighbors.
5. Our family will be making every effort to prevent or make it difficult to impossible for any chickens to "escape" or leave the property to enter neighboring properties. We have another run waiting to be put up for this very purpose, and looking to have a fence in the future.
6. Our family will remain open to future discussion with you regarding any issue the chickens are causing that may interfere with your enjoyment of your property and associated rights.
7. Neighbor/your signature(s) below indicate that they/you have been notified of my/our intention to own/house chickens on a neighboring property.

Signature Aida McNabb

Date 5/9/23

Address 31 Sommerfield Dr 12589

Name Aida McNabb (printed)

Signature _____

Date _____

Address _____

Name _____ (printed)

Signature _____

Date _____