

ZONING

185 Attachment 1

Town of Newburgh

TABLE OF ZONING MAP AMENDMENTS

Enactment	Date	From/To District	Description
L.L. No. 3-1994	9-7-1994	IB/R-3	Section 66, Block 2, Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 and Section 66, Block 3, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18
L.L. No. 6-1994	11-21-1994	AR/B	Certain properties along Route 9W
L.L. No. 3-1995	5-15-1995	R-3/IB	Section 71, Block 5, Lot 12
L.L. No. 2-1997	2-3-1997	R-3/B B/IB	Section 75, Block 1, Lot 5 A portion of Section 60, Block 2, Lot 3 and Section 60, Block 2, Lot 4
L.L. No. 2-1998	3-30-1998	R-2/0	Section 43, Block 1, Lots 7.1, 7.2, 7.3 and 7.4
L.L. No. 10-1998	9-23-1998	R-2/R-2/0 R-2/B	Section 43, Block 1, Lot 4 and that portion of Section 43, Block 1, Lot 5 not currently Zoned B Section 43, Block 1, Lot 2.2
L.L. No. 3-2000	7-10-2000	B/AR-O R-3/B R-3/B B/R-3 R-3/IB R-3/IB B/R-1 B/R-3 R-3/R-1 R 1/0 to R-1 B/R-3 R 1/0 to R-1 R 1/0 to R-1 R 1/0 to R-1	Section 8, Block 1, Lots 21.2, 28, 91, 92, 93 94 and those portions of Lots 31.1 and Lot 95 located west of State Road Route 9W Section 9, Block 3, rear of Lot 27 and half of Lot 29.2 Section 24, rear of Lot 2, Block 1 Section 27, Block 2, Lots 2, 3, 5 through 19 Section 34, Block 2, Lots 38.4, 65 and 66 Section 39, Block 1, Lots 2.12 and 3 Section 43, Block 5, Lots 32, 34, 35 and 36 Section 43, Block 5, Lots 39, 40, 43, 45 and easterly 150-foot-deep portions of Lots 1, 38, 41 and 44 Section 43, Block 5, Lot 25 Section 43, Block 3, Lots 18, 20, 28 and 35.4; Block 4, Lots 1, 9-11 Section 44, Block 1, Lot 3 Section 78, Block 3, Lots 26, 27, 28, 32 through 38, 41, 43 and 44 Section 79, Block 2, Lots 1, 2, 5, 6 and 7; Block 3, Lots 16, 17 and 19; Block 4, Lot 1.1 Section 80, Block 5, Lots 1, 3, 4 and 7; Block 4, Lots 1.22, 3 and 4
L.L. No. 10-2000	12-27-2000	R3/B	"Rhoda Realities," Section 20, Block 2, Lot 5.22; "Dell's Deli", Section 20, Block 2, Lot 5.21

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L.L. No. 2-2001	5-7-2001	I/R-1	Two parcels of land in the Town of Newburgh on River Road northeast of the intersection of Oak Street and River Road, property formerly identified as "Beau Rivage Restaurant" and shown on Tax Map as Section 9; Block 1; Lot 39 and an adjoining parcel immediately to the north and contiguous thereof shown on the Tax Map as Section 9; Block 1; Lot 40. The zoning affects approximately 4.6 acres of land and includes a multifamily residence.
L.L. No. 11-2005	10-17-2005	IB/R-1	Certain parcels of land located in the vicinity of Berry Lane, east of NYS Route 300 and north of Jeanne Drive
L.L. No. 12-2005	11-21-2005	IB/R-3	Section 39, Block 1, Lot 2.12
L.L. No. 3-2006	3-6-2006	R3 and R2/R1	All property to the west of the following boundary: Beginning at a point on the centerline of Interstate Highway No. 84 at its intersection with the Town of Newburgh-Town of Montgomery line; thence running easterly along the centerline of Interstate Highway No. 84 to its intersection with the centerline of NYS Route 17K; thence running easterly along the centerline of NYS Route 17K to its intersection with the extended westerly property line of lot 95-1-62; thence running northerly along the western property lines of lots 95-1-62, 1.22, and 1.1 to the centerline of the Interstate Highway No. 84 at its intersection with the extended westerly property line of lot 95-1-1.1; thence running westerly along the centerline of Interstate Highway No. 84 to its intersection with the centerline of Fletcher Drive North; thence running northerly along the centerline of Fletcher Drive North to its intersection with the centerline of Meadow Hill Road; thence running westerly along the centerline of Meadow Hill Road to its intersection with the extended centerline of Monarch Drive; thence running northerly along the centerline of Monarch Drive to its intersection with the centerline of NYS Route 52; thence running easterly along the centerline of NYS Route 52 to its intersection with the centerline of Interstate Highway No. 87 (New York State Thruway); thence running northerly along the centerline of Interstate Highway No. 87 to its intersection with the centerline of Union Avenue; thence running easterly along the centerline of Union Avenue to its intersection with the extended centerline of Chapel Road; thence running north along the centerline of Chapel Road to its intersection with

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			the extended northerly property line of tax lot 14-1-78.11; thence running westerly along the entire northern property line of tax lot 14-1-78.11 to its intersection with the centerline of Interstate Highway No. 87; thence running northerly along the centerline of Interstate Highway No. 87 to the Newburgh-Ulster County line. The areas to be rezoned from R-3 to R-1 contain approximately 1,377 acres of land (including Orange Lake), and the areas to be rezoned from R-2 to R-1 contain approximately 967 acres of land.
		IB/B	Beginning at the centerline of the NYS Route 17K R.O.W. at its intersection with the centerline of the Interstate Highway No. 84; thence running westerly along the centerline of the NYS Route 17K to its intersection with the extended westerly property line of tax lot 89-1-27; thence running southerly along the western property line of tax lot 89-1-27; thence running easterly along the southern property line of tax lot 89-1-27; thence running southerly along the western property line of tax lot 89-1-25.22 to the centerline of Interstate Highway No. 84; thence running easterly along the centerline of Interstate Highway No. 84 back to the point of beginning at its intersection with the centerline of NYS Route 17K. This zone contains approximately 130 acres of land.
L.L. No. 2-2008	4-21-2008		Addition of Marina Townhome Overlay District
L.L. No. 5-2008	8-27-2008		Addition of Light and Heavy Industrial Equipment and Recreational Vehicle Sales, Service and Repair (LHI) Overlay Zoning District, the boundaries of which conform to and are contiguous with the B Business Zoning District boundaries along the Route 9W Corridor.

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L.L. No. 2-2009	1-20-2009	R-1 to B	Section 94, Block 1, Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, and a portion of Section 94, Block 1, Lot 9, described as follows: that portion of Tax Lot 94-1-9 beginning at a point at the intersection of the center line of NYS Rte. 17K and the center line of Fletcher Drive in a southerly direction along Rte. 17K 433.58 feet +/- to the point of beginning and running (1) N 36° 46' 54" E, 277.09 feet along the westerly boundary line of said lands now or formerly Hillside Homes Development Corporation, to a point thence (2) S 46° 36' 06", 100.00 feet along the northerly boundary line of the aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (3) N 42° 58' 54" W, 174.50 feet along the westerly boundary line of aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (4) N 12° 12' 17" E, 41.69 feet continuing along the aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (5) N 26° 49' 41" E, 32.78 feet continuing along the westerly boundary line of aforesaid lands now or formerly of Hillside Homes Development Corp. to a point thence (6) S 62° 35' 03" E, 249.97 feet along a stone wall on aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (7) S 27° 07' 54" W, 180.01 feet along the easterly boundary line of aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (8) S 63° 08' 06" E, 135.38 feet along the southerly boundary line of aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (9) S 36° 46' 54" E, 370.73 feet along the easterly boundary line of aforesaid lands now or formerly of Hillside Homes Development Corp., to a point thence (10) N 55° 18' 06" W, 39.99 feet along the southerly boundary line of aforesaid lands now or formerly of Hillside Homes Development Corp., to the point of beginning.
		R-1 to IB	Section 94, Block 1, Lots 10 and 11
L.L. No. 3-2009	4-6-2009	B to AR	Section 9, Block 1, Lots 4 and 5
L.L. No. 8-2009	7-20-2009	R-1 to B	Section 90, Block 6, Lot 1
L.L. No. 4-2010	6-7-2010		Addition of Self-Storage Center (SC) Overlay Zoning District
L.L. No. 1-2012	3-19-2012	IB to R-3	Section 97, Block 1, Lots 5 and 6
L.L. No. 3-2012	6-4-2012	B to R-2	Section 47, Block 1, Lot 44
L.L. No. 8-2012	12-17-2012	B to R-2	All that piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange,

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			<p>State of New York, requesting a change in its zoning classification from a Business ‘B’ Zone to a Residential ‘R-2’ Zone and being a portion of Tax Parcel SBL: 34-2-16.3, designated as Lot No. 3 on a map entitled "PROPOSED 3 LOT SUBDIVISION FOR: CHRIS KELLY" dated September 23, 2004, last revised January 8, 2010, and filed in the Orange County Clerk’s office August 2, 2010, as Map No. 304-10 and being all of that portion of said Tax Lot 16.3 and said Subdivision Lot 3 which is west of the westerly property line of Tax Parcel SBL: 34-2-16.2, also designated as Lot No. 2 of the above referenced Map No. 304-10, and being more particularly bounded and described as follows: beginning at a point in the division line between the lands now or formerly of Malcolm, Tax Parcel SBL: 34-2-13 situated in a R-2 Zoning District, on the west, and the lands of Kelly being Lot No. 3 of the above referenced filed Map No. 304-10, Tax Parcel SBL: 34-2-16.3 and situated in a B Zoning District, on the east, said point of beginning being the southwesterly corner of said Lot No. 3 and the southwesterly corner of the parcel requesting the zoning classification described herein; thence, along the division line between the lands now or formerly of Malcolm and the lands of Kelly, and also along the division line between the R-2 Zoning District and the B Zoning District as depicted on the Town of Newburgh Zoning Map adopted March 6, 2006, North 6°03’00” East 185.62 feet to a point in the division line between the lands now or formerly of Malcolm, Tax Parcel SBL: 34-2-15.2 on the north and the parcel herein described on the south; thence, along the last said division line and through the B Zoning District as shown on the aforesaid Town of Newburgh Zoning Map, South 75°36’00” East 205.99 feet to a point in the division line between Lot No. 2 of filed No. 304-10, Tax Parcel SBL: 34-2-16.2 on the east and the parcel herein described on the west; thence, along the last said division line and continuing through the B Zoning District as shown on the aforesaid Town of Newburgh Zoning Map, South 1°25’42” West 146.37 feet to a point, said point being the southwesterly corner of the aforesaid Lot 2 of filed Map No. 304-10; thence, through the lands of Lot No. 3 of filed Map No. 304-10, Tax Parcel SBL: 34-2-16.3, and continuing through the B Zoning District as shown on the aforesaid Town of Newburgh Zoning Map, South 1°25’42” West 25.65 feet to a point in the division line between the lands now or formerly of Falyk, Tax Parcel SBL: 34-2-17.1, on the south and the parcel herein described on the north; thence, along the last said division line and continuing through the B</p>

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L.L. No. 1-2013	2-4-2013	B to R-3	<p>Zoning District as shown on the aforesaid Town of Newburgh Zoning Map, North 75°36'00" West 15.41 feet and North 75°53'00" West 205.70 feet to the point or place of beginning, containing 0.90 of an acre of land more or less.</p> <p>Beginning at a monument along the northeasterly line of North Plank Road (NYS Route 32) where the same is intersected by the division line of lands now or formerly of JPJR Holdings, LLC, as described in Liber 11896, Page 1626, and other lands of JPJR Holdings, LLC, as described in Liber 11896, Page 1630; thence, from said monument North 47°04'10" East a distance of 245.00 feet to a point; thence, through said lands of JPJR Holdings, LLC, in Liber 11896, Page 1630, and along the approximate zoning division line between the B Zone and the R-3 Zone South 34°02'23" East a distance of 196.42 feet and South 26°24'05" East a distance of 169.62 feet to a point being the northeasterly corner of lands now or formerly of G&L Realty; thence, along the division line of G&L Realty and JPJR Holdings, LLC, South 59°22'10" West a distance of 230.00 feet to the northeasterly line of North Plank Road (NYS Route 32); thence, along North Plank Road (NYS Route 32) North 30°37'50" West a distance of 87.10 feet and north 32°47'50" West 226.10 feet to the point of beginning.</p>
L.L.No. 8-2013	12-11-2013	R-3 to IB	<p>Beginning at a point in the center of Putnam Street, said point being the intersection of the center of Putnam Street with the westerly line of lands now or formerly Breitenbach (L.1139 P.201) extended; thence over and through Putnam Street and along lands now or formerly Breitenbach (L.1139 P.201), South 27-34-50 East 125.95' to a point; thence along lands of Colandrea, North 62-38-40 West 36.78', North 62-22-47 West 176.77', North 60-15-24 West 106.87', North 62-05-35 West 209.44', North 60-15-56 West 43.07' and North 60-34-06 West 99.86' to a point; thence along lands now or formerly Target Corp. (D.11836 P.956), North 61-20-50 West 9.50' and North 28-39-10 East 89.08' to a point; thence along lands now or formerly Fayo (L.4668 P.142), South 61-02-54 East 109.82' and North 28-57-08 East 29.16' to a point; thence over and through Boulder Road and along the center of Putnam Street, South 62-25-10 East 569.97' to the point or place of beginning. Containing 1.84 acres of land, more or less.</p>
L.L. No. 4-2017	9-25-2017	AR to R-3	<p>The portion of Tax Map Section 9, Block 1, Lot 56.21, currently zoned AR, the portion of said lot which currently zoned B (Business) to remain in the B Zoning District, and the entirety of Tax Map Section 9, Block 1, Lot 56.22.</p>

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L.L. No. 10-2018	8-13-2018	R-1 to O	To extend and include within the boundaries of the Professional Office O Overlay Zoning District, an area to the west of Balmville Road designated on the tax map for the Town of Newburgh as tax parcel Section 84 Block 5 Lot 26.
L.L. No. 3-2020	10-26-2020	R-3 to B	Beginning at a point in the center of Fifth Avenue, said point being the intersection of Fifth Avenue and New York State Route 55; thence running northeasterly with the centerline of Fifth Avenue, a distance of 300 feet; thence running northwesterly from the centerline of Fifth Avenue along the northern property line of lot 71- 2- 11; thence running southwesterly along the western property line of tax lot 71- 2- 11 to the centerline of New York State Route 52; thence running southeasterly along the centerline of New York State Route 52 back to the point of beginning at its intersection with the centerline of Fifth Avenue. Containing 0.79 acres of land.
L.L. No. 1-2022	4-11-2022	R-3 to B	Beginning at a point at the intersection in the centerline of Union Avenue Extension (N.Y.S. Route 300) with the centerline of Union Avenue; THENCE, Northerly along the centerline of Union Avenue to a point opposite the southerly boundary line of reputed lands of Seneca, Liber 12242, Page 880; thence; along the southerly boundary line of Seneca, North 89 degrees 23 minutes 00 seconds East 25 feet +/- to an iron pipe found; thence along said Seneca North 89 degrees 23 minutes 00 seconds East 175. 00 feet, to an iron pin found; thence along the reputed lands of Serbinov, Liber 11938, Page 700, South 36 degrees 34 minutes 00 seconds East 56.18 feet, to an iron pipe found, thence continuing South 36 degrees 34 minutes 00 seconds East 25 feet +/-, to the centerline of the abovementioned Union Avenue Extension; thence Southwesterly along the centerline of Union Avenue Extension to the point or place of beginning.