



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 04/15/2018

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

I (WE) WENDY AFFRON PRESENTLY

RESIDING AT NUMBER 14 WINDING LANE, NEWBURGH, NEW YORK 12550

TELEPHONE NUMBER 845-242-8375

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

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

80-2-10 (TAX MAP DESIGNATION)

14 WINDING LANE (STREET ADDRESS)

R-1 SINGLE FAMILY RESIDENTIAL (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185 - ATTACHMENT 7: R-1 BULK REQUIREMENTS FOR SINGLE FAMILY RESIDENCE
185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY



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

6. IF AN AREA VARIANCE IS REQUESTED:

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

THE BUILDING IS EXISTING AND EXISTING ADJACENT BUILDINGS ON WINDING LANE AND SUNSET DRIVE HAVE SIMILAR FRONT YARD SETBACKS ON THESE STREETS AS THE SUBJECT BUILDING. THE PROPOSED ADDITION WILL FOLLOW THE COLUMN LINE OF THE EXISTING FRONT PORCH AND WILL NOT BE ANY CLOSER TO ANY LOT LINES THAN THE EXISTING STRUCTURE.

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:

HOUSE GEOMETRY AND LAYOUT LENDS ITSELF TO WHAT IS PROPOSED. MODIFICATION OF PLANS WOULD REQUIRE DRASTIC CHANGES TO EXISTING FLOOR PLAN MAKING THE CONSTRUCTION ECONOMICALLY INFEASIBLE.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE: IT WILL NOT CREATE ANY ADDITIONAL BURDEN ON THE TOWN OF NEWBURGH INFRASTRUCTURE INCLUDING ROADS, EMERGENCY SERVICES, OR SCHOOLS,

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 PROPOSED ADDITION WILL BE CONSTRUCTED OVER GROUND THAT IS ALREADY IMPERVIOUS AND WILL THEREFORE HAVE NO ADVERSE EFFECTS ON THE ENVIRONMENT AND ALL DISTURBED AREAS WILL BE RECLAIMED PER PERMANENT EROSION CONTROL MEASURES OUTLINED BY NYSDEC GUIDELINES. THE CONSTRUCTION WILL NOT ALTER THE DISTRICT OR NEIGHBORHOOD AS IT WILL REMAIN A SINGLE FAMILY RESIDENCE AND THE APPEARANCE OF THE HOUSE WILL NOT CHANGE DRAMATICALLY.

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

THE BUILDING WAS PURCHASED BY THE CURRENT OWNER IN 2006 DURING PEAK OF RESIDENTIAL MARKET AND OWNERS ARE CURRENTLY UNDER WATER AND THEREFORE SALE OF HOUSE AND RELOCATION TO A LARGER HOUSE WOULD RESULT IN MAJOR LOSS OF MONEY.



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7. ADDITIONAL REASONS (IF PERTINENT):


1. BASED UPON TAKING SETBACK LINES FROM STRET 50' ROW LINES THE PROPERTY WOULD HAVE NO BUILDING ENVELOPE AND THE EXISTING BUILDING WOULD BE ENCROACHING.
2. THE EXISTING COVERED FRONT PORCH WERE EXISTING WHEN THE CURRENT OWNER PURCHASED THE PROPERTY AND THE ADDITION WILL BE UNDER THE EXISTING ROOF ON TOP OF PORTION OF THE EXISTING PATIO, AND THEREFORE PROPOSED FRONT YARD SETBACKS WILL REMAIN THE SAME AS EXISTING FRONT YARD SETBACKS.

WENDY(AFFRON) Keller 
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF April 2018

LEONORA LOVELL
Notary Public, State of New York
No. 01LO6088841
Qualified in Dutchess County
Commission Expires March 17, 20 <u>19</u>


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.

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



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PROXY

WENDY (AFFRON) Keller, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 14 WINDING LANE, NEWBURGH, NEW YORK 12550

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

14 WINDING LANE (S/B/L: 80-2-10), TOWN OF NEWBURGH, ORANGE COUNTY, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED JONATHAN CELLA, P.E.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 4/26/18

[Signature]

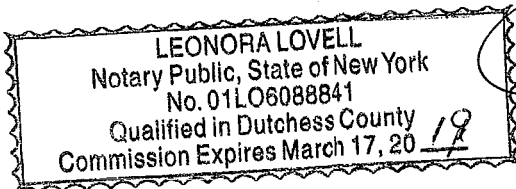
OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF APRIL 20 18



[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

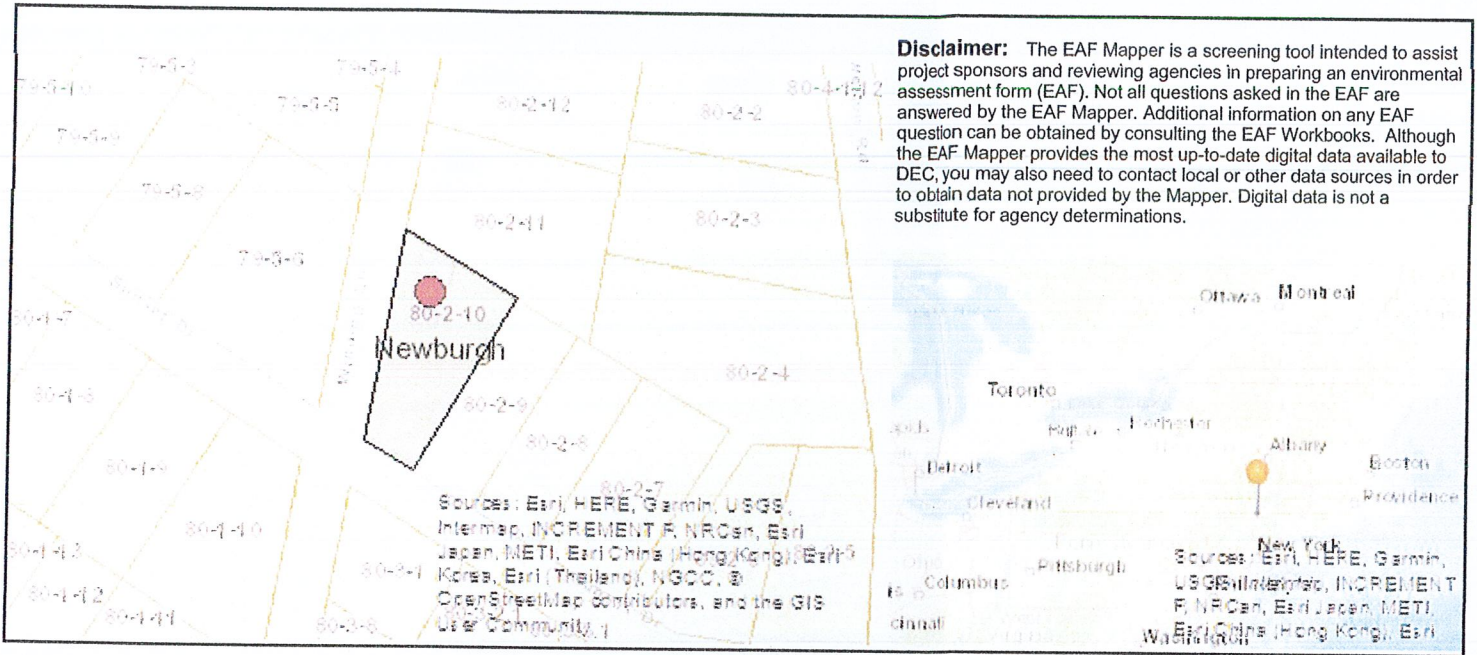
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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		
LANDS OF WENDY AFFRON		
Name of Action or Project: PROPOSED RESIDENTIAL ADDITION FOR WENDY AFFRON		
Project Location (describe, and attach a location map): 14 WINDING LANE (S/B/L: 80-2-10), TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK		
Brief Description of Proposed Action: CONSTRUCT SMALL ADDITION TO EXISTING RESIDENTIAL STRUCTURE AT 14 WINDING LANE. THE PROPOSED ADDITION WILL BE CONSTRUCTED UNDER THE EXISTING COVERED PORCH AT THE FRONT OF THE HOUSE, AND WILL ONLY INCLUDE ONE NEW EXTERIOR WALL THAT WILL BE CONSTRUCTED ALONG THE COLUMN LINE HOLDING THE ROOF OVER THIS PRCH. THE PROPOSED ADDITION WILL NOT ALTER THE BEDROOM COUNT OF THE RESIDENCE AND IT WILL ALSO NOT CREATE ANY ADDITIONAL IMPERVIOUS AREAS. THE BUILDING PLANS WILL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE AND THE NEW YORK STATE ENERGY CODE.		
Name of Applicant or Sponsor: WENDY AFFRON	Telephone: 845-242-8375	E-Mail: wsasparky@aol.com
Address: 14 WINDING LANE		
City/PO: NEWBURGH	State: NEW YORK	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	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: APPROVAL FROM THE TOWN OF NEWBURGH CODE COMPLIANCE FOR BUILDING PERMIT	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	0.57	acres
b. Total acreage to be physically disturbed?	0.01	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.57	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?	NO	YES	N/A
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ EXISTING ON SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEM	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<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? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input 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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>JONATHAN CELLA, P.E.</u></p>	<p>Date: <u>04/18/2018</u></p>	
<p>Signature: </p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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.

- 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)

April 15, 2018

To: Town of Zoning Board of Appeals
1496 New York State Route 300
Newburgh, New York 12550

Re.: **Request for Area Variance**
Lands of Wendy Affron
14 Winding Lane (S/B/L: 80-2-10), Town of Newburgh, Orange County, N.Y.

Dear Chairman and Zoning Board of Appeals Members:

The above referenced property lies in the Town of Newburgh R-1 zoning district and contains one single family residence, which is owner occupied. The current owners' purchased the property in 2006 and have occupied the residence since. Included with this submission is a plot plan based upon a June 2006 survey prepared by Anthony Sorace, P.L.S., depicting the property in proposed conditions

A summary of the requested variances are as follows:

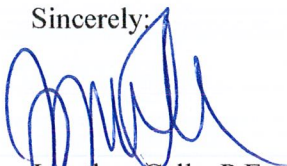
- Area variance for front yard setback from Winding Lane street line (50' minimum required, 42' existing, 42' proposed).

The proposed addition will be constructed under the existing roof covering the front porch, and the new exterior wall will be along the existing column line supporting tis front porch.

The subject property is served by Town water and an individual sewage disposal system that will not be impacted by the proposed construction as the addition will not create any additional bedrooms. As seen in the photos of the subject property included with the application, the owners' take pride in their property and keep it well maintained. As summarized above we feel that the requested area variances are minor in nature and will not have an adverse impact on the surrounding neighborhood.

On behalf of the owner, we respectfully request that this application be reviewed and that the area variance be considered for approval by the Zoning Board of Appeals. Please do not hesitate to contact me with any questions or concerns related to this matter. Thank you.

Sincerely:



Jonathan Cella, P.E.

Project Engineer

51 Hunt Road, Wallkill, New York 12589

845-741-0363, jonathancellahotmail.com

April 16, 2018

To: Town of Zoning Board of Appeals
1496 New York State Route 300
Newburgh, New York 12550

Re.: **Request for Area Variance**
Lands of Wendy Affron
14 Winding Lane (S/B/L: 80-2-10), Town of Newburgh, Orange County, N.Y.

Dear Chairman and Zoning Board of Appeals Members:

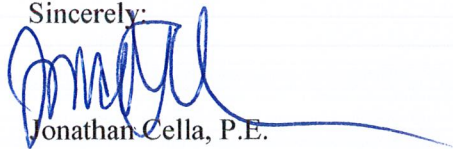
Enclosed please find application fees for the initial submission of the above referenced subdivision that includes the following:

1. One (1) copy of Zoning Board of Appeals Application Package for Area Variance for Proposed Addition.
2. One (1) copy of Short Form Environmental Assessment Form.
3. One (1) copy of cover letter dated April 15, 2018.
4. Letter of Referral from the Town of Newburgh Code Compliance for Application Number 15-1052 dated 12/07/2015.
5. Eleven (11) copies of plot plan titled "Plot Plan for Proposed Addition, Residential Site Plan for Wendy Affron," Sheet 1 of 1 dated April 15, 2018 and last revised 04/04/2016.
6. Six (6) copies of property photos (3 sheets dated 04-15-2018)
7. Deed (original provided at submission)
8. \$300.00 Application fees for area variance.

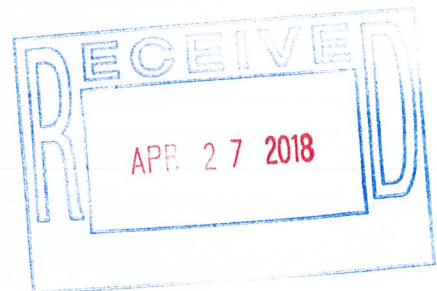
ZBA
Approve
5/26/16

At this time we respectfully request that this application be placed on the next available Town of Newburgh Zoning Board of Appeals for review and public hearing. Please do not hesitate to contact me with any questions or concerns related to this matter. Thank you.

Sincerely:



Jonathan Cella, P.E.
Project Engineer
51 Hunt Road, Wallkill, New York 12589
845-741-0363, jonathancellahotmail.com



1120-

Bargain & Sale Deed with Covenant against Grantor.

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 7th day of July, 2006.

BETWEEN

**Richard E. Mainey and Barbara P. Mainey, husband and wife,
both residing at 5 Susan Drive, Newburgh, NY 12550**

grantor

**Wendy S. Affron, residing at 14 Winding Lane, Newburgh, NY
12550**

grantee

WITNESSETH, that the grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

In presence of:

RAD 18264

Richard E. Mainey L.S.
Richard E. Mainey

Barbara P. Mainey L.S.
Barbara P. Mainey

UNITED GENERAL TITLE INSURANCE COMPANY

File No.: RAD-18264UGT

**SCHEDULE A
Legal Description**

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

BEGINNING at a point which is the intersection of the center line of Winding Lane with the center line of Sunset Drive, said point of beginning being distant 26.78 feet measured along the center line of Winding Lane on a course of North 20-39 East from the northwest corner of lands which were conveyed by Powelton Farms Corporation to Nicolas G. Shiro and runs thence along the center line of Sunset Drive being parallel with and distant 25 feet northeasterly measured at right angles from the northeasterly line of lands as conveyed as aforesaid to Nicholas G. Shiro, South 48-21 east 67.56 feet; thence at right angles to Sunset Drive North 41-39 east 225 feet; thence parallel with the first described line north 48-21 west 153.93 feet to the center line of Winding Lane; thence along the center line of Winding Lane South 20-39 west 241.01 feet to the place of beginning.

BEING AND INTENDED TO BE the same premises as described in a certain deed dated February 13, 1978, running from Vera W. Porter to Richard E. Mainey and Barbara P. Mainey, which Deed was thereafter recorded in the Office of the Orange County Clerk on March 1, 1978, in Liber 2092, Page 948.

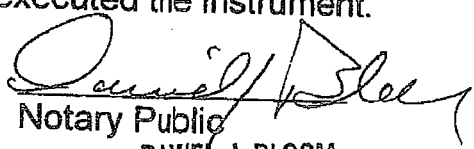


STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 7th day of July, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Mainey, 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), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



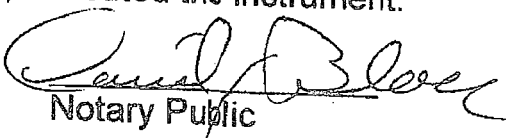
Notary Public
DANIEL J. BLOOM
NOTARY PUBLIC - State of NY
Residing in Orange County
Commission Expires Feb. 28, 2010

STATE OF NEW YORK)

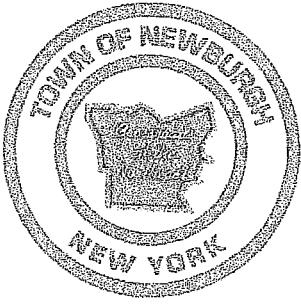
)ss.:

COUNTY OF ORANGE)

On the 7th day of July, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara P. Mainey, 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), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public
DANIEL J. BLOOM
NOTARY PUBLIC - State of NY
Residing in Orange County
Commission Expires Feb. 28, 2010



TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2676-18

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/12/2018

Application No. 18-0204

**To: Wendy Affron
14 Winding Lane
Newburgh, NY 12550**

**SBL: 80-2-10
ADDRESS: 14 Winding Ln**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 03/19/2018 for permit to enclose the existing non-conforming open front porch and breezeway to create habitable space. on the premises located at 14 Winding Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code section:

1) 185-19-C-1 / Shall not increase the degree of non-conformity.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: Wendy Affron Building Application # 18-0204

ADDRESS: 14 Winding Lane Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: 6' x 36' extending of the dwelling unit

SBL: 80-2-10 ZONE: R-1 ZBA Application # 2676-18

TOWN WATER: YES / NO TOWN SEWER: YES / NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	42'	Increasing the degree of non-conformity		
REAR YARD					
SIDE YARD					
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:

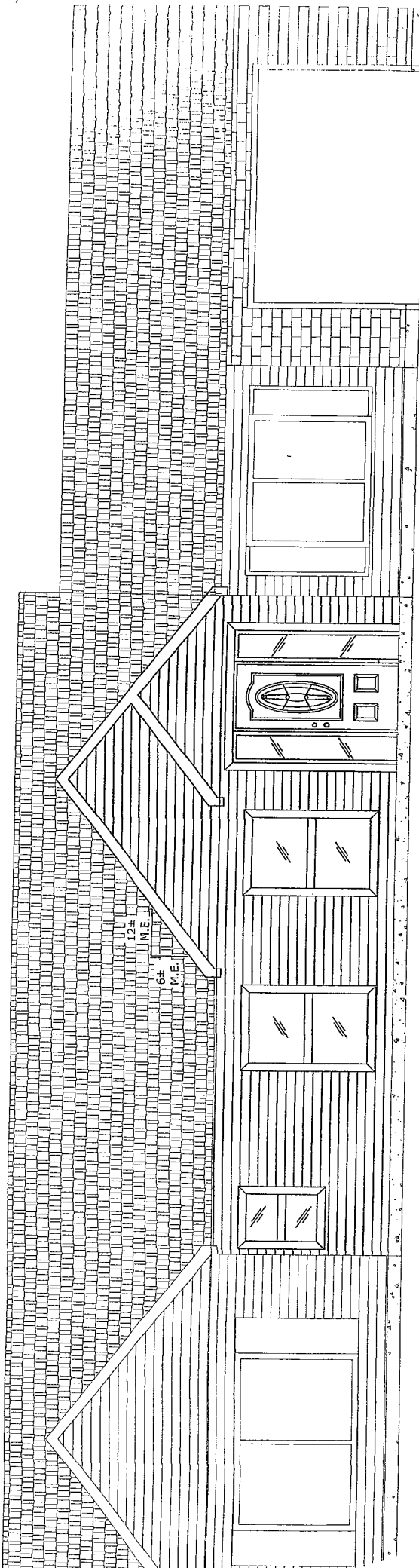
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 ----- YES / NO
 FRONT YARD - 185-15-A ----- YES / NO
 STORAGE OF MORE THEN 4 VEHICLES ----- YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 ----- YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 ----- YES / NO

NOTES: enclosing the existing open front porch and breezeway to enlarge the non-conforming dwelling unit.

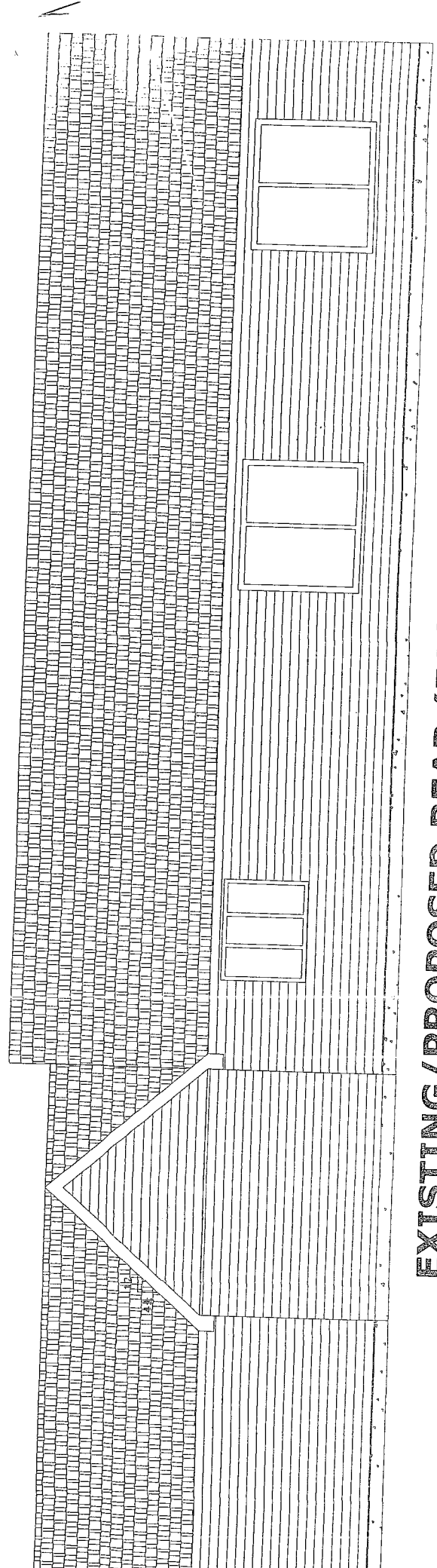
VARIANCE(S) REQUIRED:

- 1 185-19-C-1 Shall not increase the degree of non-conformity.
- 2 _____
- 3 _____
- 4 _____

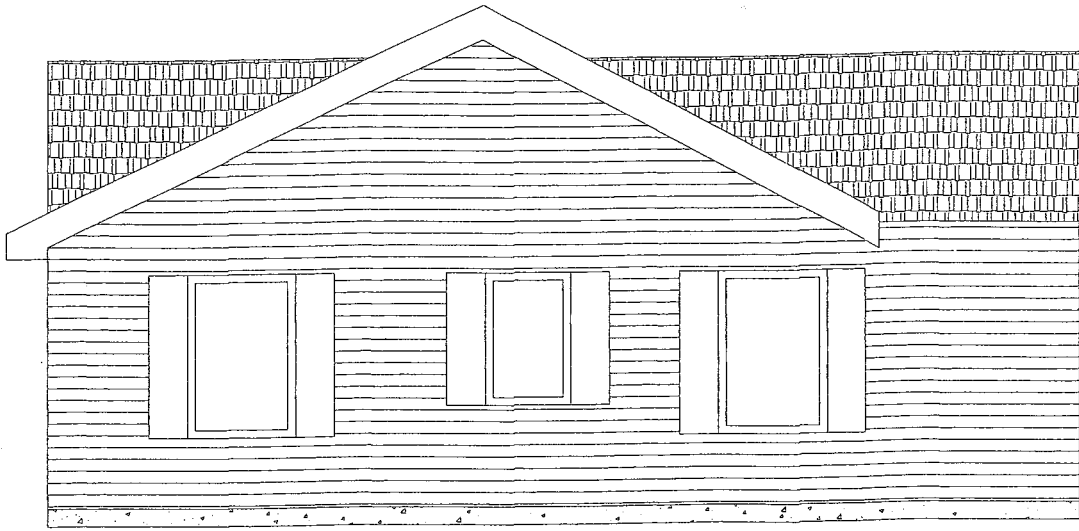
REVIEWED BY: Joseph Mattina DATE: 12-Apr-18



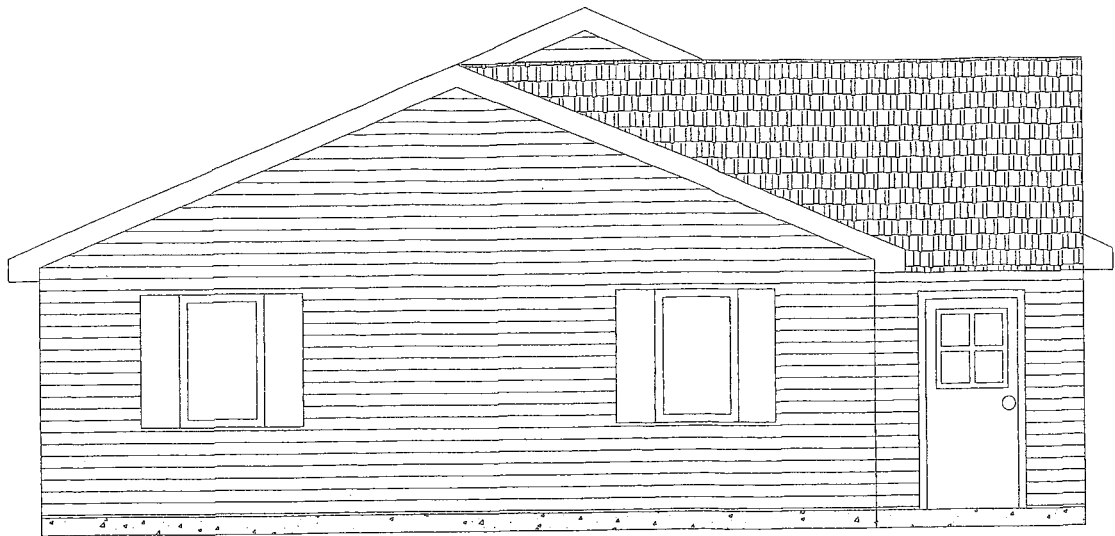
PROPOSED FRONT (WEST) ELEVATION



EXISTING/PROPOSED REAR (EAST) ELEVATION



EXISTING/PROPOSED LEFT SIDE (NORTH)
ELEVATION



EXISTING/PROPOSED RIGHT SIDE (SOUTH)
ELEVATION

**EXISTING FINISHED
BASEMENT TO REMAIN
UNCHANGED**

**EXISTING RESIDENCE
WITH FULL FOUNDATION**
EXISTING CONCRETE SLAB ON AND 7'-2"
CEILING HEIGHT

EXISTING GARAGE
EXISTING CONCRETE SLAB ON GRADE
AND 8" BLOCK WALLS

**EXISTING SLAB ON
GRADE WITH
CRAWL SPACE**

EXISTING LOAD
BEARING WALL

2 X 10 FLOOR JOISTS
AT 16" O.C. ABOVE
(BRIDGE AT MID-SPAN)
BELOW SUNKEN LIVING ROOM ABOVE

**NEW
CRAWL SPACE**
2" RAT SLAB ON GRADE
W/ 6 X 6 X 10/10 W.W.M., ON 6 MIL VAPOR
BARRIER ON 4" COMPACTED POROUS FILL

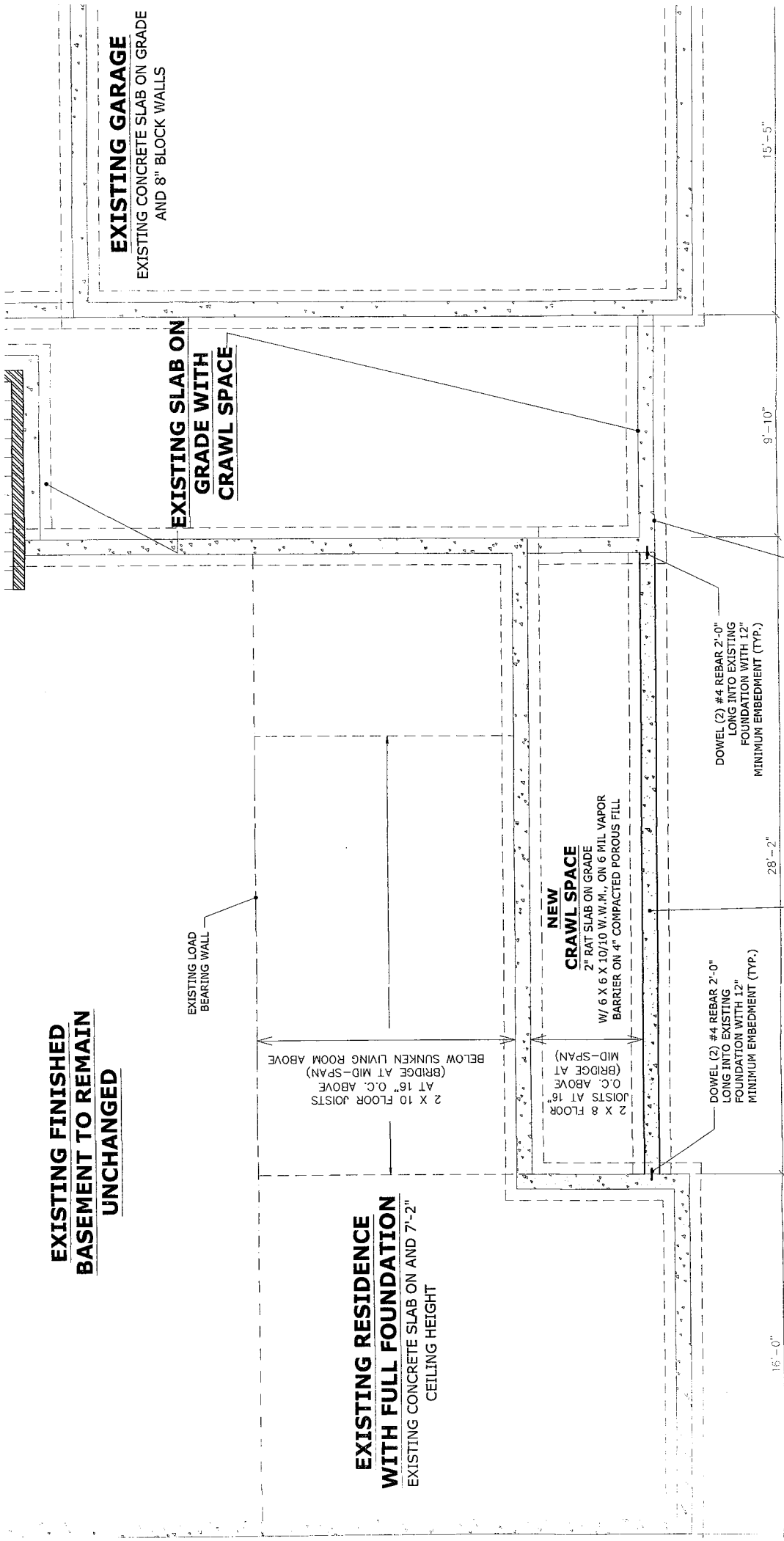
2 X 8 FLOOR
JOISTS AT 16"
O.C. ABOVE
(BRIDGE AT
MID-SPAN)

DOWEL (2) #4 REBAR 2'-0"
LONG INTO EXISTING
FOUNDATION WITH 12"
MINIMUM EMBEDMENT (TYP.)

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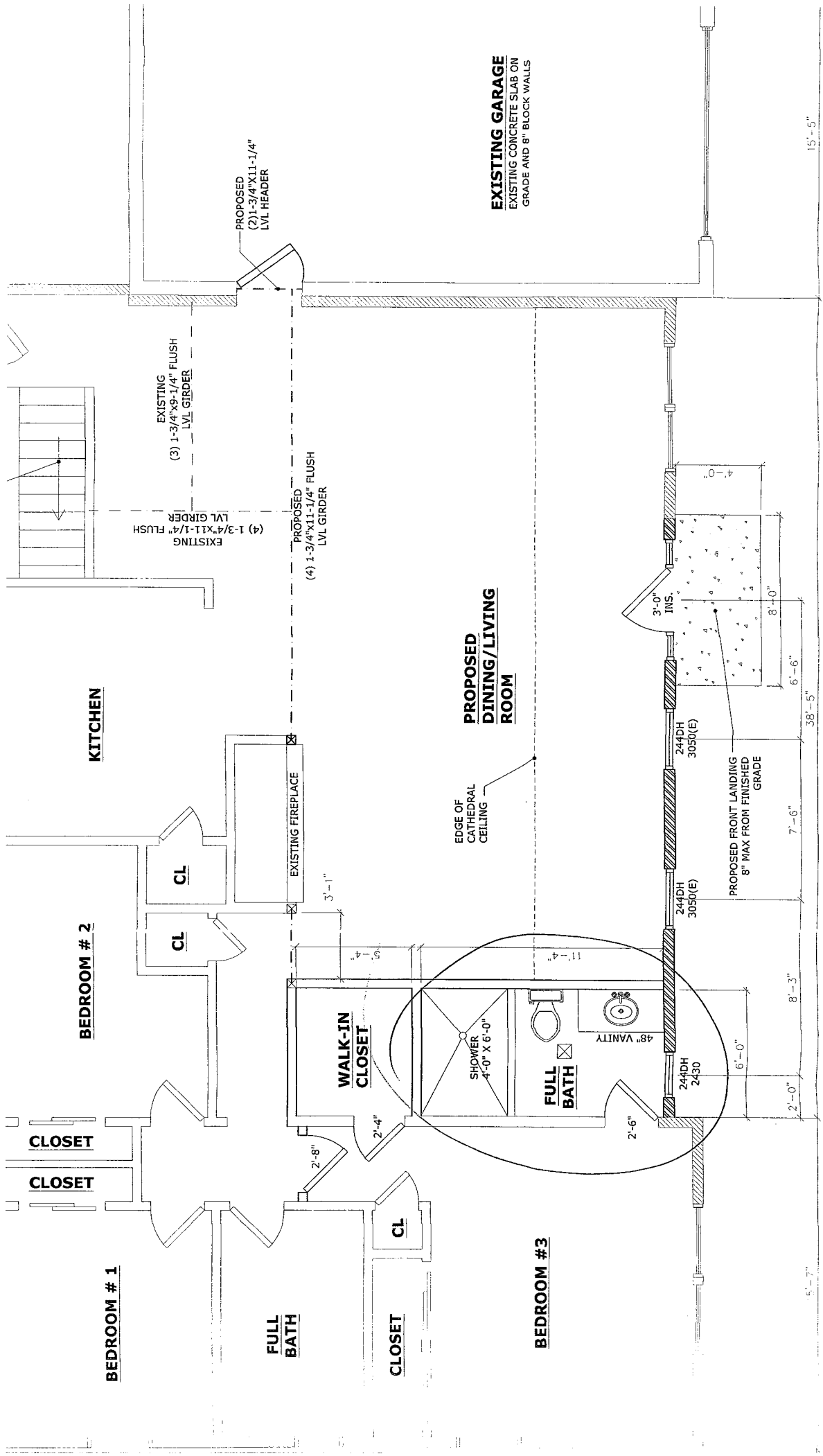
8" FOURED CONC.
FOUNDATION/FROST WALL
ON FTG. (20" WIDE X 10"
DEEP) ON UNDISTURBED
SOIL (TYP.)

NEW 8" BLOCK CONCRETE
FOUNDATION/FROST WALL
ON 20" X 10" FOOTING ON
UNDISTURBED SOIL



FOUNDATION PLAN

Scale: 1/4" = 1'-0"
NOTES.



FIRST FLOOR PLAN



AFFRON
 14 Winding Lane
 (80-2-10)

Rte 32