



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: January 26, 2015

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

I (WE) BRIAN AGNEW PRESENTLY

RESIDING AT NUMBER 7 FAIRVIEW LANE

TELEPHONE NUMBER (917) 612-3185

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:

83-2-10.2 (TAX MAP DESIGNATION)

7 FAIRVIEW LANE (STREET ADDRESS)

R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

TABLE OF USE AND BULK REQUIREMENTS
R-1 DISTRICT, SCHEDULE 3



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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: 12/29/14
- 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: 1. REAR YARD (40' REAR / 11.92' PRO)
2. LOT BUDA. COV (10% REAR / 15.4% PRO) 3. LOT SURFACE COV (20% REAR / 33.1% PRO).

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:

N/A

(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:

N/A

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

N/A



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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

N/A

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 PROPOSED ADDITION IS ONLY 64 SQUARE FEET AND THE EXTERIOR WILL ~~KNOW~~ MATCH THE EXISTING HOUSE.

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:

THERE IS ONLY (1) BATHROOM IN THE EXISTING HOUSE AND THE PROPOSED LOCATION IS THE MOST CONVENIENT IN / THE EXISTING LAYOUT.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE PROPOSED ADDITION IS ONLY 64 SQUARE FEET.

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 BATHROOM ADDITION IS ONLY 64 SQUARE FEET AND IT WILL BE DESIGNED TO MATCH THE EXTERIOR FINISHES OF THE EXISTING HOUSE.

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

THE EXISTING PROPERTY IS 9017 SQUARE FEET AND LOCATED IN AN R-1 ZONING DISTRICT.



TOWN OF NEWBURGH

Crossroads of the Northeast

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

7. ADDITIONAL REASONS (IF PERTINENT):

N/A.



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF July 2015



NOTARY PUBLIC

TRAMAINE A YOUNG MINOR
Notary Public - State of New York
NO. 01Y06252990
Qualified in Ulster County
My Commission Expires 12-11-2015

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)



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

BRIAN AGNEW, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 7 FAIRVIEW LANE
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF 7 FAIRVIEW LANE

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED STEPHEN A. WHALEN c/o
HIGHLANDS ARCHITECTURE, PLLC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 1/26/15

[Signature]
OWNER'S SIGNATURE

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26 DAY OF January 2015

[Signature]
NOTARY PUBLIC

TRAMAINA A YOUNG MINOR
Notary Public - State of New York
NO. 01Y06252990
Qualified in Ulster County
My Commission Expires 11-14-15

617.20
Appendix B
Short Environmental Assessment Form

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: NEW MASTER BATHROOM ADDITION			
Project Location (describe, and attach a location map): 7 FAIRVIEW LANE, NEWBURGH, NY 12550			
Brief Description of Proposed Action: NEW ± 64 SQUARE FEET MASTER BEDROOM ADDITION TO THE NORTH SIDE OF THE EXISTING HOUSE.			
Name of Applicant or Sponsor: BRIAN AGNEW		Telephone: (917) 612-3185	
		E-Mail:	
Address: 7 FAIRVIEW LANE			
City/PO: NEWBURGH	State: NY	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
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
ZONING BOARD OF APPEALS & BUILDING DEPARTMENT			X
3.a. Total acreage of the site of the proposed action?		.20	acres
b. Total acreage to be physically disturbed?		.001	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.20	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			

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	YES
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	YES
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	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Brian Agnew</u>	Date: <u>1/28/15</u>	
Signature: <u>[Signature]</u>		

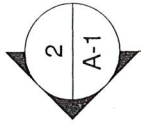
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>HIGHLANDS ARCHITECTURE, PLLC</u>	<u>JAN 8, 2015</u>
Name of Lead Agency	Date
<u>STEPHEN A. WHALEN, RA, LEED AP</u>	<u>PARTNER</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



NEW ROOF SHINGLES TO MATCH EXISTING.

EX. CEILING
8' - 0"

PLATE
5' - 10"

EX. 8' - 0"

PLA 5' - 10"

NEW ANNING WINDOWS.

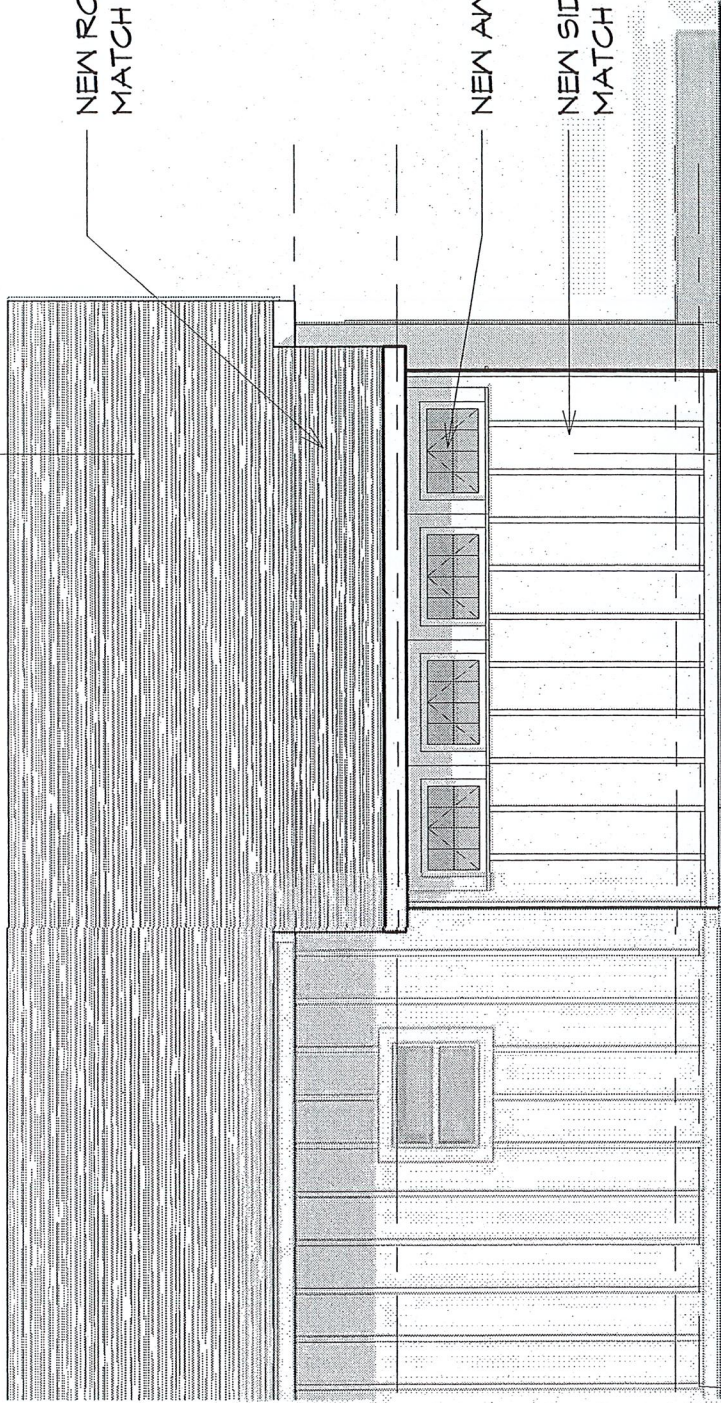
NEW SIDING TO MATCH EXISTING.

EX. FLOOR ELEV.
0' - 0"

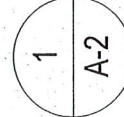
BATH FLOOR
-0' - 6"

EX. 0' - 0"

BAI -0' - 0"



FRONT ELEVATION (NORTH)



1/4" = 1'-0"

HIGHLANDS ARCHITECTUR

pllc

3212 ROUTE 9
COLD SPRING, NY 10516

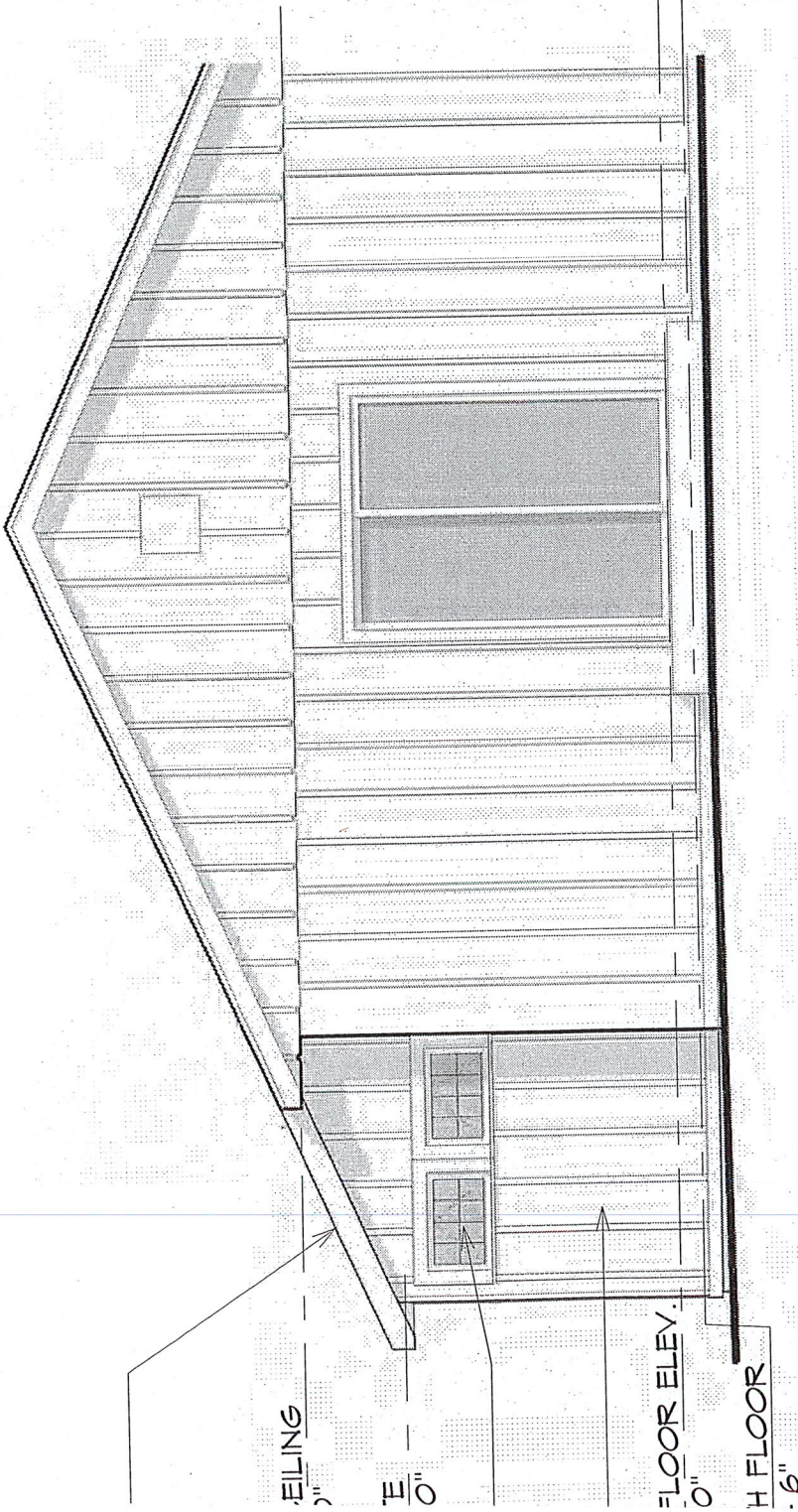
845.809.5976 OFFICE

highlandsarchitecture.com

AGNEW RESIDENCE

NEW ADDITION FOR:

7 Fairview Lane
Newburgh, NY 12550

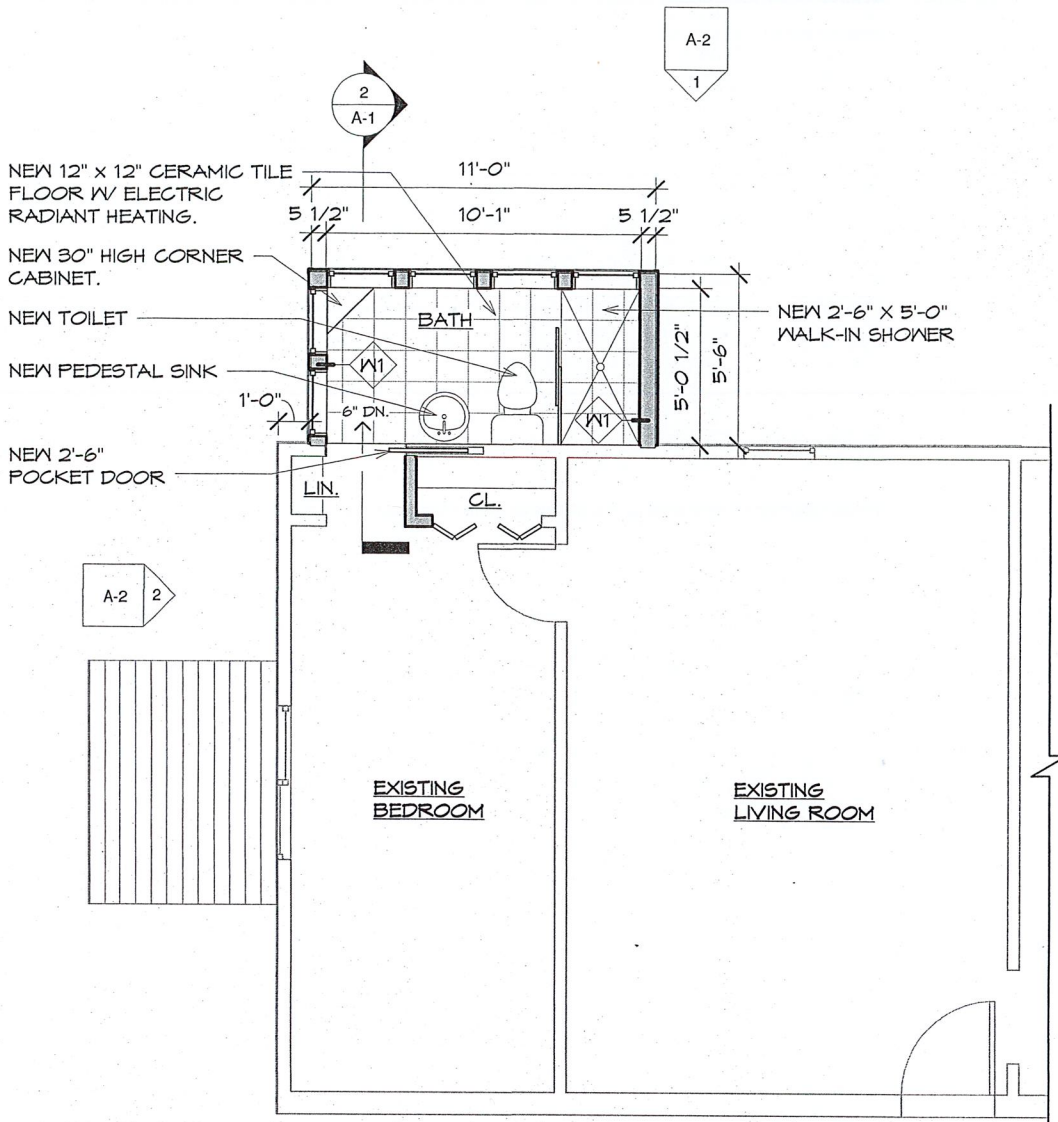


2 LEFT SIDE ELEVATION (WEST)

1/4" = 1'-0"

2

A-2



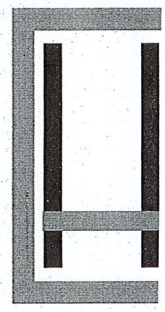
PROPOSED FLOOR PLAN

1/4" = 1'-0"



WALL TYPE LEGEND

NEW SIDING TO MATCH EXISTING OVER 1/2" DOUG FIR
 EXTERIOR GRADE PLYWOOD OVER 2X6 STUDS @ 16" O.C.
 PROVIDE (1) LAYER 1/2" MOISTURE RESISTANT GYPSUM
 BOARD ON INTERIOR SIDE. INSTALL CLOSED CELL SPRAY
 FOAM INSULATION IN STUD CAVITIES, FULL HEIGHT (MIN. R-21).

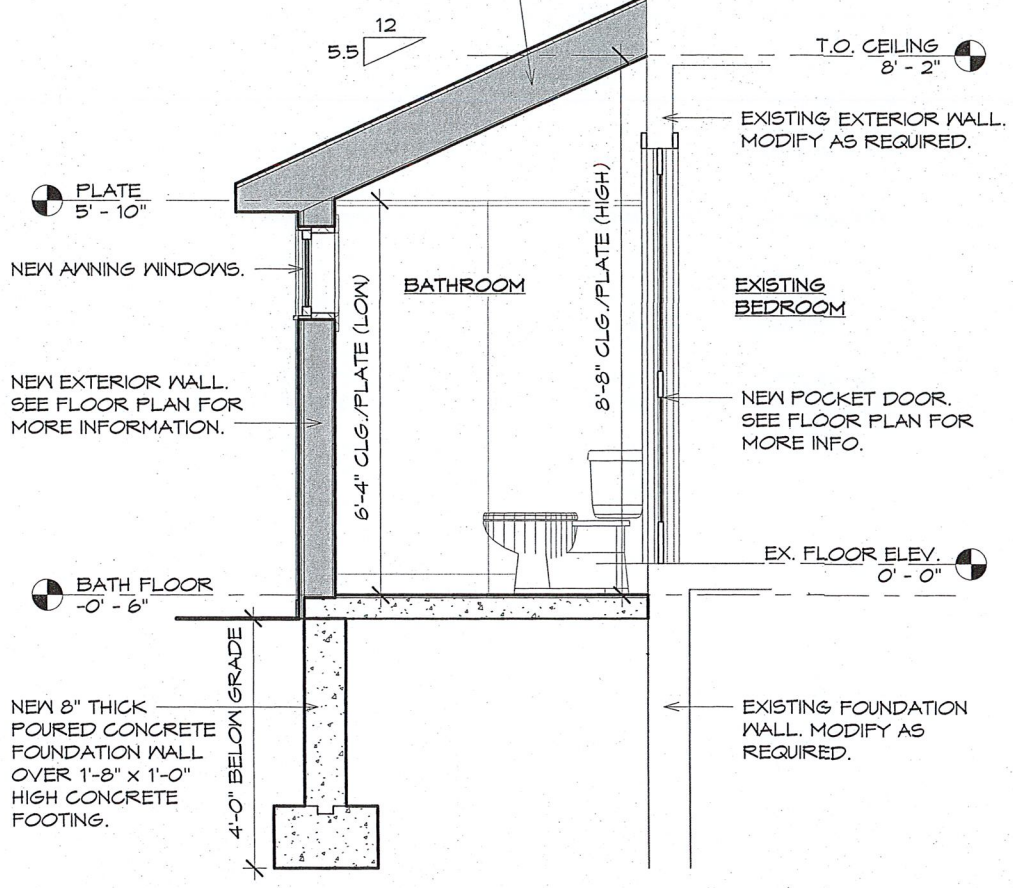


HIGH ARCHITECTURE

3212 R
COLD SPRING
845.809.5000
highlandsarch

NEW ADDITION FOR:
AGNEW RESIDENCE

NEW ROOF CONSTRUCTION:
NEW ROOF SHINGLES TO MATCH EXISTING
OVER 5/8" EXTERIOR GRADE DOUG FIR
ROOF SHEATHING OVER 2X10 RAFTERS @
16" O.C. INSTALL (1) LAYER 1/2" MOISTURE
RESISTANT GYPSUM BOARD ON CEILING.
INSTALL CLOSED CELL SPRAY FOAM
INSULATION IN RAFTER CAVITIES (R-38 MIN.)



2 CROSS SECTION
A-1 1/2" = 1'-0"

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.



FLOOR PLAN

A

NOT FOR CONSTRUCTION

DATE: 1 DECEMBER

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

Gregory A. Grann
TO
Brian Agnew

SECTION 83 BLOCK 2 LOT 10.2

RECORD AND RETURN TO:
(name and address)

Dan Rusk
PO Box 727
Marlboro NY 12542



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 Rx 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 \$ 172,500.00
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

*Law original
4/28/15
[Signature]*

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From *Prime Title*

RECORDED/FILED
09/19/2012/ 09:50:49
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120087299
DEED R / BK 13410PG 0709
RECORDING FEES 195.00
TTX# 000863 T TAX 690.00
Receipt#1503031 maryp

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, DONNA L. BENSON, 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 9-19-12 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Donna L. Benson 6-21-13

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



**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S
ACTS (INDIVIDUAL OR CORPORATION)**

FORM 8007

**CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND
REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.**

THIS INDENTURE, made the 18th day of September, two thousand and twelve,
between

GREGORY A. GRANN, residing at 310 SOUTH AVENUE, BEACON, NY
12508,

party of the first part, and

BRIAN AGNEW, residing at 40 CLINTON STREET, APT. 11K, BROOKLYN, NY
11201,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN dollars (\$10.00),
lawful money of the United States, 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 certain plot, piece or parcel of land, with the buildings and improvements
thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of
New York and more particularly described on Schedule 'A' attached hereto and made a part
hereof.

83-2-10.2

[Premises tax map]

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,

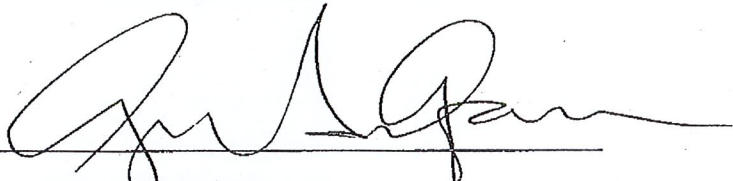
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part,
the heirs or successors and assigns of the party of the second part forever.

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 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.



A handwritten signature in black ink, appearing to read 'Gregory A. Grann', is written over a horizontal line. The signature is fluid and cursive.

GREGORY A. GRANN

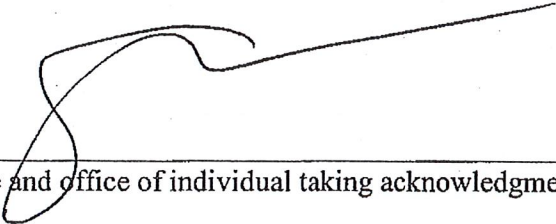
Acknowledgment

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 18th day of September, in the year 2012 before me, the undersigned, personally appeared

GREGORY A. GRANN

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.



(signature and office of individual taking acknowledgment)

STEPHEN P. DUGGAN, III
Notary Public, State of New York
Qualified in Orange County
F.I. No. 02DU1038120
Commission Expires June 30, 2015

L E G A L D E S C R I P T I O N

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being part of lot 10 as shown on a certain map entitled "KAHN ESTATE SUBDIVISION" filed in the Orange County Clerks Office on April 19, 1958 as map number 1664, bounded and described as follows:

BEGINNING at a 5/8" iron rod at the dividing line of lots 9 & 10 as shown on the abovementioned filed map and being South 17 degrees 48 minutes 00 seconds West a distance of 114.97 feet from a 1/2" iron rod on the southerly side of BEECH STREET;

THENCE along the center of FAIRVIEW LANE (25 foot wide, private road) and along the lands now or formerly TALLARDY (liber 3454 page 188, map no. 104-98) the following three (3) courses and distances:

- 1) South 62 degrees 48 minutes 10 seconds West a distance of 63.65 feet;
- 2) North 72 degrees 12 minutes 00 seconds West a distance of 50.00 feet;
- 3) North 58 degrees 25 minutes 10 seconds West a distance of 45.81 feet to a point;

THENCE along the lands now or formerly KREUSSER (liber 5206 page 341, map no. 104-98) the following three (3) courses and distances:

- 1) North 22 degrees 31 minutes 10 seconds East a distance of 13.54 feet to a 3/4" iron pipe;
- 2) North 01 degrees 23 minutes 00 seconds East a distance of 31.05 feet to a 3/4" iron pipe;
- 3) North 15 degrees 34 minutes 30 seconds East a distance of 15.00 feet to a 1/2" iron rod;

THENCE South 74 degrees 25 minutes 30 seconds East a distance of 147.84 feet along the lands now or formerly SOLOMAN (liber 2320 page 280, part of lot 10, map no. 1664) to a 1/2" iron rod;

THENCE South 17 degrees 48 minutes 00 seconds West a distance of 29.91 feet along the easterly side of FAIRVIEW LANE (25 feet wide, private road) & lands now or formerly SHAPIRO (liber 3733 page 70, lot 13 map no. 1657) to the point of BEGINNING.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING - 0.207 acres of land more or less.

BEING the same premises described in that certain deed dated the 9th day of January, 2001 from MIGNON S. GRANN to GREGORY A. GRANN, which deed was recorded in the Orange County Clerk's Office on the 24th day of January, 2002 in Liber 5757 of deeds at page 241.



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

2479-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/29/2014

Application No. 14-0945

To: Brian Agnew
7 Fairview Ln
Newburgh, NY 12550


SBL: 83-2-10.2
ADDRESS: 7 Fairview Ln

ZONE: R1

PLEASE TAKE NOTICE that your application dated 12/12/2014 for permit to build a 5'-6" x 11' rear bathroom addition on the premises located at 7 Fairview Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 3 requires a rear yard setback of 40' minimum.
- 2) Bulk table schedule 3 allows a maximum building lot coverage of 10%.
- 3) Bulk table schedule 3 allows a maximum surface lot coverage of 20%.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: BRIAN AGNEW

ADDRESS: 7 FAIRVIEW LN NEWBURGH NY 12550

2479-14

PROJECT INFORMATION:

TYPE OF STRUCTURE: 5'-6" X 11' REAR ADDITION

SBL: 83-2-10.2 ZONE: R-1

TOWN WATER: YES

TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'	15.5'	11.92'	5.58	31.88%
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE	10% MAX.	14.7 %	15.4%	.7%	4.76%
SURFACE COVERAGE	20% MAX	32.4%	33.1%	.7%	2.16%

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: THIS SHEET BASED ON PREVIOUSLY APPROVED VARIANCE FROM 7-25-2013

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 3 requires a rear yard setback of 40' minimum.
- 2 Bulk table schedule 3 allows a maximum of 10% building surface coverage.
- 3 bulk table schedule 3 allows a maximum of 20% lot surface coverage.
- 4

REVIEWED BY: Joseph Mattina

DATE: 29-Dec-14

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: BRIAN AGNEW

ADDRESS: 7 FAIRVIEW LN NEWBURGH NY 12550

2479-14

PROJECT INFORMATION:

TYPE OF STRUCTURE: 5'-6" X 11' REAR ADDITION

SBL: 83-2-10.2 ZONE: R-1

TOWN WATER: YES

TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'		11.92'	28.08'	70.19%
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE	10% MAX.		15.4 %	5.4%	54%
SURFACE COVERAGE	20% MAX		33.1%	13.1%	65.5%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES
 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: THIS SHEET IS BASED ON BULK REQUIREMENTS BEFORE THE PREVIOUS VARIANCE FROM JULY 25, 2013

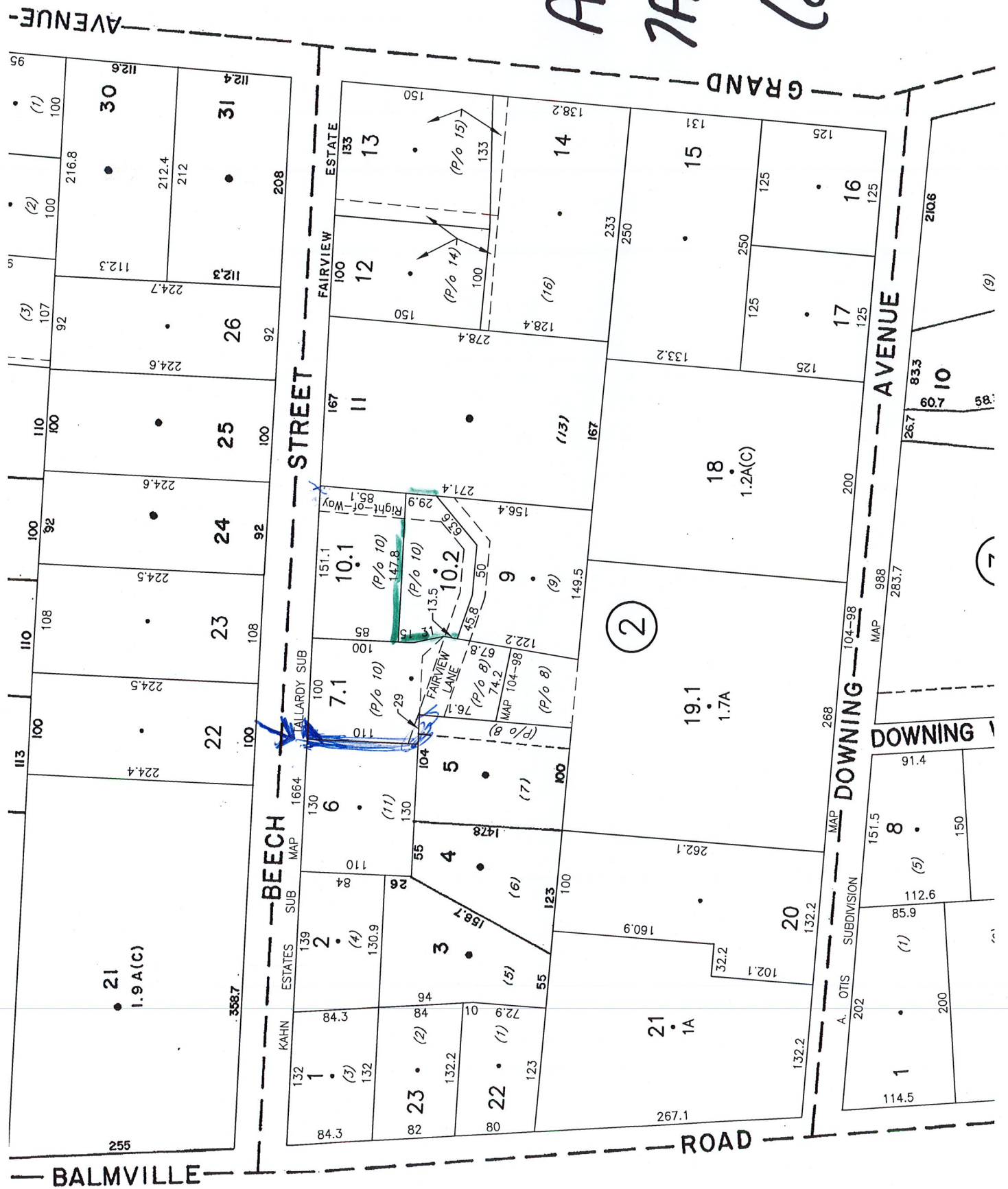
VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 3 requires a rear yard setback of 40' minimum.
- 2 Bulk table schedule 3 allows a maximum of 10% building surface coverage.
- 3 bulk table schedule 3 allows a maximum of 20% lot surface coverage.
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 29-Dec-14

*AGNEW
Fairview Lane
(83-2-10.2)*

SECTION



BALMVILLE

ROAD

DOWNING

DOWNING

AVENUE

GRAND

AVENUE

BEECH STREET

STREET