

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: 9-27-13

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

I (WE) STEVEN + RITA ALEXANDER PRESENTLY
RESIDING AT NUMBER 7 MANZO RD NEWBURGH 12550
TELEPHONE NUMBER 616-225-2384

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:

7 MANZO RD. (TAX MAP DESIGNATION)
7-1-27 (STREET ADDRESS)
A-R (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

- 1) 185-15-B
- 2) 185-15-A-4
- 3) BULK TABLE SCHEDULE 2

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: 9-10-2013
- 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: CONSTRUCT A 64'x26'

SINGLE STORY POST FRAME GARAGE OVER EXISTING GARAGE FOUNDATION AND SLAB

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:

IT IS ON EXISTING GARAGE FOUNDATION + SHED
LOCATED > 500 FT FROM NEAREST ROAD AND
IS NOT VISIBLE. BOTH HOUSE AND GARAGE ARE
MORE THAN 500 FT FROM MERRITT LN AND 260' FROM THE

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 NO GARAGE ON THE PROPERTY
THERE IS NO STORAGE SHED FOR GARDEN
TOOLS AND RELATED ITEMS

WE OWN 1 CAR AND LEASE 2 CARS. WE MAY PURCHASE
SMALL LAWN MAINTENANCE EQUIPMENT.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THERE WAS A GARAGE ON THIS EXACT SITE
FROM 1958 TO 2010 AT WHICH TIME IT
COLLAPSED FROM HEAVY SNOW AND WAS REMOVED


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

STANDARD BUILDING MATERIALS WILL BE USED
NO HAZARDOUS MATERIALS WILL BE STORED
IT WILL NOT BLOCK ANY VIEWS NOR OBSTRUCT
ANY WATERWAY OR TRAFFIC

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

THE HOME SITE DOES NOT HAVE A GARAGE
OLD GARAGE COLLAPSED OF NATURAL
CAUSES.


7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 26TH DAY OF SEPTEMBER 2013



NOTARY PUBLIC **DEBORAH A. BATTS**
NOTARY PUBLIC, State of New York
No. 01SM5056118
Qualified in New York County
Commission Expires Feb. 26, 2014

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.

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>(OWNERS)</i> STEVEN + RITA ALEXANDER	2. PROJECT NAME BUILD GARAGE ON EXISTING FOUNDATION
3. PROJECT LOCATION: Municipality <i>TOWN OF NEWBURGH</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>7 MANZO RD SBL 7-1-77</i> <i>NEWBURGH NY 12550</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>CONSTRUCT A 64'x70' SINGLE STORY POST-FRAME GARAGE OVER EXISTING GARAGE FOUNDATION AND SLABS</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>26.7</i> acres Ultimately <i>26.7</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <i>APPLE/FRUIT ORCHARDS IN VICINITY</i> <i>PRIMARY SITE IS MY PRIMARY RESIDENCE</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>STEVEN B. ALEXANDER</i> Date: <i>9-21-13</i> Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

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)

Reset

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

Ann T. Licata and
Linda J. Manzo

TO
Rita & Steven
Alexander

SECTION 7 BLOCK 1 LOT 27

RECORD AND RETURN TO:
(name and address)

Rita & Steven Alexander
43 Maryetta Court
Syosset NY 11791

THIS IS PAGE ONE OF THE RECORDING

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

Law origin 9/27/13

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: R DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | | |
|-----------------------------------|----------------------------------|---|
| <u>2089</u> BLOOMING GROVE (TN) | <u>4289</u> MONTGOMERY (TN) | NO. PAGES <u>5</u> CROSS REF. |
| <u>2001</u> WASHINGTONVILLE (VLG) | <u>4201</u> MAYBROOK (VLG) | CERT. COPY <input type="checkbox"/> ADD'L X-REF. <input type="checkbox"/> |
| <u>2289</u> CHESTER (TN) | <u>4203</u> MONTGOMERY (VLG) | MAP# <input type="checkbox"/> PGS. <input type="checkbox"/> |
| <u>2201</u> CHESTER (VLG) | <u>4205</u> WALDEN (VLG) | PAYMENT TYPE: CHECK <input checked="" type="checkbox"/> |
| <u>2489</u> CORNWALL (TN) | <u>4489</u> MOUNT HOPE (TN) | CASH <input type="checkbox"/> |
| <u>2401</u> CORNWALL (VLG) | <u>4401</u> OTISVILLE (VLG) | CHARGE <input type="checkbox"/> |
| <u>2600</u> CRAWFORD (TN) | <u>4600</u> NEWBURGH (TN) | NO FEE <input type="checkbox"/> |
| <u>2800</u> DEERPARK (TN) | <u>4800</u> NEW WINDSOR (TN) | CONSIDERATION \$ <u>300,500.</u> |
| <u>3089</u> GOSHEN (TN) | <u>5089</u> TUXEDO (TN) | TAX EXEMPT <input type="checkbox"/> |
| <u>3001</u> GOSHEN (VLG) | <u>5001</u> TUXEDO PARK (VLG) | MORTGAGE AMT. \$ <input type="checkbox"/> |
| <u>3003</u> FLORIDA (VLG) | <u>5200</u> WALKKILL (TN) | DATE <input type="checkbox"/> |
| <u>3005</u> CHESTER (VLG) | <u>5489</u> WARWICK (TN) | MORTGAGE TAX TYPE: |
| <u>3200</u> GREENVILLE (TN) | <u>5401</u> FLORIDA (VLG) | <input type="checkbox"/> (A) COMMERCIAL/FULL 1% |
| <u>3489</u> HAMPTONBURGH (TN) | <u>5403</u> GREENWOOD LAKE (VLG) | <input type="checkbox"/> (B) 1 OR 2 FAMILY |
| <u>3401</u> MAYBROOK (VLG) | <u>5405</u> WARWICK (VLG) | <input type="checkbox"/> (C) UNDER \$10,000 |
| <u>3689</u> HIGHLANDS (TN) | <u>5600</u> WAWAYANDA (TN) | <input type="checkbox"/> (E) EXEMPT |
| <u>3601</u> HIGHLAND FALLS (VLG) | <u>5889</u> WOODBURY (TN) | <input type="checkbox"/> (F) 3 TO 6 UNITS |
| <u>3889</u> MINISINK (TN) | <u>5801</u> HARRIMAN (VLG) | <input type="checkbox"/> (I) NAT.PERSON/CR. UNION |
| <u>3801</u> UNIONVILLE (VLG) | | <input type="checkbox"/> (J) NAT.PER-CR.UN/1 OR 2 |
| <u>4089</u> MONROE (TN) | | <input type="checkbox"/> (K) CONDO |
| <u>4001</u> MONROE (VLG) | CITIES | |
| <u>4003</u> HARRIMAN (VLG) | <u>0900</u> MIDDLETOWN | |
| <u>4005</u> KIRYAS JOEL (VLG) | <u>1100</u> NEWBURGH | |
| | <u>1300</u> PORT JERVIS | |
| | <u>9999</u> HOLD | |

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: All State Abstract

RECORDED/FILED
06/09/2011/ 16:13:48
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20110054261
DEED R / BK 13186PG 0394
RECORDING FEES 190.00
TTX# 005665 T TAX 1,202.00
Receipt#1323787 alicev

0 82858

Bargain & Sale with Covenant Against Grantor

THIS INDENTURE

MADE the 5th day of May, Two Thousand Eleven between ANN T. LICATA, residing at 151 Petaluma Blvd. S, Apt. 227, Petaluma, CA and LINDA J. MANZO, residing at 179 Jenni Jill Drive, Warrensburg, NY, parties of the first part, and RITA ALEXANDER and STEVEN ALEXANDER, residing at 43 Maryetta Court, Syosset, NY, parties of the second part:

AS HUSBAND AND WIFE

RM

IT
#1202

WITNESSETH:

That the parties of the first part, in consideration of ten and 00/100 (\$10.00) dollars lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATION paid by the party of the second part, does hereby grant and release unto the parties of the second part, successors and assigns forever,

(Premises described in Schedule A annexed hereto and made a part hereof)

S/C
- B -
J/E

TOGETHER with all right, title and interest, if any, of the parties of the first part in an 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 parties of the first part in and to the said premises,

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

AND the said parties of the first part covenants that she has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenants as follows: The parties 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 that they will apply 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.

IN WITNESS WHEREOF, the parties of the first part have hereunto set hand and seal the day and year first above written.

Ann T. Licata
Ann T. Licata

Linda J. Manzo
Linda J. Manzo

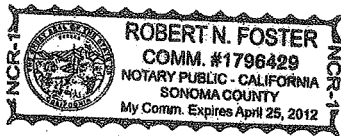
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

SS:

COUNTY OF *Sonoma*)

On the 5 day of May in the year 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared **Ann T. Licata** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument executed the instrument.



Robert N. Foster
Notary Public

STATE OF NEW YORK)

SS:

COUNTY OF *ORANGE*)

On the 23rd day of ~~April~~ ^{May} in the year 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared **Linda J. Manzo** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument executed the instrument.

Stewart P. Glenn
Notary Public

STEWART P. GLENN
Notary Public, State of New York
No. 01GL4508660
Qualified in Ulster County
My Commission Expires December 31, 2013

ALL STATE ABSTRACT CORP.

Title No. STO82858-152M

SCHEDULE A

ALL that tract or parcel of land, with the buildings and improvements erected thereon, situate in the Town of Newburgh, the County of Orange and the State of New York, being more particularly described as follows:

BEGINNING at a point marked by an iron pipe located on the Sutherly side of an existing right of way, which runs from the parcel herein described to the public road known as Merritt Lane, said point marks a common corner of the lands now or formerly Mills (Liber 1101 page 575) and the Southeasterly most corner of the lands now or formerly Romano (Liber 2051 page 638);

RUNNING THENCE along the lands now or formerly Romano and crossing said right of way in a small stream, North 06 degrees 53 minutes 06 seconds East 668.04 feet to a found iron pipe for a corner;

RUNNING THENCE continuing along the lands now or formerly Romano and following the general line of an old stone wall, North 34 degrees 41 minutes 56 seconds East 431.97 feet to a corner in said wall;

RUNNING THENCE still along the lands now or formerly Romano, and following the general line of an old stone wall, North 15 degrees 16 minutes 11 seconds East 766.56 feet to a found iron pipe at the intersection of two stone walls;

RUNNING THENCE along the lands now or formerly Cosman, and following the general line of an old stone wall, South 83 degrees 05 minutes 18 seconds East 903.90 feet to an iron pipe set for a corner;

RUNNING THENCE along the lands now or formerly Johnson (Liber 2235 page 465) and following the general line of an old stone wall, on the following two courses and distances:

- 1) South 33 degrees 45 minutes West 298.26 feet;
- 2) South 35 degrees 54 minutes West 103.87 feet to a found stone monument in said wall;

RUNNING THENCE along the lands now or formerly Breiner and the following the general line of an old stone wall, South 33 degrees 33 minutes 54 seconds West 549.25 feet;

RUNNING THENCE along the lands now or formerly Greiner, and continuing along the lands now or formerly Sigro (Liber 2187 page 882) and partially following the general line of an old stone wall, South 31 degrees 25 minutes 28 seconds West

ALL STATE ABSTRACT CORP.

Title No. STO82858-152M

SCHEDULE A (continued)

1104.31 feet to a found iron pipe for a corner;

RUNNING THENCE along the lands now or formerly Mills and crossing a small stream, North 75 degrees 24 minutes 50 seconds West 329.79 feet to the point or place of BEGINNING.

Containing 26.77 acres.

TOGETHER with a right of way, to be used as a means of ingress and egress, through the lands now or formerly Romano and running along the line of an old stone wall, to the public road known as Merritt Lane;

SUBJECT to a right of way, sixteen feet in width, running parallel with the easterly bounds of the above described parcel.

BEING and intended to be that same premises described in that certain deed dated October 25, 1997, made by Ann T. Licata, as Administratrix of the Estate of Frances G. Manzo, to Ann T. Licata and Michael L. Manzo, Sr. which deed was recorded in the Orange County Clerk's Office on October 31, 1997 in Liber 4656 of Deeds at Page 171, the said Frances G. Manzo having died a resident of Orange County on August 5, 1997 leaving Ann T. Licata and Michael L. Manzo, the said Michael L. Manzo, Sr. having died a resident of Orange County, New York on December 27, 1999 leaving his interest in premises under examination to his widow, Linda J. Manzo.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

2381-13

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/10/2013

Application No. 13-0864

To: STEVEN ALEXANDER
7 MANZO ROAD
NEWBURGH, NY 12550

SBL: 7-1-27
ADDRESS: 7 Manzo Rd

ZONE: A-R

PLEASE TAKE NOTICE that your application dated 09/06/2013 for permit to
CONSTRUCT A 64' x 26' SINGLE STORY POST-FRAME GARAGE OVER EXISTING GARAGE
FOUNDATION AND SLAB. on
the premises located at 7 Manzo Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections

- 1) 185-15-B Shall not project closer to the fronting street than the main structure.
- 2) 185-15-A-4 Maximum allowed s.f is 1000 s.f.
- 3) Bulk table schedule 2 allows not more than 4 vehicles.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: Steven Alexander

ADDRESS: 7 Manzo Rd Newburgh NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: 64' x 26' Accessory building

SBL: 7-1-27 ZONE: _____

TOWN WATER: NO

TOWN SEWER: NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
Square footage	1000 s.f.	95 s.f.	1759 s.f.	759 s.f.	75.9%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
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
 FRONT YARD - 185-15-A ----- YES / NO
 STORAGE OF MORE THEN 4 VEHICLES YES
 HEIGHT MAX. 15 FEET - 185-15-A-1 ----- YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 ----- YES / NO

NOTES: **64' x 26' pole barn located on an existing slab foundation.**
 Has an existina 9'-6" x 10' accessory building

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Maximum allowed square footage is 1000 s.f.
- 2 185-15-B Shall not project closer to the fronting street then the main structure.
- 3 Bulk table schedule 2 allows a maximum of 4 car storage.
- 4 _____

REVIEWED BY: Joseph Mattina

DATE: 10-Sep-13

Steve Alexander 212-562-2011



ROE BROTHERS INC Quotation Package



QUOTATION FOR:

Tom Mance
29'2"X64' Pole Barn
City, State, & Zip Not Provided
800-1592

CONTACT:

Chuck Moore
65 MAPLE AVE
FLORIDA, NY 10921
845-651-4025

QUOTATION DATE: 9/5/2013

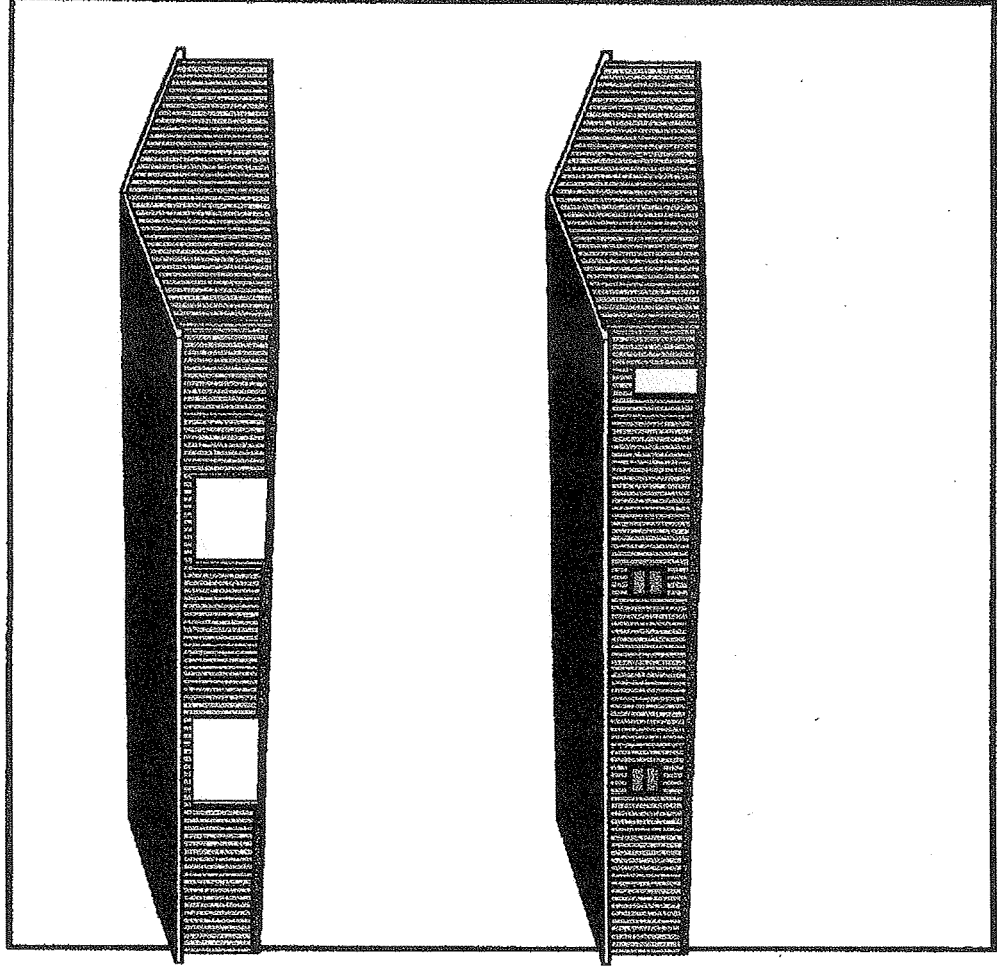
ESTIMATE NUMBER: 394

CONSTRUCTION: Post Frame

DIMENSIONS: 26' X 62' X 10'

SPECIFICATIONS FOR 26' X 62' X 10' POST FRAME PACKAGE:

- **MATERIAL PACKAGE**
 - Pre-Engineered Wood Trusses (5/12 Pitch, 2' O/C)
 - 4.125 x 5.25 Ridgidply 3 Ply Eave Posts (8' O/C)
 - 4.125 x 5.25 Ridgidply 3 Ply Gable Posts (8' O/C)
 - 2 x 12 Treated Skirt Boards (1 Row)
 - 2 x 6 Wall Girts (24" O/C)
 - 2 x 12 Double Top Girt Truss Carrier
 - 5/8" 4-Ply CDX on Roof
 - White Grandrib 3 Steel Siding
 - Owens Corning Dimensional Oco30Dt Onyx Black Shingle
 - Three Bags of Concrete Mix per Post Hole
- **DOORS & WINDOWS**
 - Two 9' X 6' General Openings
 - One 3' Flush Entry Door
 - Two Generic 3' x 4' Double Hung Windows
- **12" EAVE OVRHG., 0" GABLE OVRHG. W/ VENTED VINYL SOFFIT**
- **FASTENERS**
 - 1 1/2 In. Siding Screws for Steel Wall Panel
 - 1 1/4 In. Generic Coil Roofing for Shingles
 - 4 In. Galv. Pole Barn Nails for Truss Carrier
 - 4 In. Galv. Pole Barn Nails for Skirt Board
 - Galvanized Steel Framing Nails
- **DETAILED BUILDING PLANS**



Subtotal

Tax

GRAND TOTAL

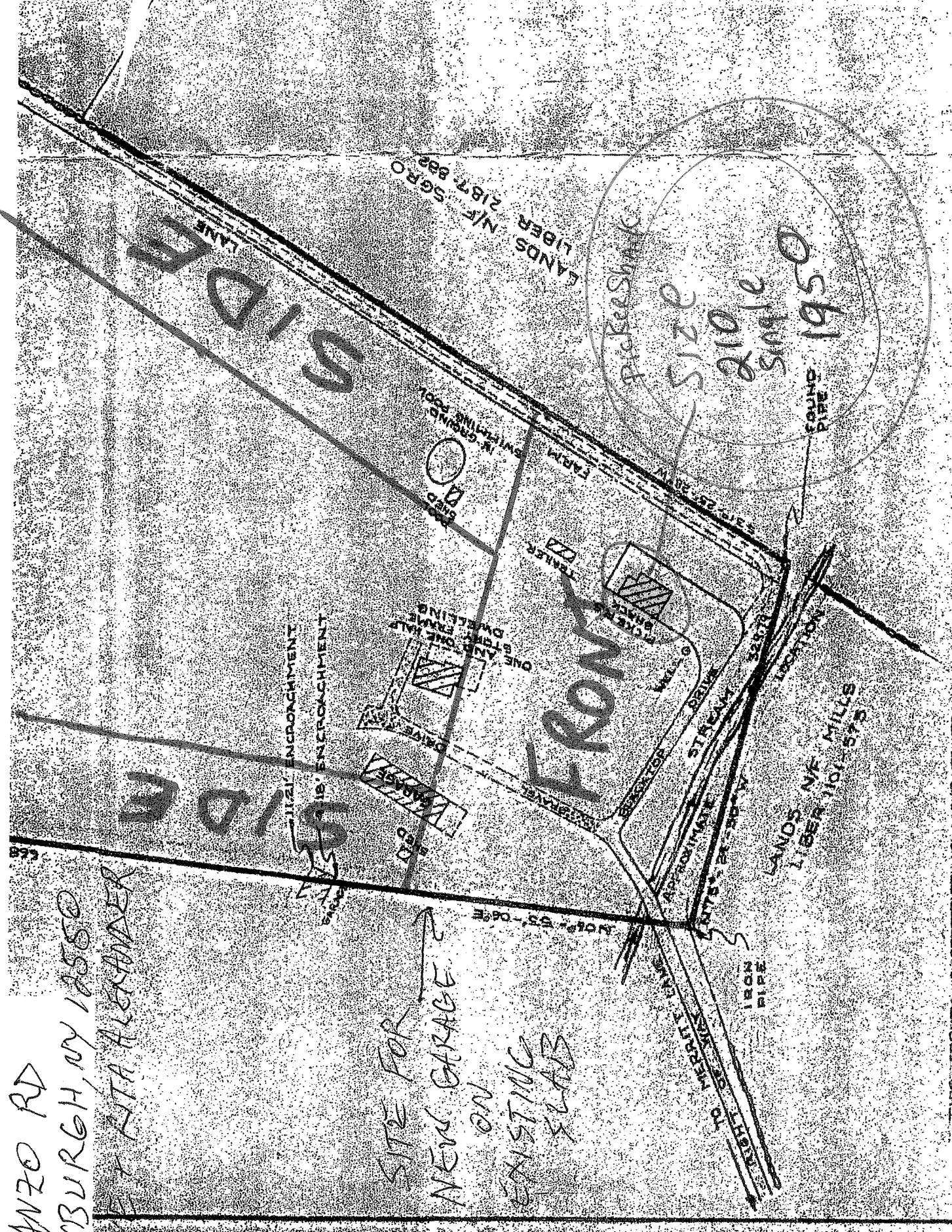
Prices are good for 30 days, until 10/5/2013

Alexander
7 Manzo Tr
7-1-27



7 MANZO RD
NEWBURGH, NY 10950
STEWART ALEXANDER

SITE FOR
NEW GARAGE
ON
EXISTING
FLATS



THIS SURVEY IS CERTIFIED AS ACCURATE TO:

From Code Compliance

T-1-27