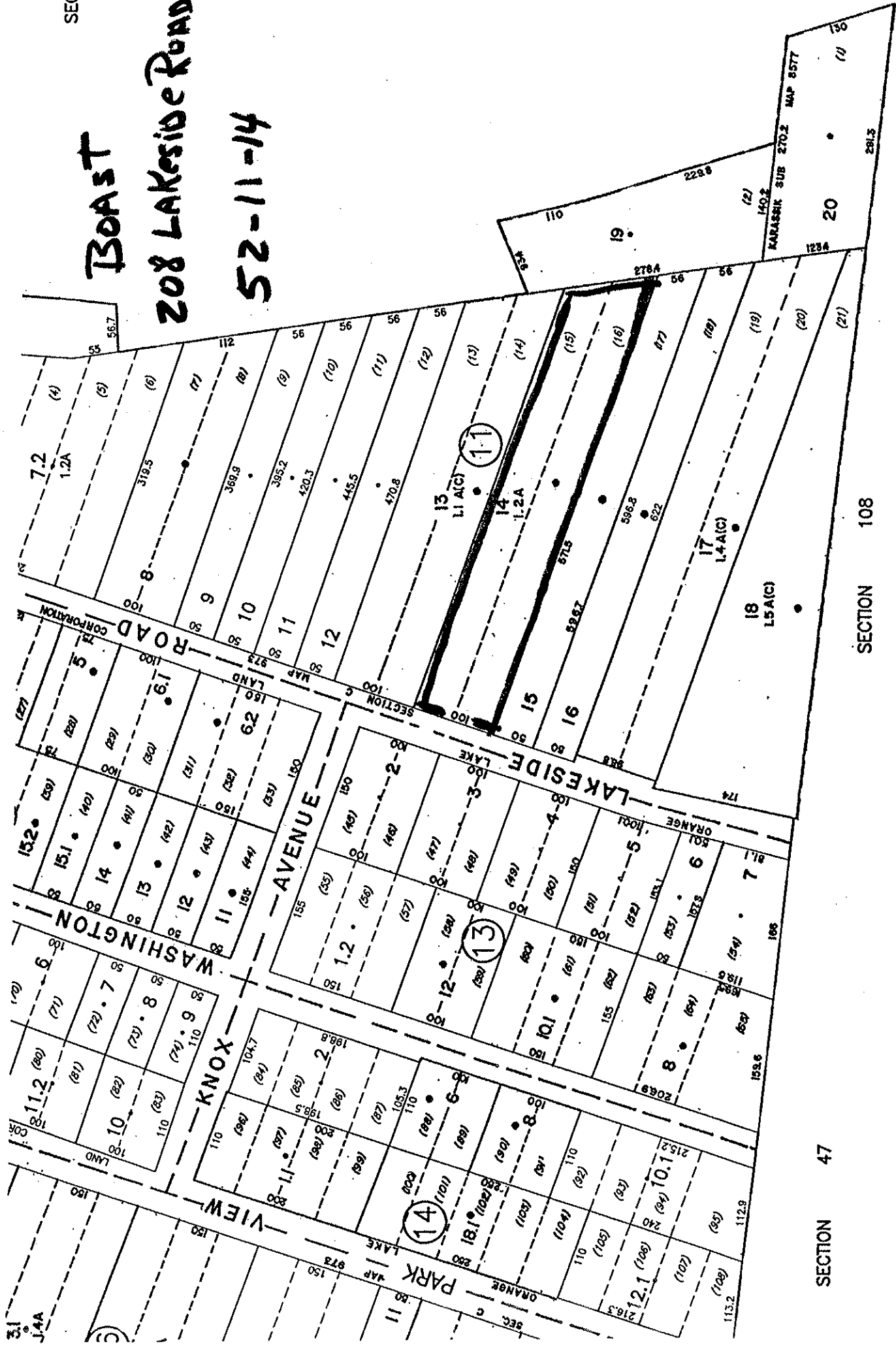


SE

**BOAST**

**208 LAKESIDE ROAD**

**52-11-14**



SECTION 47

SECTION 108

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**CODE ENFORCEMENT OFFICE  
TOWN OF NEWBURGH**

308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845) 564-7801

**ORDER TO REMEDY VIOLATION**

DATE: 03/21/2007

TO: RYAN BOAST  
208 LAKESIDE ROAD  
NEWBURGH, NY 12550

SEC-BLK-LOT: 52-11-14.

VIOL NO: 7-101

LOCATION: 208 LAKESIDE ROAD, NEWBURGH

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual(s) did commit or allow to exist the following offense:

USING OR OCCUPYING DETACHED GARAGE WITHOUT A CERTIFICATE OF OCCUPANCY BEING ISSUED.

which is in violation of:

Town of Newburgh Municipal Code

SEC: 71-8

SUB-DIV: B

TITLE: BLDG. PERMITS & CERT. OF OCCUPANCY


PAGE: 71:4

When I did observe the following:

USING OR OCCUPYING DETACHED GARAGE WITHOUT A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR PERMIT 19571-05, WHICH IS EXPIRED. A FINAL INSPECTION NEEDS TO PERFORMED, ELECTRICAL INSPECTION WILL BE NEEDED IF THERE IS ANY ELECTRIC INSTALLED.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the condition above mentioned forthwith on or before: 04/20/2007

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.

  
JAMES CAMPBELL, ASST. BUILDING INSPECTOR

YOUR IMMEDIATE AND PROMPT RESPONSE TO THIS NOTICE IS MANDATORY.

**CODE ENFORCEMENT OFFICE  
TOWN OF NEWBURGH**

308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845) 564-7801

**RESOLUTION OF VIOLATION**

DATE: 03/28/2007

TO: RYAN BOAST  
208 LAKESIDE ROAD  
NEWBURGH, NY 12550

SEC-BLK-LOT: 52-11-14.0

INCIDENT NO: 7-101

LOCATION: 208 LAKESIDE ROAD, NEWBURGH

Our records indicate that the Violation hereinafter described has been resolved as of the 27 day of March, 2007 in the following manner: CERT. OF OCCUPANCY ISSUED FOR PERMIT

In which you were charged with committing the following offense at the abovementioned location:

USING OR OCCUPYING DETACHED GARAGE WITHOUT A CERTIFICATE OF OCCUPANCY BEING ISSUED.

**In violation of:**

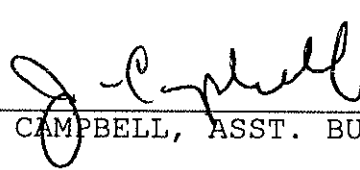
Town of Newburgh Municipal Code

SEC: 71-8

SUB-DIV: B

TITLE: BLDG. PERMITS & CERT. OF OCCUPANCY

PAGE: 71:4

  
\_\_\_\_\_  
JAMES CAMPBELL, ASST. BUILDING INSPECTOR

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

CODE COMPLIANCE DEPT.  
TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

## CERTIFICATE OF OCCUPANCY

Location: 208 LAKESIDE ROAD

Sec-Blk-Lot: 52-11-14.0

CO No: 13494

Building Permit No: 0-19571

CO Date: 03/28/2007

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated: 05/04/2005, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.


The structure for which this certificate is issued is as follows:

Material:FRAME	No. Stories:0.0	No. Families: 0
Dim. of Stru.:30' X 33'/15'	No. Bedrooms: 0	No. Toilets: 0
Use of Stru.:30' X 33'/15'	Dim. of Lot:	
Census Code:438	No. Bathrooms: 0.0	Heating Plant:

Remarks: RECEIPTS# 41706 & 41707 DETACHED 2 CAR GARAGE  
30' X 33'/15'

\*NO ELECTRIC INSTALLED\*

This certificate is issued to: RYAN BOAST  
for the aforesaid structure.

  
CODE COMPLIANCE DEPARTMENT

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy).

HISTORY OF A COMPLAINT

COMP #: 12-4

DATE REPORTED: 01/12/2012

S-B-L: 52-11-14.

LOCN: 208 LAKESIDE RD

BY: CODE COMPLIANCE

PHONE:

AGNST: RYAN BOAST  
208 LAKESIDE RD  
NEWBURGH  
PHONE:

OWNER:

PHONE:

COMPLNT:

INSPECTION 1 conducted on 01/13/2012 at 1:29 PM  
INSPECTION FOUND THAT IN THE LOWER LOT/GARAGE PARKING AREA THERE APPEARED TO BE (1) COMMERCIAL VEHICLE AND (2) ACCESSORY BUILDINGS. SEARCH REVEALED (1) PERMIT FOR A GARAGE. LEFT CARD AND MR. BOAST CONTACTED OFFICE. STATED HE WOULD FILE FOR SHED PERMIT AND KEEP COMMERCIAL VEHICLE IN THE GARAGE. WILL SEND HIM AN APPLICATION W/INSPEC. NOTICE AND LETTER. W/PERMIT BUILDING WILL OVERSEE. FOLLOW UP 02/03/2012

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INSPECTION 2 conducted on 02/03/2012 at 11:00 AM  
OFFICE INSPECTION FOUND THAT MR. BOAST HAD APPLIED FOR A BUILDING PERMIT AND IS AWAITING ZONING BOARD NOTIFICATION AND APPROVAL IN REGARDS TO THE SHED. AN AREA VARIENCE IS NEEDED FOR SHED APPROVAL IN RESPECTS TO AREA COVERED BY EXISTING STRUCTURES. WILL LOOK INTO THE DOCUMENTATION AND STATUS OF THESE PROCEEDINGS ON 03/02/2012. (BJL)

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INSPECTION 3 conducted on 02/03/2012 at 0:

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INSPECTION 4 conducted on 03/02/2012 at 9:15 AM  
CALLED MR. BOAST IN REGARDS TO THE ZONING APPLICATION FOR EXISTING SHED. HE STATED HE'S IN THE PROCESS OF COMPLETING THE APPLICATION AND GETTING HIS DOCUMENTATION FOR SUCH BUT WOULD NOT BE READY FOR THE MARCH 22 MTNG. SAID HE WOULD OBTAIN MAILING INFORMATION AND POSSIBLY MAKE THE APRIL MTNG. WILL CALL AND/OR FOLLOW UP W/INSPECTION ON 04/03/2012 AND CHECK ZONING AGENDA (BJL)

---

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

---

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550


CODE COMPLIANCE DEPT.  
TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

To: Mr. Ryan Boast  
208 Lakeside Rd.  
Newburgh NY, 12550  
RE: Complaint # 12-4 (SBL 52-11-140)  
→ Date: 03/02/2012

Dear Mr. Boast,

Please find this note and notice of inspection. A phone call as noted was all that was necessary to find out the status of your zoning application. I write this as a point of information that the ZBA Meetings are generally held on the 4<sup>th</sup> Thursday of each month. The April 2012 meeting will be on 26<sup>th</sup>. Check with code compliance to find out the last date to file the application prior to the meeting so you can get on the agenda.

Barry LaPierre: Zoning Enforcement Officer

  
\_\_\_\_\_

HISTORY OF A COMPLAINT

COMP #: 12-4      DATE REPORTED: 01/12/2012      S-B-L: 52-11-14.

LOCN: 208 LAKESIDE RD

PAGE: 1

COMPLNT:

SEE ATTACHED SCHEDULE A

INSPECTION 5 conducted on 04/03/2012 at 10:25 AM  
INSPECTION:CHECKED WITH ZONING BOARD SECRETARY AND NO APPLICATION HAS BEEN  
FILED BY MR.BOAST.NO INFORMATION HAS BEEN SOUGHT BY HIMSELF ON HOW TO FILL OUT,  
FILE FOR AND WHO NEEDS TO RECEIVE THE ZBA HEARING NOTICE. WILL SEND OUT THIS  
INSPECTION AND A NOTE AS REMINDER. MUST GO THROUGH THIS PROCESS TO CLOSE OUT THE  
COMPLAINT.RE-INSPECTION 05/10/2012. (BJL)

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208 LAKESIDE RD

MAIL TO: RYAN BOAST NEWBURGH NY 12550  
PROJECT: PRIOR BUILT ACCESSORY STRUCTURES  
S.B.L.: 52-11-14 PHONE # 566-9110  
APPLICATION # 12-57 DATE: 5-7-2012

**PLEASE SUBMIT ALL ITEMS LISTED BELOW AT ONE TIME !!!!!**  
**A VARIANCE IS REQUIRED FROM THE ZONING BOARD OF APPEALS**  
**ONCE THE ITEMS BELOW ARE SUBMITTED YOUR APPLICATION CAN BE**  
**RETURNED TO THE ZONING BOARD OF APPEALS.**

1. When the application was submitted for the prior built shed neither the drawing nor the plot plan indicated a covered area attached to this structure. Pictures submitted to zoning board shows there is a covered area attached to the rear of this shed. This must be included in the total accessory calculations. Submit the exact dimensions of the area and the new calculations will then be resubmitted to the zoning board.
2. There is a pool shed located on this parcel that does not have a permit or a certificate. Submit an application with the exact dimensions of this structure because it must also be calculated in the formula for total accessory structures.

Joseph Mattina  
Code Compliance



TOWN OF NEWBURGH

*Crossroads of the Northeast*  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(845)564-7801

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 2296-12 Date: May 16, 2012

To: RYAN BOAST SBL 52-11-14  
208 LAKESIDE ROAD ADD: 208 LAKESIDE ROAD  
NEWBURGH, NY 12550 ZONE R-1

PLEASE TAKE NOTICE that your application dated May 15,  
20 12 for permit to keep a Prior Built accessory building (pool shed 10 x 16)  
At the premises located at 208 Lakeside Road

Is returned herewith and disapproved on the following grounds:

**185 - 15 - A - 2 - ACCESSORY BUILDINGS -**  
SUCH BUILDINGS SHALL BE SET BACK AT LEAST 5 FT FROM THE PROPERTY  
LINE.  
**185 - 15 - A - 4 -**  
ALLOWS A MAXIMUM OF 1000 SQ. FT. OF ACCESSORY STRUCTURES.

  
JOSEPH MATTINA

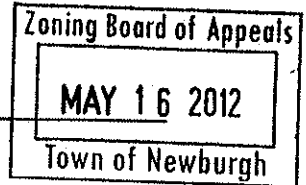
Cc: Town Clerk & Assessor (300')  
File

# Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT**  YES

NAME: RYAN BOAST

ADDRESS: 208 LAKESIDE RD NEWBURGH NY 12550



PROJECT INFORMATION: **Prior Built**

TYPE OF STRUCTURE: 10 X 16 POOL SHED

SBL: 52-11-14 ZONE: R / 1

2296-12

TOWN WATER:  YES TOWN SEWER:  NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
SETBACK	5'	3.10		1.9'	38.0%
	EXCEEDS MAXIMUM ALLOWED ACCESSORY BUILDING				
	SEE APPLICATION FOR 20 X 25 ACCESSORY BUILDING				
MAXIMUM ALLOWED SF	1000 SF	1560 SF		560 SF	56.0%

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: **10 X 16 PRIOR BUILT POOL HOUSE.**

**VARIANCE(S) REQUIRED:**

- 1 185-15-A-2 SUCH BUILDING SHALL SET BACK AT LEAST 5' FROM PROPERTY LINE
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: JOSEPH MATTINA DATE: 16-May-12