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Town of Newburgh
Code Compliance Department

INB

308 Gardnertown Road Newburgh, NY 12550

845-564-7801 Phone 845-564-7802 Fax

Name: Nancy DePalma 74 Fletcher St. Goshen NY 10924
Phone Number: 774-5870
Project: PRIOR BUILT STRUCTURES
Contractor: Mike DePalma
SBL: 2-3-34
Date: 2-6-2015

SUBMIT ALL ITEMS AT THE SAME TIME

WHEN INTERIOR RESIDENTIAL ALTERATIONS OCCUR, ALL SMOKE & CO DETECTORS MUST BE UPGRADED IN ACCORDANCE WITH APPENDIX J OF THE 2010 R.C.N.Y.S.

ORANGE COUNTY REQUIRES ALL ELECTRICIANS TO BE LICENSED

- 1) The front prior built accessory structure (# 15-0077) can't be issued. This will require 2 variances from the zoning board of appeals. { front yard-excessive square footage } Your application submitted 12-7-2010 was denied for this very same issue.
- 2) The rear prior built accessory structure (# 15-0075) can't be issued. This will require 1 variance from the zoning board of appeals. { excessive square footage }
- 3) The rear structure is located in the NYSDEC 100' buffer zone. This will require approval from the D.E.C. before the variance process can begin.
- 4) The prior built pool and pool deck (# 15-0076) can't be issued. This is also located in the buffer zone and will require approval from the D.E.C.
- 5) There has been a front covered overhang added to the front of this dwelling unit. There are no permits or approvals on file.
- 6) This dwelling has dormers added since the certificate of occupancy was issued. Again there are no permits on file for these alterations.
- 7) There is a bedroom added to the attic area of the dwelling unit. There once again is no permit on file for this alteration. This will require the entire building to be sprinkled due to being a 3 story structure.

- 8) The real estate listing for this dwelling shows 3 bedrooms and 2 bathrooms. The original permit and certificate of occupancy was issued for a 2 bedroom 1 bathroom dwelling.
- 9) The real estate listing shows a lake was constructed within this parcel. Approval from the NYSDEC is required and possibly a flood plain development permit from the Town of Newburgh for working within a flood zone.

Submit to this office the following items list below.

- ◆ A survey showing all structures, buffer zone limits, wetland delineations and flood zone with elevations.
- ◆ Engineer design and approvals for both accessory buildings.
- ◆ Engineers' design and approval for the pool and pool deck. The pictures submitted clearly show this pool deck does not comply with the minimum pool barrier requirements as required by the 2010 R.C.N.Y.S. The engineer must submit plans showing how compliance will be obtained.
- ◆ Engineers' certification, design and approval for the third story construction. The realtors' pictures seem to indicate this space does meet the minimum requirements for habitable space as required by the 2010 R.C.N.Y.S.
- ◆ Submit a sprinkler application with signed and sealed drawings.

Joseph Mattina
Code Compliance