

Sara Egan Davis
25 Hopeview Court
Newburgh, NY 12550

March 13, 2016

Zoning Board of Appeals
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

Dear Zoning Board of Appeals:

First of all, thank you very much for your time last month and for considering our application for the multiple requested variances required to build our pool house / garage. My apologies for being unable to attend the follow up meeting on March 24th, I will be on a pre-planned business trip to Russia although my husband, Muraah, will attend on my behalf.

Following last month's meeting, we spent some time with our architect, Thomas Fiola, regarding your concerns on the height of our proposed structure. After discussing potential changes to the height with Thomas, he strongly advised us against making any adjustment downward as it would cause the structure to look disproportional itself and to look particularly out of place with the rest of the neighborhood.

To address the concerns over size, Mr. Manley mentioned in the last meeting that the proposed structure would be 1,898 square feet which is 89% above what the town allows. To clarify, the size of the proposed structure is 1,500 square feet, enclosed as indicated on the site plan. The remaining 398 square feet will be an outdoor patio with an overhang to provide shade. As we mentioned, earlier last year, in order to construct our pool, we combined two lots together. The one in which our home is on totals 0.73 acres and our home is 3,771 square feet. The lot in which our pool and proposed structure would be located is 0.79 acres. The proposed structure is likely half the size of the home that was originally slated to be constructed on this lot by Lennar. We understand your point that you need to consider this one lot however we wanted to ensure you have the correct understanding of the size of the proposed structure. Additionally, we wanted to provide the specific points of the size relative to our home and to what would have been otherwise constructed on this lot (given it was already an approved, buildable lot in the works when it was sold to us).

To further reiterate, we have no intension of converting this structure into a residence and we are willing to provide any documentation necessary to certify such. We have plenty of residential space within our home and have no need (or desire) for an additional income from such a space.

As a reminder, the proposed structure will serve the following purposes:

1. Garage space for 2 cars, most of which are classic/vintage BMWs. This would allow us space in the garage attached to our home for our children's outdoor toys and also remove the cars from our driveway which could be considered an eyesore in a neighborhood where none of the other neighbors keep their cars there. Inclusive in the garage area will be a work out area which will be used primarily for my husband in order to keep in shape for his job as a 12 year veteran with the Newburgh City Police Department. His exercise equipment as listed as follows: a) elliptical machine b) row machine - recently purchased c) exercise bike d) weight bench including barbells and dumb bells e) boxer's heavy bag.
2. Pool house for recently built pool. In particular, the pool house space will provide a bathroom during the summer months in close proximity to the pool and storage space for pool equipment and bulky pool/patio furniture during the off season

3. Additional storage for car parts / accessories which includes a small overhead storage room, approx 80-100 square feet. This room will be finished but will have a ceiling height under 7' to ensure this space will not be habitable.

Lastly, we kindly request that the board to reconsider our application as originally submitted. We are very eager and already a month behind our schedule on the construction. Of particular urgency is the need to replace our current temporary fence around the front part of our property with a permanent fence (similar to the back and side of our property). We are waiting on the construction of the proposed structure in order to measure / install the remainder of the permanent fencing. This is a particular safety concern as there are many young children (in addition to our 3) in the neighborhood and we would really like to have this fencing installed as soon as possible. Should you have any further questions, my husband will be in attendance and prepared to reassure you of any concerns you may have. Thank you again for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sara Davis".

Sara Egan Davis