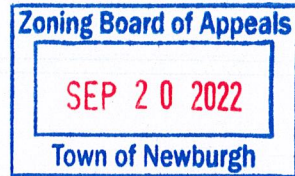




TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550



OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: 9/20/22

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

I (WE) GREGORY FLOTARO PRESENTLY
RESIDING AT NUMBER 4 GUNSCH ESTATES DRIVE
TELEPHONE NUMBER 845-797-0727

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

14-1-21.42 (TAX MAP DESIGNATION)

4 GUNSCH ESTATES DR. (STREET ADDRESS)

RR (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

HEIGHT MAX 15' - 185-25-A-1

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: 9/6/22
- 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: HEIGHT VARIANCE
FOR GARAGE

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

N/A

- 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 WILL BE SIMILAR TO DIRECTLY
ACROSS THE STREET FROM THIS PROPERTY.

- 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:

THE HEIGHT IS NEEDED FOR STORAGE
ABOVE THE GARAGE.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

ONLY AN ADDITIONAL 6' IN THE CENTER
OF THE PEAK OF THE GARAGE.

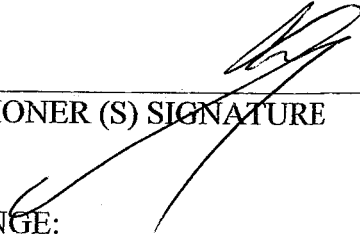
- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

IT WILL BE SIMILAR TO DIRECTLY
ACROSS THE STREET.

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

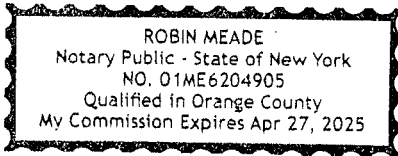
7. ADDITIONAL REASONS (IF PERTINENT):

PETITIONER (S) SIGNATURE



STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 19 DAY OF September 2022



Robin Meade
NOTARY PUBLIC

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.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Gregory Flotard, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 4 Gunsch Est. DR.
IN THE COUNTY OF Orange AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF

4 Gunsch Est. Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Ken Lytle
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 9/19/22

[Signature]
OWNER'S SIGNATURE

Robin Meade
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 19 DAY OF September 20 22



Robin Meade
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

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: FLOTARD GARAGE				
Project Location (describe, and attach a location map): 4 GUNSCHE ESTATES DRIVE,				
Brief Description of Proposed Action: 2 CAR GARAGE WITH STORAGE ABOVE				
Name of Applicant or Sponsor: GREGORY FLOTARD		Telephone: 845-797-0727		
Address: 4 GUNSCHE ESTATES DRIVE		E-Mail:		
City/PO: NEWBURGH		State: N.Y.	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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.01</u> acres		
b. Total acreage to be physically disturbed?		<u>0.01</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.92</u> 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				

5. Is the proposed action, a. A permitted use under the zoning regulations? <i>YES, AFTER ZBA APPROVAL</i>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <i>CHAOWICK LAKE RESERVOIR - 5/21/87</i>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>KEN LITTLE</u>	Date: <u>9/20/22</u>	
Signature: <u>[Signature]</u>		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

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.

- 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.
- 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.

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)

Form 9007 7-85-5M --Bargain and Sale Deed with Covenant against Grantor's Act--Ind. or Corp.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

056184

46
14-1-21.42

THIS INDENTURE, made the 28th day of May nineteen hundred and eighty-five
BETWEEN EDWARD P. HEPPERLE and FRANCES M. HEPPERLE, his wife,
both residing at 4 Gunsch Estates Drive, Town of Newburgh, Orange
County, New York

party of the first part, and GREGORY P. FLOTARD and KATHY M. FLOTARD, his
wife, both residing at 334 Blauvelt Road, Blauvelt, Rockland County,
New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100

-----(\$10.00)----- dollars,
tion
lawful money of the United States, and other good and valuable considera-/ 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 piece or parcel of land, situate, lying and being in the Town of Newburgh, Orange County, New York, together with the building and improvements thereon erected, more particularly bounded and described as Lot #5 as shown on a subdivision map of lands of Leonard Paul and Elise Oberlin Gunsch, filed in the Orange County Clerk's Office as Map #4316 on November 10, 1977, and which is more particularly described as follows:~~

ALL that piece or parcel of land, situate, lying and being in the Town of Newburgh, Orange County, New York, together with the building and improvements thereon erected, more particularly bounded and described as Lot #5 as shown on a subdivision map of lands of Leonard Paul and Elise Oberlin Gunsch, filed in the Orange County Clerk's Office as Map #4316 on November 10, 1977, and which is more particularly described as follows:

BEGINNING at a point on the easterly line of the existing Gunsch Estates Drive, said point being on the division line between the lands now or formerly of Robert & Diane Gunsch (reputed owners) on the south and the parcel herein described on the north; thence from said point of beginning and along the aforementioned easterly line of the existing Gunsch Estates Drive, North 19° 09' 18" East 197.00 feet to a point; thence through the lands of Leonard Paul Gunsch and Elise Oberlin Gunsch, South 70° 50' 42" East 204.71 feet to a point on the division line between the lands now or formerly of Aurecchione (reputed owner) on the east and the parcel herein described on the west; thence along the last mentioned division line, South 20° 18' 17" West 198.05 feet to a point on the aforementioned division line between the said land now or formerly of Robert & Diane Gunsch (reputed owners) on the south and the parcel herein described on the north; thence along the last mentioned division line, North 70° 33' 24" West 200.75 feet to the place of beginning, containing 40,040 square feet more or less.

BEING the same premises described in that certain Deed dated May 14, 1979, made by Leonard Paul Gunsch and Elise Oberlin Gunsch to Edward P. Hepperle and Frances M. Hepperle, the grantors herein, and recorded in the Orange County Clerk's Office on May 15, 1979 in Liber 2131 of Deeds at page 590.

LIBER 2367 PG. 269

SUBJECT to that certain easement dated September 1, 1982, made by Edward P. Hepperle and Frances M. Hepperle to Town of Newburgh and recorded in the Orange County Clerk's Office on September 20, 1982 in Liber 2232 of Deeds at page 1094.

SUBJECT ALSO to covenants, conditions, grants and restrictions of record, if any, and to public utility grants of record, if any.

LIBER 2367 pg. 270

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 incumbered 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.

In presence of:

Edward P. Hepperle (L.S.)
EDWARD P. HEPPERLE

Frances M. Hepperle (L.S.)
FRANCES M. HEPPERLE

BOOK 2367 PG. 271

RECORDED
OFFICE
667 W. 12th St.

STATE OF OHIO

DEPARTMENT OF REVENUE

STATE OF NEW YORK, COUNTY OF ORANGE

On the 28th day of May 1985, before me personally came FRANCES M. HEPPERLE

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

James L. Monelli
Notary Public

JAMES L. MONELLI
Notary Public in the State of New York
Qualified in Orange County
My commission expires Mar. 30, 1986

STATE OF NEW YORK, COUNTY OF ORANGE

On the 29th day of May 1985, before me personally came EDWARD P. HEPPERLE

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

James L. Monelli
Notary Public

JAMES L. MONELLI
Notary Public in the State of New York
Qualified in Orange County
My commission expires Mar. 30, 1986

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, KELLY A. ESKEW, 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 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.


Kelly A. Eskew

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 740-0-0633

EDWARD P. HEPPERLE and FRANCES M. HEPPERLE

TO
GREGORY P. FLOTARD and KATHY M. FLOTARD

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

american title insurance company
northeast region
A Member of The Continental Insurance Companies

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:

Arnold A. Bernstein,
295 Broadway
Newburgh, NY 12550
Zip No.

RECEIVED
REAL ESTATE
JUN 4 1985
TRANSFER TAX
ORANGE COUNTY

Orange County Clerk's Office, s.s.
Recorded on the 4th day of June, 1985, at 1:17 P.M. in Liber 9937 and Examined.
M. ...

RECORDS THIS SPACE FOR USE OF RECORDING OFFICE
2367 re. 272



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

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

2999-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/06/2022

Application No. 22-0885

To: Gregory Flotard
4 Gunsch Estates Dr
Newburgh, NY 12550

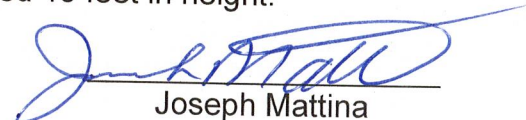
SBL: 14-1-21.42
ADDRESS: 4 Gunsch Estates Dr

ZONE: RR

PLEASE TAKE NOTICE that your application dated 08/17/2022 for permit to build a 24' x 24' x 21' accessory building on the premises located at 4 Gunsch Estates Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-15-A-1: Such building, except for farm purposes, shall not exceed 15 feet in height.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION ***BUILT WITH OUT A PERMIT*** **YES / NO**

NAME: GREGORY FLOTARD **Application #** 22-0885

ADDRESS: 4 GUNSCH ESTATES DR NEWBURGH NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 24' X 24' X 21' Accessory building

SBL: 14-1-21.42 **ZONE:** RR **ZBA Application #** 2999-22

TOWN WATER: **YES** / NO **TOWN SEWER:** YES / **NO** N/A

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		21'	6'	40.00%
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 / 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:

the existing shed requires a permit

REVIEWED BY: Joseph Mattina

DATE: 6-Sep-22



**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

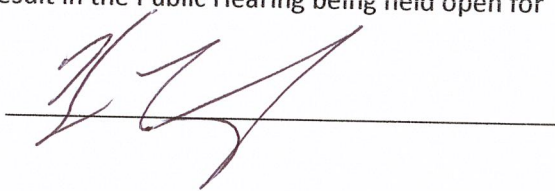
I KEN LYTTLE, being duly sworn, depose and say that I did on or before

October 13, 2022, post and will thereafter maintain at

4 Gunsch Estates Dr 14-1-21.42 RR Zone in the Town of Newburgh, New York, at or near the front

property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.



Sworn to before me this 23

day of September, 2022.



