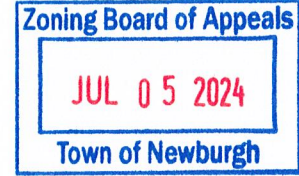




TOWN OF NEWBURGH

Crossroads of the Northeast

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



OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901
FAX LINE 845-564-7802

APPLICATION

DATED: 7/3/24

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

I (WE) Matt & Erika Gallagher PRESENTLY

RESIDING AT NUMBER 409 Little Britain Rd Newburgh NY 12550

TELEPHONE NUMBER 843.860.8335

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:

97-1-42 (TAX MAP DESIGNATION)

409 Little Britain Rd (STREET ADDRESS)

R3 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-B
185-15-A-1
185-15-A-4

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: June 5, 2024
- 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: _____

Area variance to extend the existing 23.5' accessory building (garage) roofline, area variance to exceed the maximum 1,000ft² limit of an accessory building by 832ft², and an area variance to place the structure 8'-9" closer to the road than our closest corner of our home.

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:

Historically properties in the mid 1800's had numerous outbuildings as many were working farms. Evidence of this can be seen on historic maps of the area and as you drive throughout Orange county towards towns like Goshen and Washingtonville. Newburgh in particular was known for its extensive dairy farms during this time. Outbuildings on these properties often tended to be larger in size than the

actual home as they stored not only equipment but also housed livestock. Something of this scale and size would not be out of character for our property. Our closest residential neighbors are all homes built in or around the late 1800's (although modified and modernized) with outbuildings. The property directly across from us which was home to the historic Stansbourough- Monell home had several barns and outbuildings until they were destroyed by fire or vandals when the house sat vacant. You can see photos of that property from an archeological survey here: <https://dl.ep-pc.com/BritainWoods/> (under appendices E2 &E3). Additionally, the garage expansion would not adversely affect any neighboring property sightlines.

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 alternative to expanding our current garage would be building an entirely separate outbuilding elsewhere on the property which would increase the impact on the property and the cost. Given the existing 2-car garage dimensions, creating storage for two additional vehicles would exceed the 1000ft²-total limit regardless of whether the addition is attached or detached.

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

Based on our property size the proposed total accessory building is only 1.6% of the site area. The location and size of the proposed action retains more than 45 feet of offset from nearest property lines.

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

At this time the area that would be developed is not home to any wildlife and only requires the removal of 2 larger trees (Norway maples- an invasive species), one smaller Black Locust tree and two viburnum bushes (which will be relocated). No redirection of water flow.

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

The hardship is self created.

7. **ADDITIONAL REASONS (IF PERTINENT):**

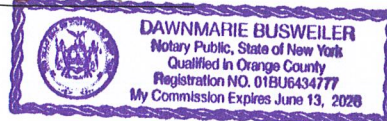
- 1) The operation, care and maintenance of this property requires a number of pieces of larger equipment- woodchipper, mower, tractor (and attachments), snowblower, portable generator etc. In order to maintain a clean and orderly appearance to our yard while taking care of this equipment and our vehicles requires the storage these assets within a garage while retaining useful floor space for maintenance work.
- 2) Our 1800s farmhouse has very little storage space within the home. Expanding the 2nd floor of the garage will permit more organized storage for seasonal items, extra materials and workshop/craft space.

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5th DAY OF July 2024

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

_____, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT _____

IN THE COUNTY OF _____ AND STATE OF _____

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED _____

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS _____ DAY OF _____ 20_____

NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

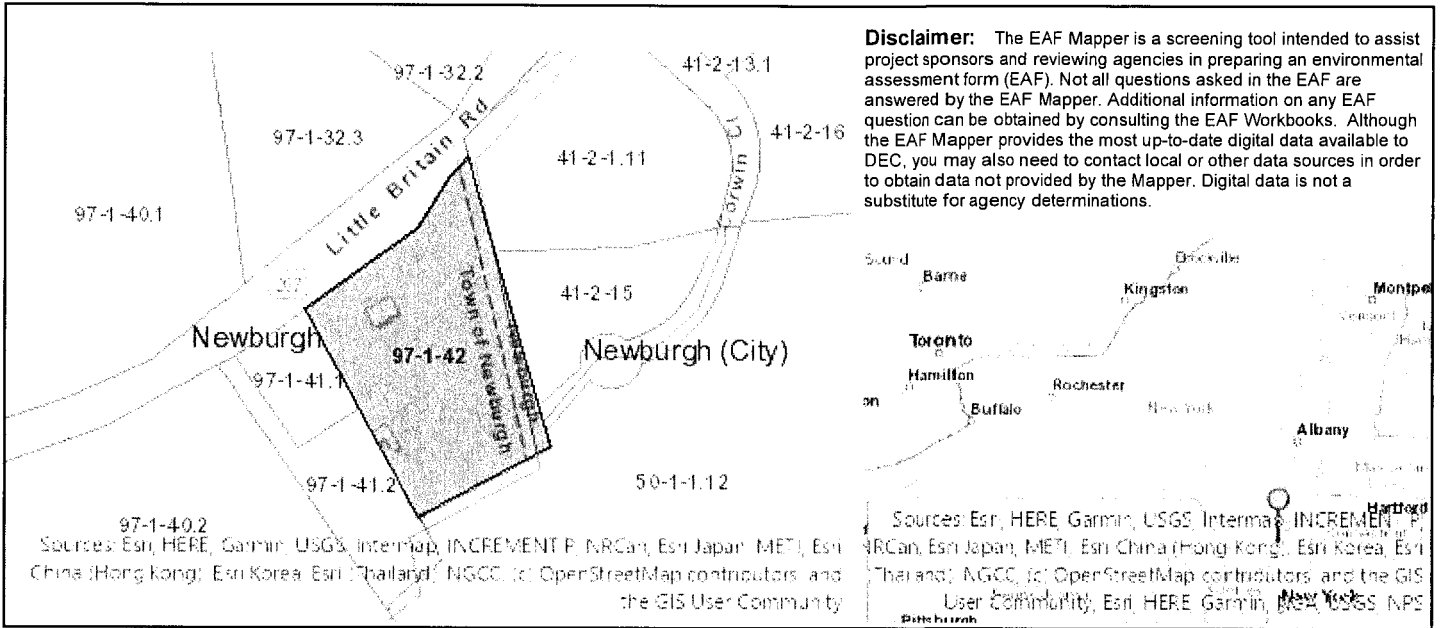
Instructions for Completing

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:			
Garage Addition			
Project Location (describe, and attach a location map):			
409 Little Britain Rd Newburgh NY 12550 (SBL 97-1-42)			
Brief Description of Proposed Action:			
Expansion of existing 2 bay garage to include 3rd bay, carport and small shed to store vehicles, tools, etc.			
Name of Applicant or Sponsor:		Telephone: 843.860.8335	
Matt & Erika Gallagher		E-Mail: mkg.elm@gmail.com	
Address:			
409 Little Britain Rd			
City/PO:		State:	Zip Code:
Newburgh		NY	12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Zoning, Code Enforcement		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.59 acres	
b. Total acreage to be physically disturbed?		0.023 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.59 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ not required	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: _____ not required	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

Layers and Legend

Other Wetland Layers

National Wetlands Inventory

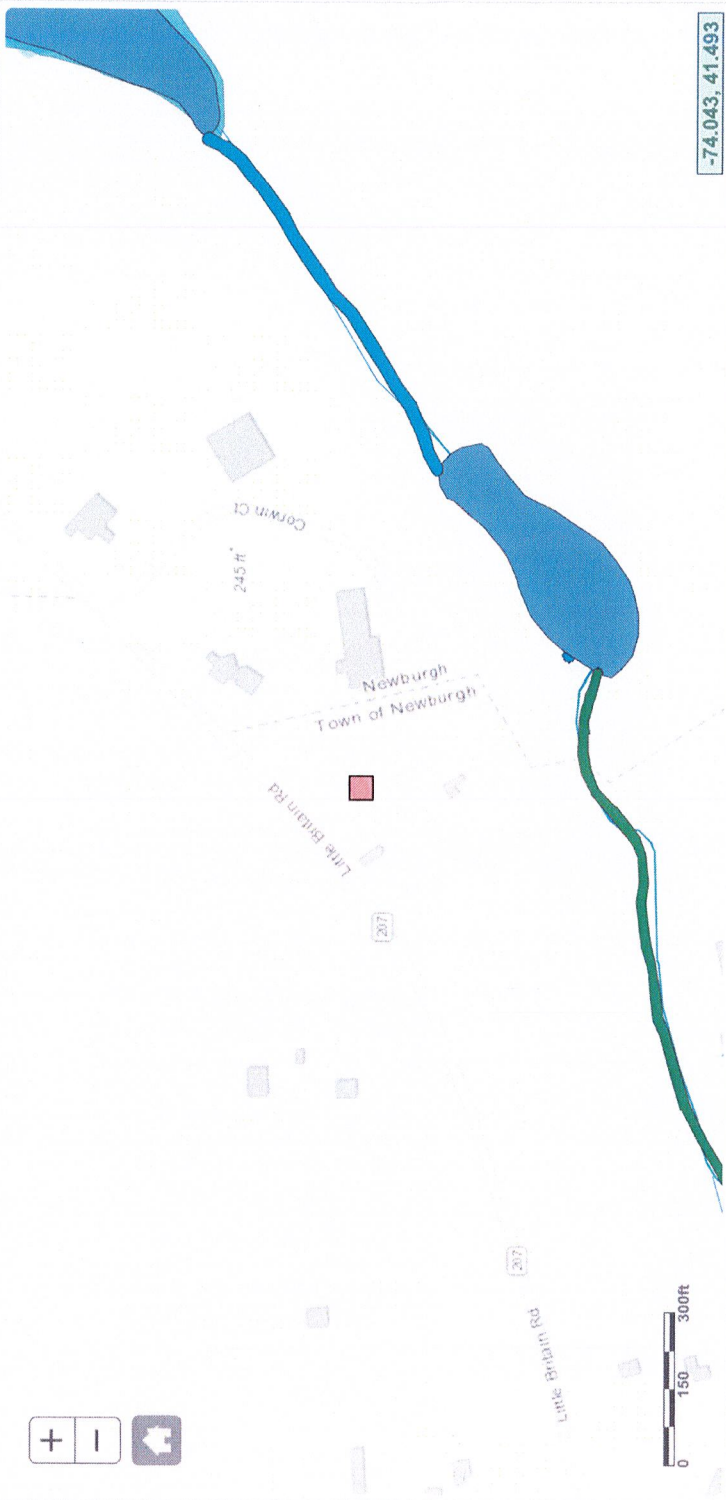
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Reference Layers

Tell Me More...

Need A Permit?

Contacts





BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
- Source Type
- Image Scale
- Image Year
- Areas of Interest
- FWS Managed Lands

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

Richard E Armstrong

TO
Matthew Gallagher
Erika Gallagher

SECTION 97 BLOCK 1 LOT 42



RECORD AND RETURN TO:
(name and address)

Michael McCann Esq
35 Main Street
Goshen NY 10924

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED RS MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | |
|-------------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN) | 4289 MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) |
| 2003 SO. BLOOMING GROVE (VLG) | 4203 MONTGOMERY (VLG) |
| 2289 CHESTER (TN) | 4205 WALDEN (VLG) |
| 2201 CHESTER (VLG) | 4489 MOUNT HOPE (TN) |
| 2489 CORNWALL (TN) | 4401 OTISVILLE (VLG) |
| 2401 CORNWALL (VLG) | 4600 NEWBURGH (TN) |
| 2600 CRAWFORD (TN) | 4800 NEW WINDSOR (TN) |
| 2800 DEERPARK (TN) | 5089 TUXEDO (TN) |
| 3089 GOSHEN (TN) | 5001 TUXEDO PARK (VLG) |
| 3001 GOSHEN (VLG) | 5200 WALLKILL (TN) |
| 3003 FLORIDA (VLG) | 5489 WARWICK (TN) |
| 3005 CHESTER (VLG) | 5401 FLORIDA (VLG) |
| 3200 GREENVILLE (TN) | 5403 GREENWOOD LAKE (VLG) |
| 3489 HAMPTONBURGH (TN) | 5405 WARWICK (VLG) |
| 3401 MAYBROOK (VLG) | 5600 WAWAYANDA (TN) |
| 3689 HIGHLANDS (TN) | 5889 WOODBURY (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5801 HARRIMAN (VLG) |
| 3889 MINISINK (TN) | 5809 WOODBURY (VLG) |
| 3801 UNIONVILLE (VLG) | CITIES |
| 4089 MONROE (TN) | 0900 MIDDLETOWN |
| 4001 MONROE (VLG) | 1100 NEWBURGH |
| 4003 HARRIMAN (VLG) | 1300 PORT JERVIS |
| 4005 KIRYAS JOEL (VLG) | 9999 HOLD |

NO. PAGES 4 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____
PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 380,000
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:
____ (A) COMMERCIAL/FULL 1%
____ (B) 1 OR 2 FAMILY
____ (C) UNDER \$10,000
____ (E) EXEMPT
____ (F) 3 TO 6 UNITS
____ (I) NAT.PERSON/CR. UNION
____ (J) NAT.PER-CR.UN/1 OR 2
____ (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From HUDSON ABS. SVCS.

RECORDED/FILED
08/31/2011 / 15:09:28
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20110080274
DEED R / BK 13219PG 1751
RECORDING FEES 190.00
TTX# 000485 T TAX 1,520.00
Receipt#1354640 nr1

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 8/31/2011 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 06/18/2024.
Kelly A. Eskew
County Clerk & Clerk of the Supreme County Courts
Orange County



Bargain & Sale Deed with Covenants Against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 1st day of August, 2011

BETWEEN RICHARD E. ARMSTRONG, residing at 409 Little Britain Road, Newburgh, New York 12550

party of the first part, and

MATTHEW GALLAGHER and ERIKA GALLAGHER, as husband and wife,
residing at 710 Farm Springs Road, Summerville, South Carolina 29483

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States in hand 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 plot, piece or parcel of land, situate, lying and being in the Town of ^{Newburgh} ~~Thompson~~, County of ^{Orange} ~~Saratoga~~, State of New York and more particularly described in the Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to Richard E. Armstrong from James J. Distefano, Jr., and Chantal Distefano by deed dated January 18, 2005 and recorded in the Orange County Clerk's Office on February 2, 2005 in Liber 11740 at Page 233.

BEING the premises commonly known as 409 Little Britain Road, Newburgh, New York 12550.

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

TO HAVE AND TO HOLD the premises herein granted unto Grantee and his heirs, executors, administrators, successors and assigns forever.

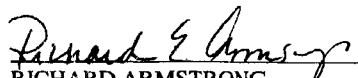
Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that he 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 before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN PRESENCE OF:


RICHARD, ARMSTRONG
E

Schedule A Description

Underwriter No. 865-O
Title Number HAS-16543

Page 1

All that certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

BEGINNING at an iron pin found in the southerly line of New York State Route No. 207 (a/k/a Little Britain Road) at the northwesterly most corner of lands of herein described parcel and at the northeasterly most corner of lands of Auerbach as shown as Lot No. 1 on Filed Map No. 9911;

~~Thence from the said point or place of beginning and following along the~~
southerly line of said New York State Route No. 207 the following three (3) courses and distances:

1. North 66 degrees 24 minutes 49 seconds East 212.08 feet,
2. North 43 degrees 08 minutes 45 seconds East 95.80 feet,
3. North 54 degrees 51 minutes 50 seconds East 42.88 feet to a point;

Thence along Lot No. 3 and Lot No. 1 as shown on Filed Map No. 10404 and passing over a iron pipes found on this line and also along lands of City of Newburgh, South 03 degrees 01 minutes 00 seconds East a distance of 487.09 feet to a point being 0.6 feet southeasterly from a buried iron pipe found;

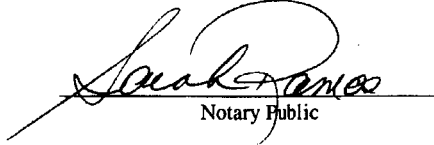
Thence along the lands of the City of Newburgh South 75 degrees 34 minutes 25 seconds West a distance of 228.71 feet to an iron pin found;

Thence along the Lot No. 2 and Lot No. 1 of Filed Map No. 9911 North 15 degrees 22 minutes 20 seconds West a distance of 376.86 feet to the point or place of BEGINNING

Being and intended to be the same premises conveyed to the Grantor herein in Deed dated January 18, 2005 and recorded on February 2, 2005 in the Orange County Clerk's Office in Liber 11740 at Page 233.

STATE OF NEW YORK)
 ss.:
COUNTY OF ORANGE)

On the 1ST day of August in the year of 2011 before me, the undersigned, a notary public in and for said state, personally appeared RICHARD ARMSTRONG 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 he executed the same in his capacity as, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

SARAH RAMOS
Notary Public, State of New York
Reg #01RA803062
Qualified in Orange County /3
Commission Expires Nov 8, 20__

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH

SECTION 97
BLOCK 1
LOT 42

RECORD & RETURN TO:

MICHAEL McCANN, ESQ.
O'KEEFE & McCANN, LLP
25 MAIN STREET
GOSHEN, NEW YORK 10924



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

2024 32.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/05/2024

Application No. 24-0458

To: Matthew Gallagher
409 Little Britain Rd
Newburgh, NY 12550

SBL: 97-1-42
ADDRESS: 409 Little Britain Rd

ZONE: R3

PLEASE TAKE NOTICE that your application dated 05/10/2024 for permit to add a 2 story 992 square foot addition onto an existing accessory building on the premises located at 409 Little Britain Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-15-B: No such building shall project closer to the fronting street than the front of the main building.
- 2) 185-15-A-1: Such building shall not exceed 15 feet in height.
- 3) 185-15-A-4: An accessory use shall be limited to a maximum of 1,000 square feet or to a lower number as may be determined by the following formula:


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: MATTHEW GALLAGHER **Application #** 24-0458

ADDRESS: 409 LITTLE BRITAIN RD NEWBURGH NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 992 SF 2 STORY ACCESSORY BUILDING

SBL: 97-1-42 **ZONE:** R-3 **ZBA Application #** 2024.32.

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FOOTAGE	1000 SF	832 SF	1824 SF	824 SF	82.40%
FRONT YARD SETBACK	NOT PERMITTED 185-15-B				
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		22.6'	7.6'	50.66%
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-B **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:



REVIEWED BY: Joseph Mattina **DATE:** 5-Jun-24









