

TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 5/31/18

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

I (WE) Paul and Linda Gray PRESENTLY
RESIDING AT NUMBER 9 Westwood drive
TELEPHONE NUMBER (845) 567-1362

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

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

90-3-27 (TAX MAP DESIGNATION)
9 Westwood drive (STREET ADDRESS)
R1 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4
185-15-A-3



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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: 5/14/2018
- 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: Permit to build 26x26 Detached Accessory Building

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:
N/A

(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:
I NEED to have Place For my Veneals Equipment and Storage

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
The building will be in back of my house



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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:

have had building designed by architect to compliment property and to also serve for storage and not be an eyesore

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:

To store my equipment and vehicles

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

it is behind house and ~~need a~~ and designed by architect to match my house and property

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

is designed to match my house and ~~but~~ other houses in development

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

*I would like to have Accessory building
for storage of my vehicles and equipment
due to my garage can not fit my cars due
to it is too small*

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF June 2018

Vanessa K. Nunez

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 10 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)

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			
Garage/Accessory building			
Name of Action or Project:			
26x26 Accessory building			
Project Location (describe, and attach a location map):			
9 Westwood drive Newburgh ny			
Brief Description of Proposed Action:			
I would like to build a 26x26 Accessory building behind my house			
Name of Applicant or Sponsor:		Telephone: (845) 629-7914	
Paul & Linda Gray		E-Mail: PLWPGRAY@aol.com	
Address:			
9 Westwood drive Newburgh ny			
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 type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		345 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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?	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 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 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?	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 type="checkbox"/>	<input checked="" 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"/>	
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"/>	
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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES

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>Paul & Linda Gray</u>	Date: <u>5/31/18</u>	
Signature: <u>Linda Gray</u>		

Linda Gray

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? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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)

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

Peter K. Birmingham
Virginia Birmingham

TO

Paul Gray
Linda M. Gray

*Paul Gray
Linda M. Gray
6/5/00*

SECTION 90 BLOCK 3 LOT 27

RECORD AND RETURN TO:
(name and address)

David M. Kintzer, ESq.
265 Rte. 17K
Newburgh NY 12550



THIS IS PAGE ONE OF THE RECORDING

K 011218

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- | | |
|--------------------------------|--|
| ___ 2089 BLOOMING GROVE (TN) | ___ 4289 MONTGOMERY (TN) |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG) |
| ___ 2289 CHESTER (TN) | ___ 4203 MONTGOMERY (VLG) |
| ___ 2201 CHESTER (VLG) | ___ 4205 WALDEN (VLG) |
| ___ 2489 CORNWALL (TN) | ___ 4489 MOUNT HOPE (TN) |
| ___ 2401 CORNWALL (VLG) | ___ 4401 OTISVILLE (VLG) |
| ___ 2600 CRAWFORD (TN) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| ___ 2800 DEERPARK (TN) | ___ 4800 NEW WINDSOR (TN) |
| ___ 3089 GOSHEN (TN) | ___ 5089 TUXEDO (TN) |
| ___ 3001 GOSHEN (VLG) | ___ 5001 TUXEDO PARK (VLG) |
| ___ 3003 FLORIDA (VLG) | ___ 5200 WALKKILL (TN) |
| ___ 3005 CHESTER (VLG) | ___ 5489 WARWICK (TN) |
| ___ 3200 GREENVILLE (TN) | ___ 5401 FLORIDA (VLG) |
| ___ 3489 HAMPTONBURGH (TN) | ___ 5403 GREENWOOD LAKE (VLG) |
| ___ 3401 MAYBROOK (VLG) | ___ 5405 WARWICK (VLG) |
| ___ 3689 HIGHLANDS (TN) | ___ 5600 WAWAYANDA (TN) |
| ___ 3601 HIGHLAND FALLS (VLG) | ___ 5889 WOODBURY (TN) |
| ___ 3889 MINISINK (TN) | ___ 5801 HARRIMAN (VLG) |
| ___ 3801 UNIONVILLE (VLG) | |
| ___ 4089 MONROE (TN) | |
| ___ 4001 MONROE (VLG) | |
| ___ 4003 HARRIMAN (VLG) | |
| ___ 4005 KIRYAS JOEL (VLG) | |

NO PAGES 3 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 132900⁰⁰
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____
DATE _____

- 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

- CITIES**
- ___ 0900 MIDDLETOWN
 - ___ 1100 NEWBURGH
 - ___ 1300 PORT JERVIS

___ 9999 HOLD

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Karl U. In

LIBER 5575 PAGE 201

LIBER 5575 PAGE 201

ORANGE COUNTY CLERKS OFFICE 41385 MRI.
RECORDED/FILED 07/16/2001 11:50:26 AM
FEES 44.00 EDUCATION FUND 5.00
SERIAL NUMBER: 011255

Bargain and Sale Deed With Covenants Against Grantor's Acts

THIS INDENTURE, made July 2, 2001,

BETWEEN Peter K. Birmingham, Virginia Birmingham 9 Westwood Drive, New Windsor, NY 12553 , party of the first part, and Paul Gray, Linda M. Gray, 6 Maple Street, Newburgh, NY 12550 , husband and wife, party of the second part,

Witnesseth, that the party of the first part, in consideration of ten (\$10.00) dollars 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, with the buildings and improvements thereon erected, situate, lying and being in the SEE SCHEDULE "A" ANNEXED.

The premises are improved by a single-family residence only. 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 encumbered 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:

Peter K Birmingham
Peter K. Birmingham
Virginia Birmingham
Virginia Birmingham

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On July 2, 2001, before me the undersigned, a Notary Public in and for said State, personally appeared Peter K. Birmingham, Virginia Birmingham personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

BRUCE M. STERN
NOTARY PUBLIC, STATE OF NEW YORK
ORANGE COUNTY
MY COM. EXP. JAN 2, 2002

Bargain And Sale Deed With Covenant Against Grantors Acts

Section/Block/Lot: ~~90-327~~ 9-3-27
Street Address: 9 Westwood Drive
Municipality: New Windsor

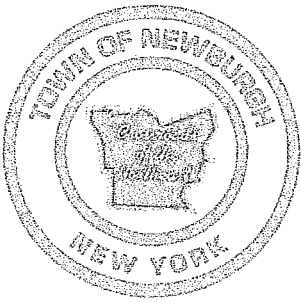
RETURN BY MAIL TO:

SCHEDULE A

Title No.: 011218

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Westwood Drive, (formerly Circle Drive West), and which point of beginning is the northwesterly corner of lands heretofore conveyed by Schoonmaker to Wagner by deed dated August 22, 1957, recorded August 26, 1957, in Liber 1437 of Deeds at Page 56, Orange County Clerk's Office and from said point of beginning running thence along said Wagner's southwesterly line South $56^{\circ}06'$ East 145 feet to a point in the westerly line of lands heretofore conveyed by Schoonmaker to Lozier; thence South $28^{\circ}50'$ West 80 Feet; thence South 13° West 10 feet; thence North 77° West 120 feet to the easterly side of Westwood Drive; thence North 13° East along the easterly side of Westwood Drive 100 feet to a point; thence on a curve to the right with a radius of 100 feet, 40 feet more or less to the place of beginning.



TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

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

2680-18

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/14/2018

Application No. 18-0401

**To: Paul Gray
9 Westwood Dr
Newburgh, NY 12550**

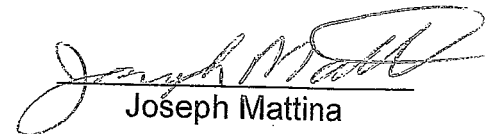
**➤ SBL: 90-3-27
ADDRESS: 9 Westwood Dr**

~ ZONE: R1

PLEASE TAKE NOTICE that your application dated 05/07/2018 for permit to build a 26' x 26' accessory building in the rear yard on the premises located at 9 Westwood Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code sections:

- 1) 185-15-A-3 Such structure shall not occupy more than 10% of the required yard
- 2) 185-15-A-4 Total square feet shall not exceed that of the formula. (527.00 sf)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: Paul Gray Building Application # 18-0401

ADDRESS: 9 Westwood Dr. Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: 26' x 26' accessory building

SBL: 90-3-27 ZONE: R-1 ZBA Application # 2680-16

TOWN WATER: YES / NO TOWN SEWER: YES / NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Total square footage	527.00		676 sf	149 sf	28.27%
10% of the required yard	360 sf		676 sf	316 sf	87.77
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
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: 26' x 26' accessory building in the rear yard

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Total square feet shall not exceed that of the formula.
- 2 185-15-A-3 Such structure shall not occupy more than 10% of the required yard
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 14-May-18

CONT. SHINGLE-OVER
RIDGE VENT

FIBERGLASS,
SELF-SEALING CLASS
'A' ROOF SHINGLES
PROVIDE ICE & WATER
SHIELD AT ROOF EDGE
AND VALLEYS

CONT. METAL DRIP EDGE

CONT. 5/4X6 WD. FASCIA
BOARD, WRAPPED IN ALUMI
OR 5/4X6 PVC.

8"

VINYL OR 5/4X4 PVC
CORNER GUARD

VERTICAL VINYL BOARD
AND BATTEN EXTERIOR
SIDING AS PER OWNER

APPROX. FINISH GRADE,
SLOPE AWAY FROM BUILD

3'-6"
MIN.
SLOPE
AWAY
FROM
GRADE

10'-0"X8'-0" OVERHEAD
GARAGE DOORS

CONT. REINF'D. CONC FOOTING

FRONT SIDE ELEVATION

FIBERGLASS, SELF-SEALING CLASS 'A'
ROOF SHINGLES PROVIDE ICE & WATER
SHIELD AT ROOF EDGE AND VALLEYS

CONT. SHINGLE-OVER
RIDGE VENT

14'-10 5/16"

VC.
3

FIBERGLASS, SELF-SEALING CLASS 'A' ROOF SHINGLES PROVIDE ICE & WATER SHIELD AT ROOF EDGE AND VALLEYS

CONT. SHINGLE-OVER RIDGE VENT

CONT. METAL DRP EDGE
CONT. 5/4X6 WID. FASCIA BOARD, WRAPPED IN ALUMI OR 5/4X6 PVC.

VINYL OR 5/4X4 PVC CORNER GUARD

VERTICAL VINYL BOARD AND BATTEN EXTERIOR SIDING AS PER OWNER

TOP OF CONC. FLOOR SLAB

3'-6" MIN. FINISH GRADE

9070 OVER-HEAD GARAGE DOOR

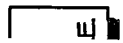
PARGE EXPOSED FDN. WALL

CONT. REINFD. CONC. FOOTING

APPROX. FINISH GRADE. SLOPE AWAY FROM BUILDING

14'-10 5/16"

REAR SIDE ELEVATION



OF
BLE
TE

CONT. SHINGLE-OVER RIDGE VENT
GABLE END VENT W/ LOUVERS AND 18X24 MESH FIBERGLASS SCREEN.

5/4X4 PVC OR WOOD WRAPPED IN ALUM., RAKE BOARD

12
5

VINYL OR 5/4X4 PVC CORNER GUARD

VERTICAL VINYL BOARD AND BATTEN EXTERIOR SIDING AS PER OWNER

APPROX. FINISH GRADE. SLOPE AWAY FROM BUILDING

3'-6"
MIN.
FINISH
GRADE

PROVIDE 5/4X6 WOOD, WRAPPED IN ALUM OR PVC TRIM AT ALL WINDOWS AND DOORS

PARGE EXPOSED FDN. WALL

CONT. REINFD. CONC. FOOTING

TOP OF DOUBLE PLATE

TOP OF CONC. FLOOR SLAB

9'-0 7/8"

1'-4"

LEFT SIDE ELEVATION

NOTE:
PROVIDE ALUM. GUTTER AND DOWNSPOUTS AS REQUIRED. (NOT SHOWN FOR CLARITY)

ASPHALT SHINGLES ATTACHMENT ASPHALT STRIP SHINGLES SHALL HAVE MINIMUM OF SIX (6) FASTENERS PER

GABLE END VENT W/ LOUVERS AND 18X24 MESH FIBERGLASS SCREEN.

CONT. METAL DRIP EDGE



NOTE:

PROVIDE ALUM. GUTTER AND DOWNSPOUTS AS REQUIRED. NOT SHOWN FOR CLARITY.

ASPHALT SHINGLES AT TAPE AND ASPHALT STRIP SHINGLES MINIMUM OF SIX (6) FASTENERS

GABLE END VENT W/ LOUVERS AND 18X24 MESH FIBERGLASS SCREEN.

CONT. METAL DRIP EDGE

5/4X4 PVC OR WOOD WRAPPED IN ALUM., RAKE BOARD

VINYL OR 5/4X4 PVC CORNER GUARD

VERTICAL VINYL BOARD AND BATTEN EXTERIOR SIDING AS PER OWNER

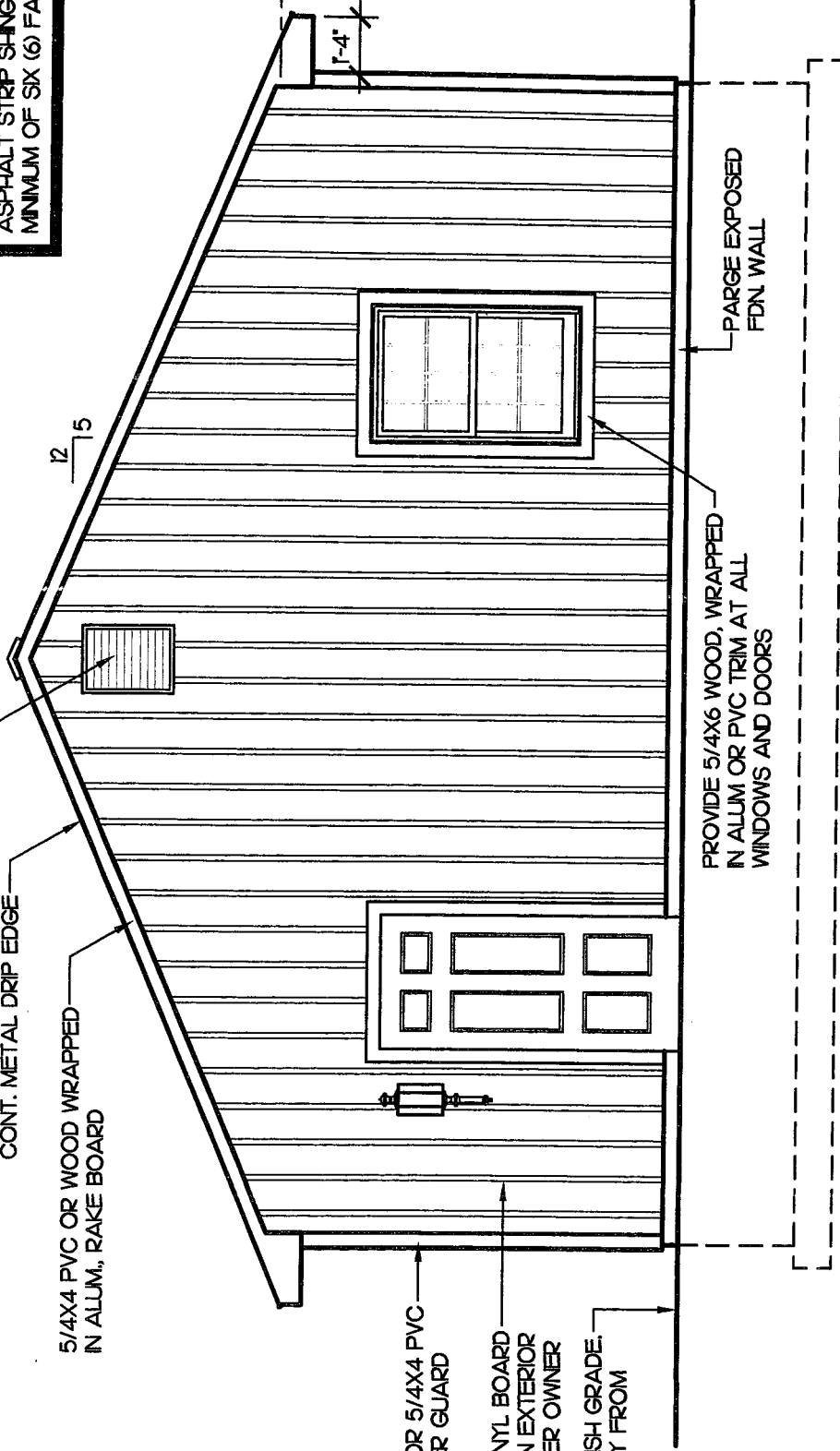
APPROX. FINISH GRADE. SLOPE AWAY FROM BUILDING

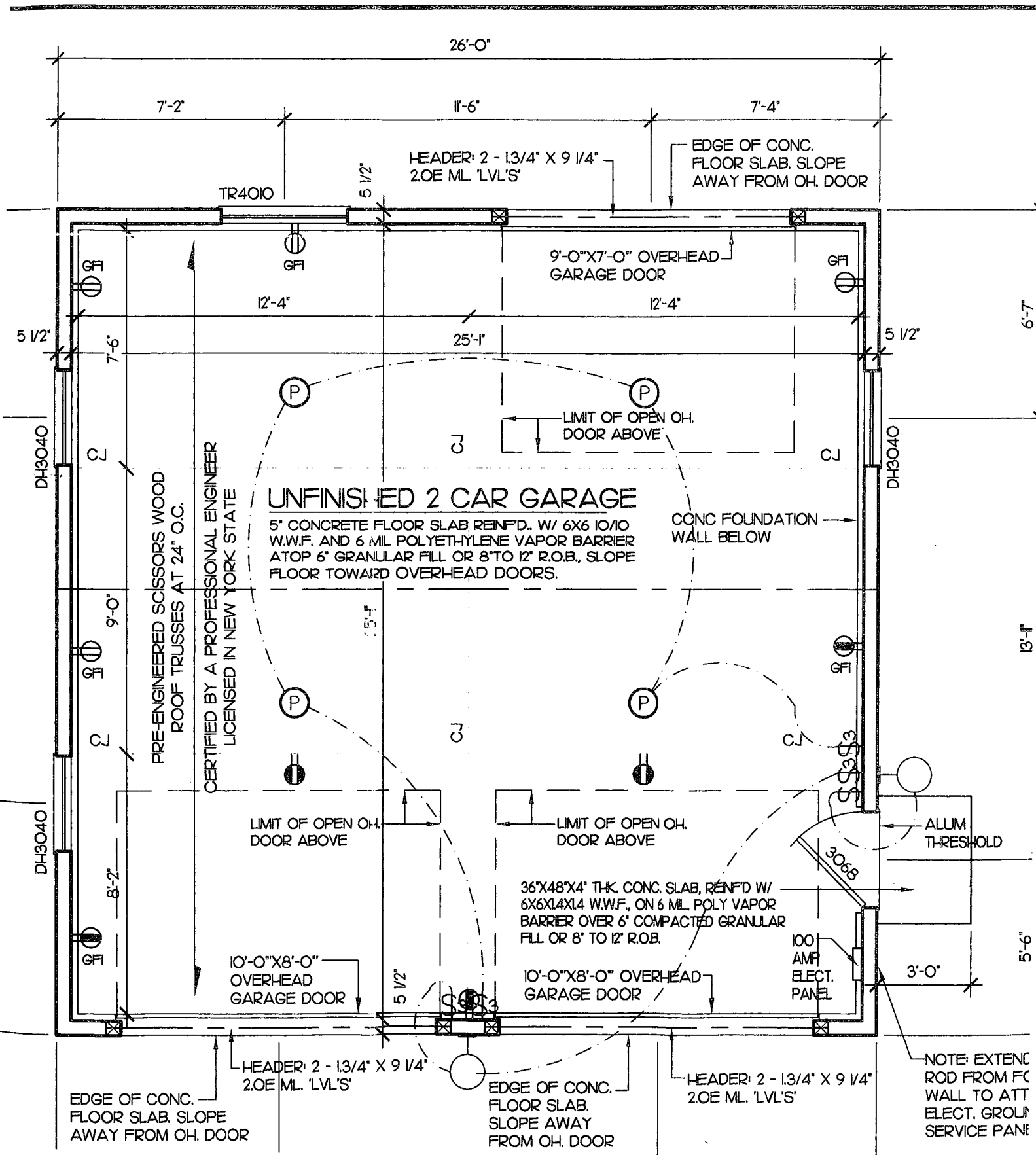
PROVIDE 5/4X6 WOOD, WRAPPED IN ALUM. OR PVC TRIM AT ALL WINDOWS AND DOORS

PARGE EXPOSED FDN. WALL

CONT. RENF'D. CONC. FOOTING

RIGHT SIDE ELEVATION





26'-0"

7'-2"

11'-6"

7'-4"

HEADER: 2 - 1-3/4" X 9 1/4"
2.OE ML. 'LVL'S'

EDGE OF CONC.
FLOOR SLAB. SLOPE
AWAY FROM OH. DOOR

TR4010

5 1/2"

9'-0" X 7'-0" OVERHEAD
GARAGE DOOR

12'-4"

12'-4"

5 1/2"

7'-6"

25'-1"

5 1/2"

6'-7"

DH3040

DH3040

PRE-ENGINEERED SCISSORS WOOD
ROOF TRUSSES AT 24" O.C.

CERTIFIED BY A PROFESSIONAL ENGINEER
LICENSED IN NEW YORK STATE

UNFINISHED 2 CAR GARAGE

5" CONCRETE FLOOR SLAB REINF'D. W/ 6X6 10/10
W.W.F. AND 6 MIL POLYETHYLENE VAPOR BARRIER
ATOP 6" GRANULAR FILL OR 8" TO 12" R.O.B., SLOPE
FLOOR TOWARD OVERHEAD DOORS.

CONC FOUNDATION
WALL BELOW

9'-0"

15'-1"

3

3

13'-11"

DH3040

LIMIT OF OPEN OH.
DOOR ABOVE

LIMIT OF OPEN OH.
DOOR ABOVE

10'-0" X 8'-0"
OVERHEAD
GARAGE DOOR

10'-0" X 8'-0"
OVERHEAD
GARAGE DOOR

36' X 48' X 4" THK. CONC. SLAB, REINF'D W/
6X6 X 14 X 14 W.W.F., ON 6 MIL POLY VAPOR
BARRIER OVER 6" COMPACTED GRANULAR
FILL OR 8" TO 12" R.O.B.

100
AMP
ELECT.
PANEL

ALUM
THRESHOLD

3'-0"

5'-6"

EDGE OF CONC.
FLOOR SLAB. SLOPE
AWAY FROM OH. DOOR

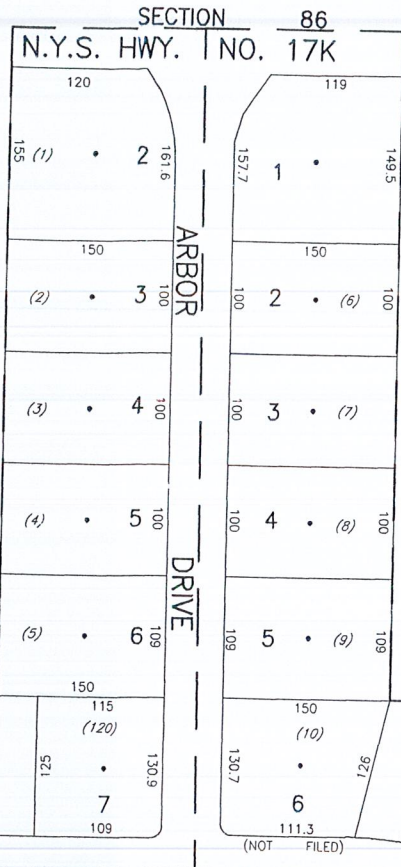
HEADER: 2 - 1-3/4" X 9 1/4"
2.OE ML. 'LVL'S'

EDGE OF CONC.
FLOOR SLAB.
SLOPE AWAY
FROM OH. DOOR

HEADER: 2 - 1-3/4" X 9 1/4"
2.OE ML. 'LVL'S'

NOTE: EXTEND
ROD FROM FC
WALL TO ATT
ELECT. GROUP
SERVICE PANE

GRAY
9 Westwood Drive
(90-3-27)



SECTION

