
From: Gerald Canfield [codecompliance@hvc.rr.com]
Sent: Tuesday, February 28, 2012 11:54 AM
To: Zoning Board
Cc: Town of Newburgh Planning Board; bcocks@frontiernet.net; Mike Donnelly
Subject: 78 Balmville Rd. P.B. # 2011-13 Stacey Hawkins

At the February 23, 2012 Zoning Board of Appeals meeting the above mentioned application was heard. During this presentation by the owner, Z.B.A. members and the Code Compliance Supervisor revealed the requirement for additional variances for this application. 1) Side yard set back for the existing barn located at the property line. Requirement per 185-15 (2) is 5 feet.

2) Compliance with 185-15 (1) 15 feet height requirement. 3) Display compliance with 185-15 (4) total allowable square footage of accessory structure permitted on a single lot. 4) More than one single family dwelling on the same lot per Bulk Use Requirements.

In 1984 the Building Department issued a building permit and Certificate of Occupancy as a result of a Z.B.A. variance granted in May of 1984 permitting the creation of an apartment for Care Takers Quarters Only located over a detached garage. If the apartment is not occupied by the current groundskeeper or caretaker, I believe this is subject to a variance request.