



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: 5-17-16

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

I (WE) ROBERT & DORIS HOGAN PRESENTLY
RESIDING AT NUMBER 150 MOUNTAIN VIEW AVE, WATKINS, NY 12589
TELEPHONE NUMBER 845-564-7699 (SOB: 4-1-5326)

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:

4-1-53,6 (TAX MAP DESIGNATION)
150 MOUNTAIN VIEW (STREET ADDRESS)
RR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

- (1) BULK TABLE SCHEDULE #1 REQUIRES ONE SIDE YARD OF 50' MINIMUM
- (2) BULK TABLE SCHEDULE #1 REQUIRES A COMBINED SIDE YARD SETBACK OF 100'
- (3) 185-192-1 SHALL NOT INCREASE THE DEGREE OF NON-CONFORMITY (FRONT YARD)



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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: 5-6-2016
- 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: KEEP SIDE COVERED DECK 14x22 AND 20x20 DECK OFF THE SIDE COVERED DECK

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:
N/A

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
IT ENHANCES THE OVERALL VALUE OF THE HOME AND PRESENTS THE OVERALL VIEW OF THE HOME THAT BLENDS IN NICELY WITH THE NEIGHBORHOOD



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

N/A

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:

THE ENHANCEMENTS MADE IMPROVE THE OVERALL APPEARANCE OF THE NEIGHBORHOOD

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 ONLY OPTION WOULD BE TO REMOVE THE 20x20 DECK ATTACHED TO THE COVERED DECK WHICH WOULD ELIMINATE THE NEED FOR AN AREA VARIANCE

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

DOESN'T HAVE IMPACT TO THE ENVIRONMENT OR NEIGHBORHOOD

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

THE DECKS ARE STRUCTURES ATTACHED TO THE HOME AND CAUSE NO ENVIRONMENTAL CHANGES OR IMPACTS

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

N/A



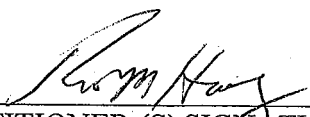
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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7th DAY OF June 2016



NOTARY PUBLIC

BRIAN CASSERLY
Notary Public - State of New York
No. 01CA6176633
Qualified in Dutchess County
My Commission Exp. 11/26/2019

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			
<i>ROBERT + DORVA HOAG AREA VARIANCE REQUEST</i>			
Name of Action or Project:			
<i>AREA VARIANCE (2) DECKS</i>			
Project Location (describe, and attach a location map):			
<i>150 MOUNTAIN VIEW AVE, WALKILL, N.Y 12589 SBL - 4-1-53.6</i>			
Brief Description of Proposed Action:			
<i>REQUESTING AN AREA VARIANCE FOR (2) DECKS BUILT WITHOUT OBTAINING PERMITS.</i>			
Name of Applicant or Sponsor:		Telephone: <i>845-564-7699</i>	
<i>ROBERT M. HOAG</i>		E-Mail: <i>HOAG183@US.BNA</i>	
		<i>HOAG183@MSN.COM</i>	
Address:			
<i>150 MOUNTAIN VIEW AVE</i>			
City/PO:		State:	Zip Code:
<i>WALKILL NY</i>		<i>NY</i>	<i>12589</i>
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 governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.203</i> 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?		<i>1.203</i> 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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 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?	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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: _____	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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?	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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <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
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
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

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Robert M. Hone Date: 5-3-16

Signature: [Handwritten Signature]

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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)
---	---

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 8th day of June, nineteen hundred and eighty three.
BETWEEN STEPHEN F. TANSOSCH residing at Sand Hill Road,
Gardiner, Ulster County, New York 12525

BC 354221

*Lawyer
6/11/83
Sfj*

party of the first part, and ROBERT M. HOAG and DONNA L. HOAG, residing at
Box 170, Barclay Road, Clintondale, New York 12515

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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 Town of Newburgh, County of Orange, State of New York, being known as Lot 2 on a map entitled "Proposed Subdivision Lands of John Tansosch, Mountain View Avenue, Town of Newburgh, Orange County, New York", prepared by Vincent J. Doce, L.S. dated May 25, 1976 and filed in the Orange County Clerk's Office on July 15, 1976 as Map No. 3810.

BEING a portion of the premises conveyed to John Tansosch by Harry G. Parry, Jr. Commissioner of Social Services, dated October 29, 1974 and recorded in the Orange County Clerk's Office on October 30, 1974 in Liber 1993 of Deeds at Page 189.

BEING the same lands and premises conveyed to Stephen F. Tansosch by deed dated June 8, 1983 and recorded simultaneously herewith.

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 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 for the purpose of paying the cost of the improvement and will apply the same in full 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:

Stephen F. Tansosch
STEPHEN F. TANSOSCH

On the 8th day of June 19 83, before me personally came Stephen F. Tansosch

On the day of 19, before me personally came

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

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

[Signature]
KENNETH A. JOHNSON
Notary Public, State of New York
No. 7099915
Qualified in County of Orange
Commission Expires March 30, 1984

STATE OF NEW YORK, COUNTY OF

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.

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

that he knows

, 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.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

STEPHEN F. TANSOSCH

TO

ROBERT & DONNA HOAG

SECTION

BLOCK

LOT

COUNTY OR TOWN

RECORDED AT THE REQUEST OF

Lawyers Title Insurance Corporation

RETURN BY MAIL TO

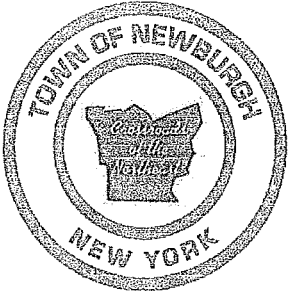
STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
Lawyers Title Insurance Corporation
Home Office ~ Richmond, Virginia
750 THIRD AVE. AT 46th ST., NEW YORK, N.Y. 10017
125-10 QUEENS BLVD., KEW GARDENS, N.Y. 11416

JOHN SISTI, ESQ.
199 Main Street P.O. Box 185
New Paltz, N.Y. Zip No. 12561
[Handwritten: cjt]

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED
\$ 280.00
REAL ESTATE
JUN 10 1983
TRANSFER TAX
ORANGE COUNTY

Orange County Clerk's Office, s.s.
Recorded on the 10th day of June 1983 at 2:23
clock P.M. in Liber 2253
Page 1050 at Page 1244
and Examined.
[Handwritten: M...]



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

2567-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/06/2016

Application No. 16-0344

**To: Robert Hoag
150 Mountain View Ave
Walkill, NY 12589**

**SBL: 4-1-53.6
ADDRESS: 150 Mountain View Ave**

ZONE: RR

PLEASE TAKE NOTICE that your application dated 04/27/2016 for permit to keep a prior built 14' x 22' covered side deck and a 20' x 20' deck off of that deck on the premises located at 150 Mountain View Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule #1 Requires one side yard of 50' minimum.
- 2) Bulk table schedule #1 Requires a combined side yard setback of 100' minimum.
- 3) 185-19-C-1 Shall not increase the degree of non-conformity. (Front yard)


Joseph Mattina

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT** YES

NAME: Robert Hoag

2567-16

ADDRESS: 150 Mountain View Ave Wallkill NY 12589

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

TYPE OF STRUCTURE: Prior built 14 x 22 covered house deck & 20 x 20 attached side deck

SBL: 4-1-53.6 ZONE: R-R

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	60'	53'	Increasing the degree of non-conformity		
ONE SIDE YARD	50'		9.91'	40.09'	80.18%
COMBINED SIDE YARD	100.00		66.56	33.44	33.44%
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES
 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: **Prior built 14' x 22' attached covered side porch and 20' x 20' deck of off the house deck.**

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule #1 Requires one side yard of 50' minimum.
- 2 Bulk table schedule #1 Requires a combined side yard of 100' minimum.
- 3 18519-C-1 Shall not increase the degree of non-conformity. (Front yard)
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 5-May-16

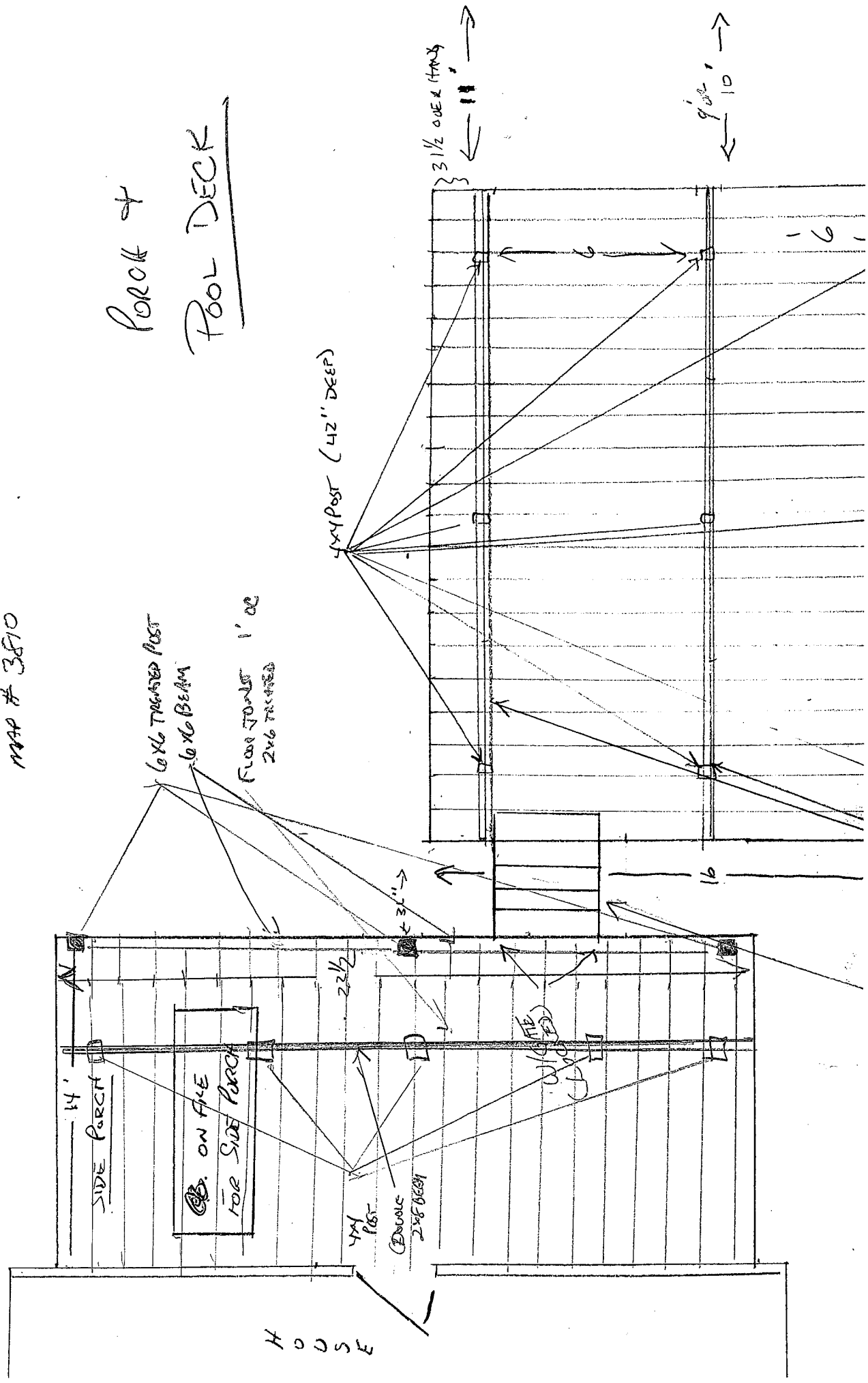
- Covered Porch (Roof)
- 4x6 Beam (2' oc)
- 2 lengths of 1/2" plywood
- Straps & felt paper

- Same RAIL CONSTRUCTION AS ON POOL DECK -

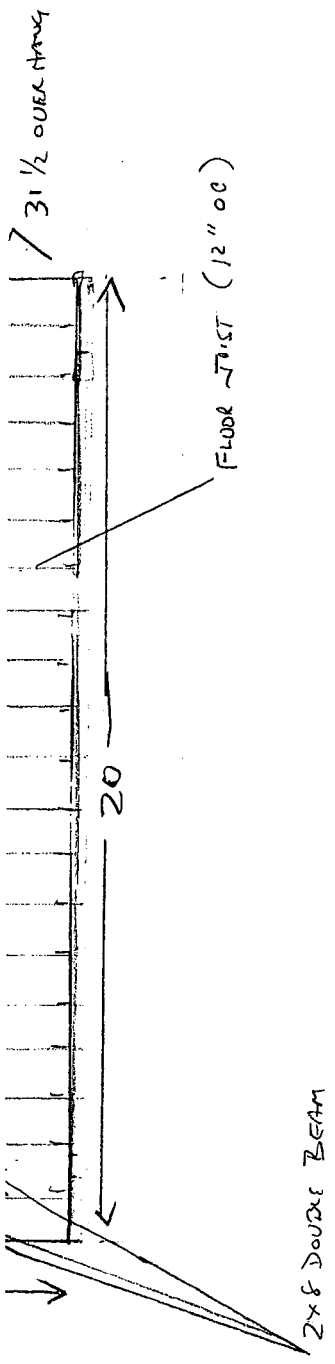
ROBERT & DONNA HOAG
150 MOUNTAIN VIEW AVE
WARRILL, NY 12589

845-524-7699
MAP # 3810

Porch of
POOL DECK



H O U S E



STAIRS:

- 36' WIDE
- 7' RISE
- 9' TREAD

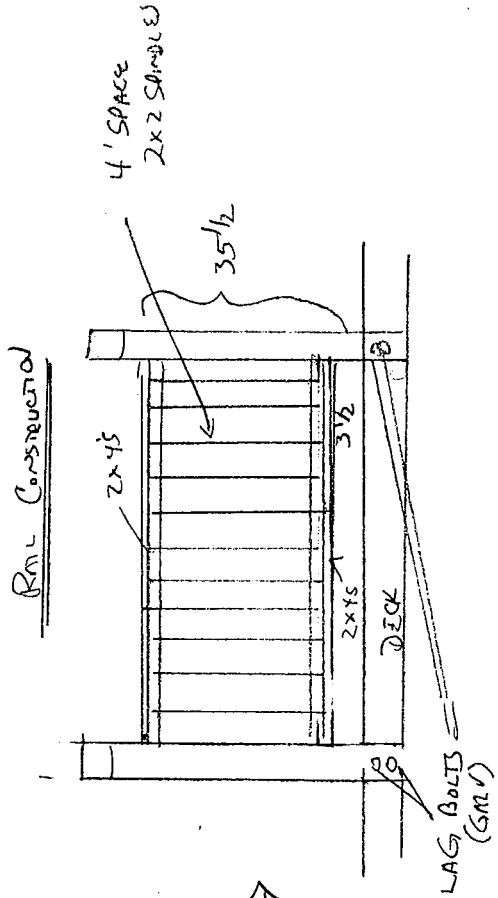
RAILS:

35 1/2 with 4 INCH SPINDLES

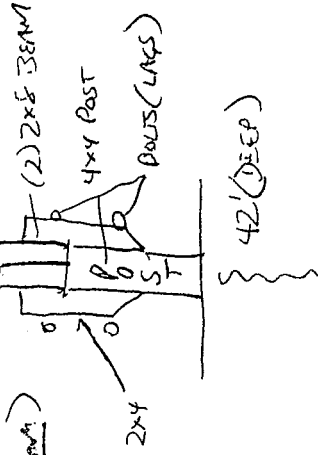
NOTE: (I CAN ADD ANOTHER 2x4 TO TOP RAIL TO ORIGIN THE HEIGHT TO 37 1/2)

DECK MATERIAL

- BEAMS - DOUBLE 2x8 TREATED LUMBER
- POSTS 4x4 (42 INCHS DEEP) (REFER TO DIAGRAM)
- 2x6 FLOOR JOIST (1200)
- DECK 5/4x6 TREATED LUMBER
- GALVANIZE SCREWS
- HOT DIPPED (NAR SUN)



BEAM CONSTRUCTION



NOTE: I HAVE PROBS WHEN THE DECK WAS UNDER CONSTRUCTION WITHN THE HOLES AT 42", NEEDED TO LOCATE THESE AS THEY MAY HAVE BEEN LOST IN THE FARE

