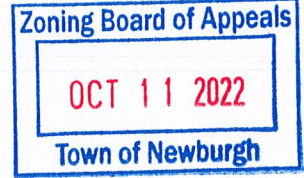




TOWN OF NEWBURGH

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: 10/10/22

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

I (WE) Luis A Lema PRESENTLY
RESIDING AT NUMBER 3 Noah Pl
TELEPHONE NUMBER 914 438 9899

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:

_____ (TAX MAP DESIGNATION)
3 Noah Pl Newburgh NY (STREET ADDRESS)
_____ (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

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:
7/22/2022 AP# 22-0145
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:
7/22/22 11

4. DESCRIPTION OF VARIANCE SOUGHT: build the garage
185-15-A-1 > 15' height

~~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:

matching the neighbors and house.

- 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:

NO it will NOT be consistent with existing house

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

NO - the height difference of 2'8" is only at peak

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

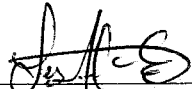
NO

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

NO Hardship -

Just want garage to match the existing house

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF October 2022



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)

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: 3 Noah Place Proposed Garage			
Project Location (describe, and attach a location map): 3 Noah Place, Newburgh, NY 12550			
Brief Description of Proposed Action: Build Garage			
Name of Applicant or Sponsor: Luis Lema		Telephone: 914-438-9899 E-Mail: llconstruction11@yahoo.com	
Address: 3 Noah Place			
City/PO: Newburgh		State: NY	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 government 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? _____		1.0 acres	
b. Total acreage to be physically disturbed? _____		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		1.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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?	<input type="checkbox"/>	NO	YES
	<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: _____	<input type="checkbox"/>	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?	<input checked="" type="checkbox"/>	NO	YES
	<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: _____ _____	<input checked="" type="checkbox"/>	NO	YES
	<input type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	NO	YES
	<input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	NO	YES
	<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?	<input checked="" type="checkbox"/>	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: _____ _____ _____	<input type="checkbox"/>	NO	YES
	<input checked="" type="checkbox"/>		
	<input 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:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

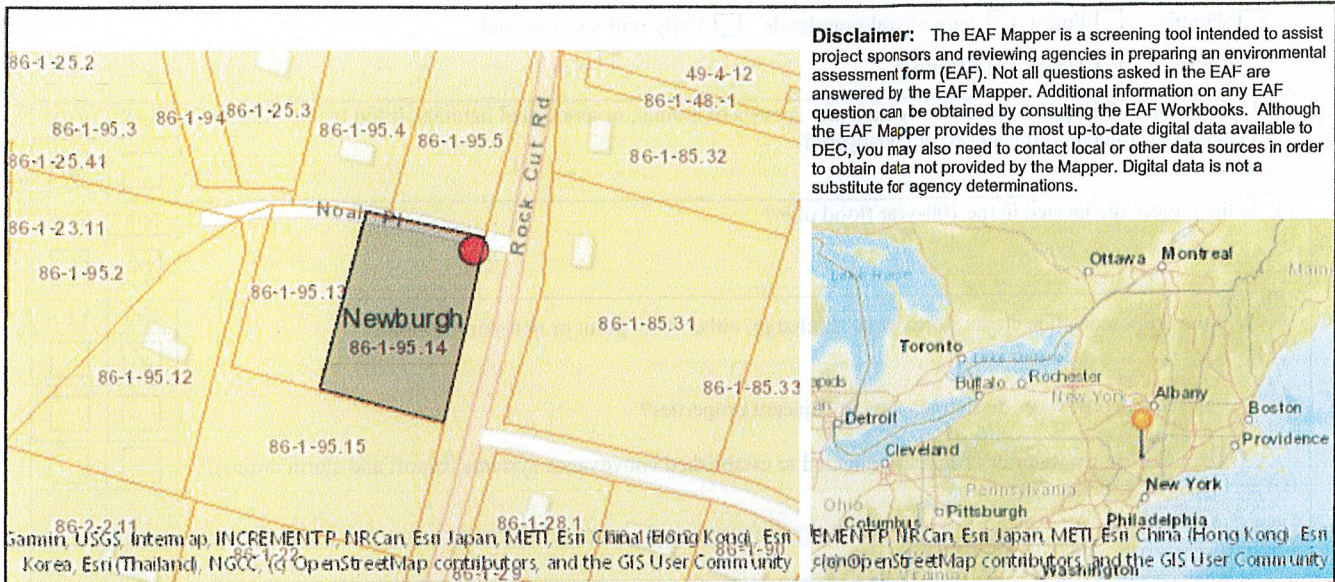
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor/name: Luis Lema Date: 10/11/22

Signature: [Signature] Title: Owner

PRINT FORM



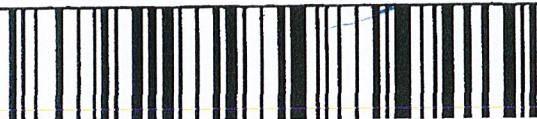
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	No
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ORANGE COUNTY - STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 13922 / 1995
INSTRUMENT #: 20150047942

Receipt#: 1980705
Clerk: CH
Rec Date: 07/23/2015 11:42:27 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: ALEXANDRA DEV INC
Party2: LEMA LUIS A
Town: NEWBURGH (TN)
86-1-95.13

Recording:
Recording Fee 40.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 All others - State 241.00
RP5217 - County 9.00

Sub Total: 315.00

Transfer Tax
Transfer Tax - State 330.00

Sub Total: 330.00

Total: 645.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 8151
Commercial Transfer Tax
Consideration: 82500.00

Transfer Tax - State 330.00

Total: 330.00

Payment Type: Check
Cash
Charge
No Fee

Comment: _____

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, KELLY A. USKEW, 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 7-23-15 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

Kelly A. Uskew 10-6-22

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

SARAH RAMOS
198 GREENWICH AVE.
GOSHEN, N.Y. 10924

Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 21st day of July, in the year 2015

BETWEEN

Alexandra Development, Inc., having an address of PO Box 100, Washingtonville, NY 10992,

party of the first part, and

Luis A. Lema, residing at 69 Capron Street, Walden, NY 12586,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$10.00 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 real property, with the improvements therein contained, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, more particularly described as follows:

Section 86 Block 1 Lot 95.13

Said premises being commonly known as "Rock Cut Road, Newburgh, NY 12550."

BEING and intended to be a portion of the same premises conveyed to Alexandra Development Inc. who acquired title from Marjorie C. Kurtz, William L. Kurtz and Robert Kurtz, Jr., by Deed dated December 12, 1977, and recorded December 13, 1977 in the Orange County Clerk's Office in Liber 2086 and Page 949.

This conveyance is made in the usual and regular course of business of the grantor.

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

Section 86 Block 1 Lot 95.13

Schedule A Description

Revised: 06/05/2015

Title Number GA-152736-O

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York, known and designated as Lot No. 7 on a certain map entitled, "4 Lot Subdivision, Noah Estates - Section II, Noah Place & Rock Cut Road, Town of Newburgh, County of Orange, State of New York," and filed in the Orange County Clerk's Office on April 15, 2013 as filed Map No. 134-13, being bounded and described as follows:

BEGINNING at a point in the pavement of Noah Place (a private road leading to Rock Cut Road), said point being the northwesterly most corner of Filed Map Lot 8, the lands reputedly of Alexandra Development, Inc., and also being in the line of lands reputedly of Bento (Liber 13165 page 317);

THENCE from said point or place of beginning and along said Filed Map Lot 8, the lands reputedly of Alexandra Development, Inc., South 27 degrees 45 minutes 20 seconds West a distance of 299.61 feet;

THENCE the following two (2) courses and distances along Filed Map Lot 9, the lands reputedly of Alexandra Development, Inc.,

- 1) North 62 degrees 19 minutes 30 seconds West a distance of 150.00 feet;
- 2) North 27 degrees 45 minutes 20 seconds East a distance of 274.36 feet;

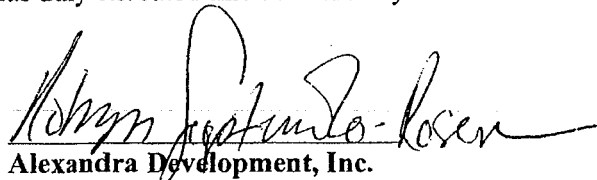
THENCE through the pavement of said Noah Place and being along the lands reputedly of McCarthy (Liber 2723 page 138) and along the lands reputedly of said Bento, South 75 degrees 03 minutes 25 seconds East a distance of 104.09 feet;

THENCE continuing through the pavement of said Noah Place and along the lands reputedly of said Bento, South 65 degrees 03 minutes 00 seconds East a distance of 48.56 feet to the point or place of BEGINNING.

as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York,

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.



Alexandra Development, Inc.
By Robyn Scopteuolo-Rosen,
Vice-president

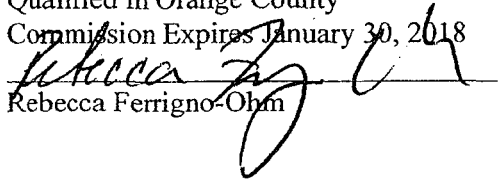
ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York
County of Orange

On the ^{21st} day of ~~June~~ ^{July} in the year 2015, before me, the undersigned, personally appeared **Robyn Scopteuolo-Rosen,**

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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument

Notary Public, State of New York
No. 02FE6140602
Qualified in Orange County
Commission Expires January 30, 2018

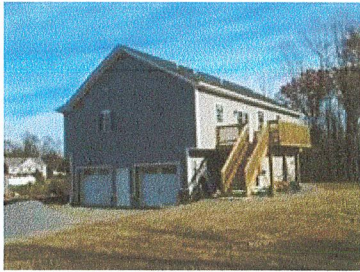

Rebecca Ferrigno-Ohm

R.R:

Sarah Ramos, Esq.
198 Greenwich Ave.
Goshen, N.Y. 10924



Property Description Report For: 3 Noah Pl, Municipality of Newburgh



Total Acreage/Size: 1.00
Land Assessment: 2022 - \$10,000
Full Market Value: 2022 - \$390,300
Equalization Rate: ----

Deed Book: 13922
Grid East: 596869

Status: Active
Roll Section: Taxable
Swis: 334600
Tax Map ID #: 86-1-95.13
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: -
Neighborhood Code: 11013
School District: Valley Central
Total Assessment: 2022 - \$96,400
Property Desc: Lt 7 Noah Estates
 Section 2 Sub Map
 134-13 filed 4/15/13
 SS Noah Place Prop
Deed Page: 1995
Grid North: 982595

Area

Living Area: 2,278 sq. ft.	First Story Area: 1,530 sq. ft.
Second Story Area: 0 sq. ft.	Half Story Area: 0 sq. ft.
Additional Story Area: 0 sq. ft.	3/4 Story Area: 0 sq. ft.
Finished Basement: 748 sq. ft.	Number of Stories: 1
Finished Rec Room: 0 sq. ft.	Finished Area Over Garage: 0 sq. ft.

Structure

Building Style: Raised Ranch	Bathrooms (Full - Half): 3 - 0
Bedrooms: 4	Kitchens: 1
Fireplaces: 1	Basement Type: Full
Porch Type: Porch-open/deck	Porch Area: 256.00
Basement Garage Cap: 2	Attached Garage Cap: 0.00 sq. ft.
Overall Condition: Good	Overall Grade: Average
Year Built: 2016	Eff Year Built:

Owners

Luis A Lema
 3 Noah Pl
 Newburgh NY 12550

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
7/21/2015	\$82,500	311 - Res vac land	Land Only	Alexandra, Deveioption Inc	Yes	Yes	No	13922/1995

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	Yes

Improvements

Structure	Size	Grade	Condition	Year
Pool-abv grn	452.00 sq ft	Average	Normal	2022
Porch-open/deck	16 x 16	Average	Normal	2022
Porch-open/deck	204.00 sq ft	Average	Normal	2016
Porch-covered	60.00 sq ft	Average	Normal	2016
Shed-machine	0 x 0	Good	Good	2017

Special Districts for 2022

Description	Units	Percent	Type	Value
AM010-Newburgh Ambulance	0	0%		0
FD007-Coldenham fire	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2022	County	\$3,274.76
2022	School	\$7,121.81
2021	County	\$10,535.98
2021	School	\$7,036.15

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



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

3001-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/22/2022

Application No. 22-0145

To: LLC Construction Inc.
P.O. Box 2535
Newburgh, NY 12550

SBL: 86-1-95.13
ADDRESS: 3 Noah Place

ZONE: R1

PLEASE TAKE NOTICE that your application dated 02/23/2022 for permit to build a 24' x 36' x 17'-8" 2 car accessory building on the premises located at 3 Noah Place is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-15-A-1: Shall not exceed 15' 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: _____ LUIS LEMA _____ Application # _____ 22-0145

ADDRESS: _____ 3 NOAH PLACE NEWBURGH NY 12550 _____

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: _____ 24' X 36' X 17'-8" 2 CAR ACCESSORY BUILDING _____

SBL: _____ 86-1-95.13 _____ ZONE: _____ R-1 _____ ZBA Application # 3001-22

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'		17'-8"	2'-8"	17.73%
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

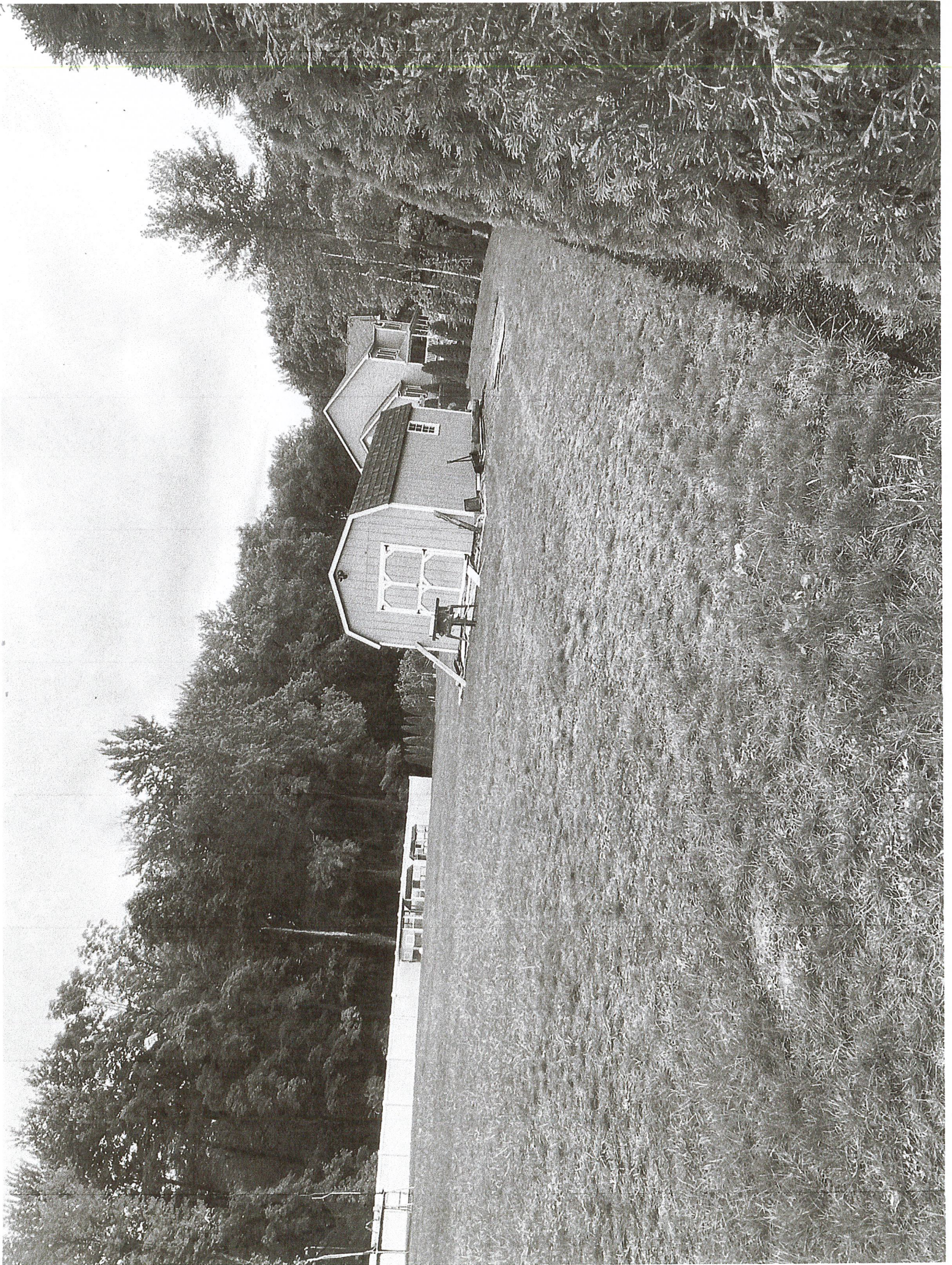
NOTES: will remove the existing 12' x 20' accessory building if approved

REVIEWED BY: _____ Joseph Mattina _____ DATE: _____ 22-Sep-22 _____









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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Luis Lema, being duly sworn, depose and say that I did on or before


October 13, 2022, post and will thereafter maintain at

3 Noah Pl 86-1-95.13 R1 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 12th

day of October, 2022.

