



Steven M. Neuhaus
County Executive

Orange County Department of Planning
Submittal Form for Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l,m, & n

Referral ID#:
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh
Local Referring Board:	Zoning Board of Appeals
Applicant:	Thomas Lent
Project Name:	
Location of Project Site:	1768 Route 300

Tax Map #:	14-1-32
Tax Map #:	
Tax Map #:	
Local File No.:	2600-16
Size of Parcel*:	0.42 acres
*if more than one parcel, please include sum of all parcels.	
Current Zoning District (include any overlays):	RR


Reason for County Review: ON NYS Route 300

Type of Review:

- Comprehensive Plan Update/Adoption
- Zoning Amendment
 - Zoning District Change from _____ to _____
 - Ordinance Modification (cite section): _____
- Local Law
- Site Plan
 - Sq. feet proposed (non-residential only): _____
 - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Subdivision
 - Number of lots proposed: _____
 - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Special Use Permit
- Lot Line Change
- Variance
 - AREA / USE (circle one) INCREASING DEGREE OF NON-CONFORMITY OF ONE SIDE YD SETBACK & REAR YARD SETBACK
- Other

Is this an update to a previously submitted referral? YES / NO (circle one)

Local board comments or elaboration:

Signature of local official:  Date: 9/9/16 Chairperson: _____ Title: Chairperson Zoning Board of Appeals

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com



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: 9/19/16

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

I (WE) THOMAS J LENT PRESENTLY
RESIDING AT NUMBER 1768 Rt. 300
TELEPHONE NUMBER (845) 282-3590

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:

14-1-32 (TAX MAP DESIGNATION) ✓

1768 Rt. 300 (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. 185-19-C-1



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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: 8-15-2016
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: ~~8-15-2016~~

4. DESCRIPTION OF VARIANCE SOUGHT: increasing the degree of non conformity of side + rear yard.

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:



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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:

There is no Neighbors or homes
To The Rear of my Property

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.
Because the deck is existing

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

only going up, not increasing
Foot print

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 expansion of original foot
print. just enclosing existing
deck.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

Hardship is self created



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OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

Thomas J. Lee

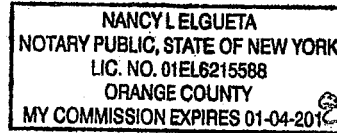
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 9th DAY OF September 2016

Nancy L. Elgueta

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			
Name of Action or Project: <u>Lent Deck enclosure</u>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <u>enclose existing Rear deck to become a 3 Season Room</u>			
Name of Applicant or Sponsor: <u>Thomas J Lent Sr.</u>		Telephone: <u>(845) 282-3590</u>	E-Mail:
Address: <u>1768 Rt. 300</u>			
City/PO: <u>Newburgh</u>		State: <u>NY</u>	Zip Code: <u>12550</u>
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?		_____ acres	
b. Total acreage to be physically disturbed?		<u>0</u> 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?	<input type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <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 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 <input type="checkbox"/>	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: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<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 <input type="checkbox"/>	YES <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: _____		<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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/>	<input type="checkbox"/>

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)?	NO	YES
If Yes, explain purpose and size: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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>Thomas J. Lepore</u>	Date: <u>9/7/2016</u>	
Signature: <u>Thomas J. Lepore Sr.</u>		

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

DOROTHY ASPINALL

TO

THOMAS J. LENT, SR.

Sawyer
9/19/16
[Signature]

SECTION 14 BLOCK 1 LOT 32

RECORD AND RETURN TO:
(name and address)

HARVEY KALLUS, ESQ.
1161 Little Britain Road
New Windsor, New York 12553



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 R1 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 \$ 165,000.-
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

[Signature]

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Aill N Dale

RECORDED/FILED
06/15/2010/ 10:12:31
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20100057002
DEED R / BK 13016PG 0651
RECORDING FEES 190.00
TTX# 006472 T TAX 660.00
Receipt#1182206 alicev

11043091

Bargain and Sale Deed with Covenant against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 11th day of June, 2010

BETWEEN DOROTHY ASPINALL, residing at 1770 Rte. 300, Newburgh, New York 12550

party of the first part, and THOMAS J. LENT, SR., residing at 285 River Road, Wallkill, New York 12589

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 and State of New York, more particularly described in Schedule A attached hereto.

BEING the same premises as described in a deed dated July 6, 1992 from Edward J. Lowe and Dorothy Aspinall to Dorothy Aspinall which deed has been recorded in the Office of the Orange County Clerk on July 13, 1992 in Liber 3632 at page 27.

The premises are not in an agricultural district and that the subject premises is entirely owned by the transferor(s).

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 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

Schedule A Description

Title Number HN 43091

Page 1

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 and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly line of North Plank Road, (NYS Route 300), said point being the intersection of the northeasterly line of North Plank Road with the northwesterly line of lands now or formerly Cazar (Liber 1294 cp 513); thence running along the northeasterly line of North Plank Road, North 39-28-40 West 131.55 feet to a point; thence along lands now or formerly Lowe (Liber 1232 cp 338), and along a wire fence, North 35-51-00 East 132.00 feet to a point; thence along lands now or formerly Lowe (Liber 1232 cp 338), and lands now or formerly Cazar (Liber 1294 cp 513), South 47-23-00 East 130.00 feet to a point, thence along lands now or formerly Cazar (Liber 1294 cp 513), South 36-66-00 West 150.01 feet to the point or place of beginning. Containing 0.42 of an acre of land, more or less.

HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

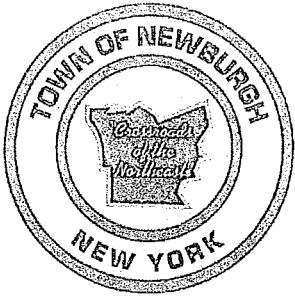
IN PRESENCE OF:
A. J. Axelrod, witness

Dorothy Aspinall
DOROTHY ASPINALL

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On June 11th, 2010 before me, the undersigned, a Notary Public in and for the State, personally appeared DOROTHY ASPINALL personally known to me or proved to be me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

A. J. Axelrod
Notary Public
ALAN J. AXELROD
Notary Public, State of New York
Qualified in Orange County
No. 02AX4520760
Commission Expires November 30, 2010



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

2600-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/15/2016

Application No. 16-0733

To: Thomas Lent
1768 Route 300
Newburgh, NY 12550

SBL: 14-1-32
ADDRESS: 1768 Route 300

ZONE: RR

PLEASE TAKE NOTICE that your application dated 08/15/2016 for permit to enclose the rear 16' x 20' open deck and create a 3 season room on the premises located at 1768 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-19-C-1: Shall not increase the degree of non-conformity. (1 side yard)
- 2) 185-19-C-1: Shall not increase the degree of non-conformity. (Rear yard)

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Thomas Lent

ADDRESS: 1768 Rt. 300 Newburgh NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 16' x 20' enclosed 3 season room

SBL: 14-1-32 ZONE: R-R

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

2600-16

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SIDE YARD	50'	28'	Increasing the degree of nonconformity		
REAR YARD	100'	31.4'	Increasing the degree of nonconformity		
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** X 2
 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:
The rear deck has a permit # 9784 and c/o Enclosing the existing non-conforming rear deck

VARIANCE(S) REQUIRED:

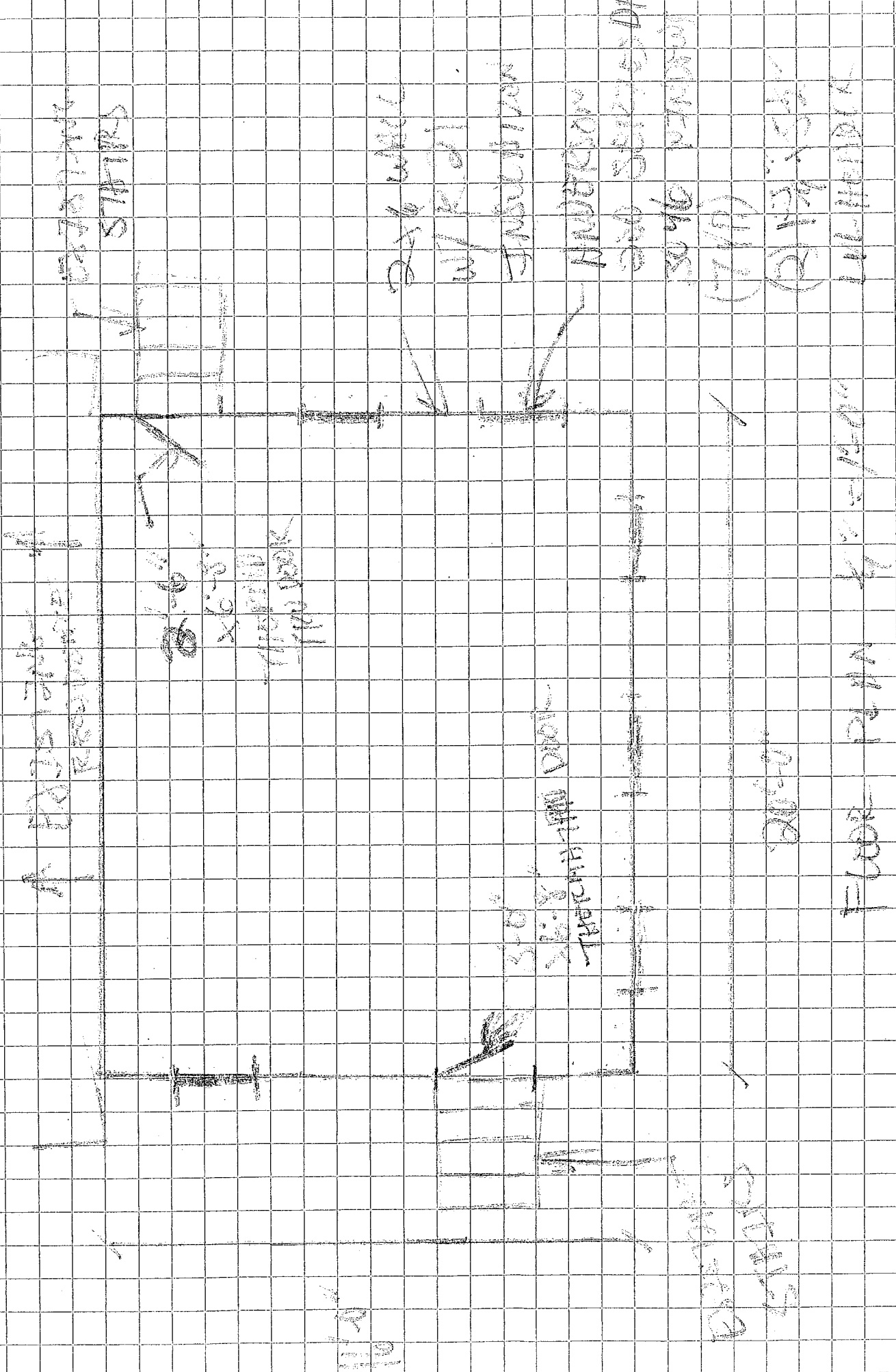
- 1 185-19-C-1: Shall not increase the degree of non-conformity. (1 side yard)
- 2 185-19-C-1: Shall not increase the degree of non-conformity. (Rear yard)
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 15-Aug-16

14-1-32

LEANT

1768 Rt 300



14-1-32

Leat

1768-RT 30

Exhausting house!

1768-RT 30
1768-RT 30
1768-RT 30

APP (a) P. 11. 2110

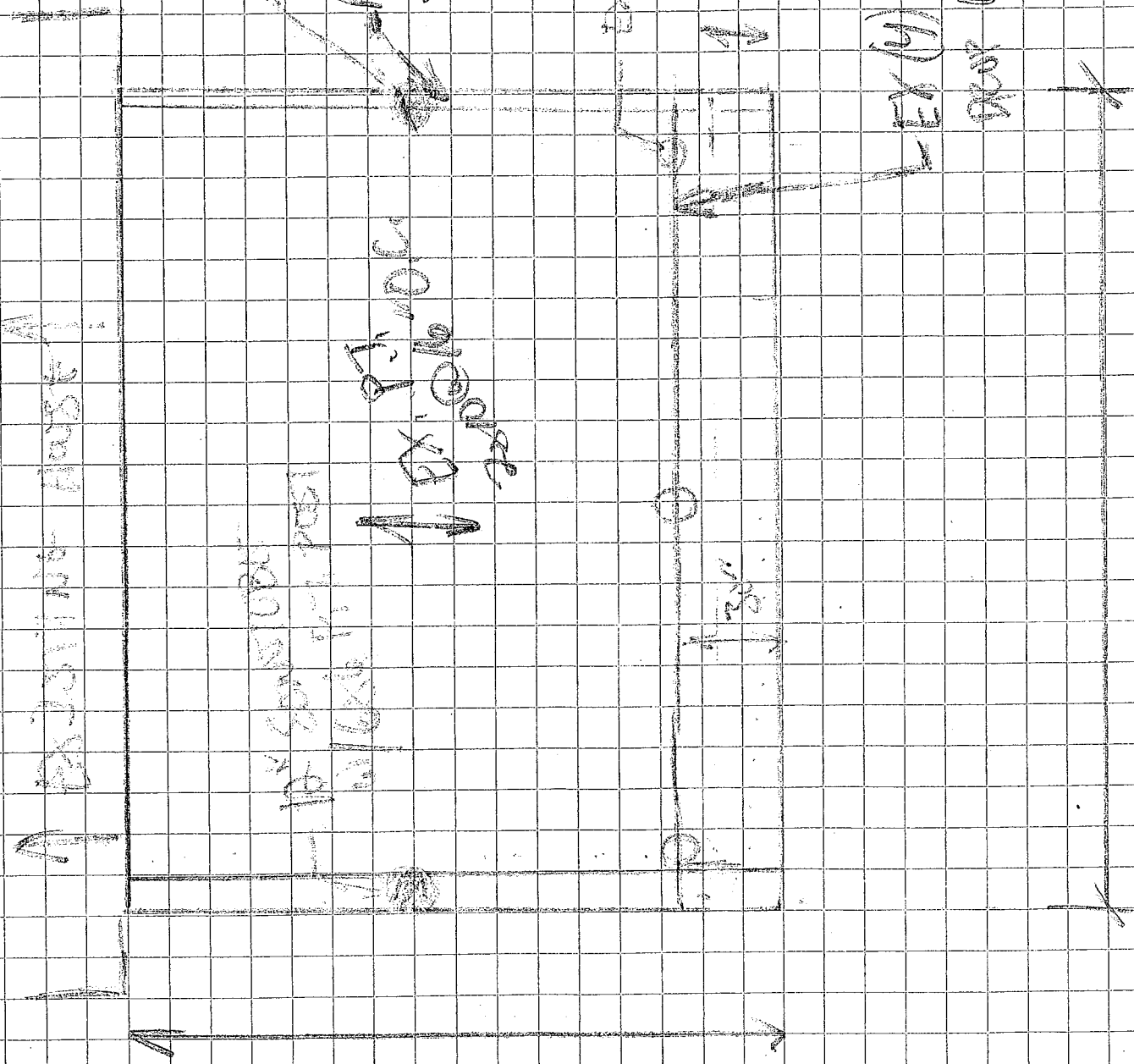
10 EX 2110

EX 2110
EX 2110
EX 2110

EX 2110 POST
ON 10.2

EX (4) 2110
GROUP 6-1-1-1-1

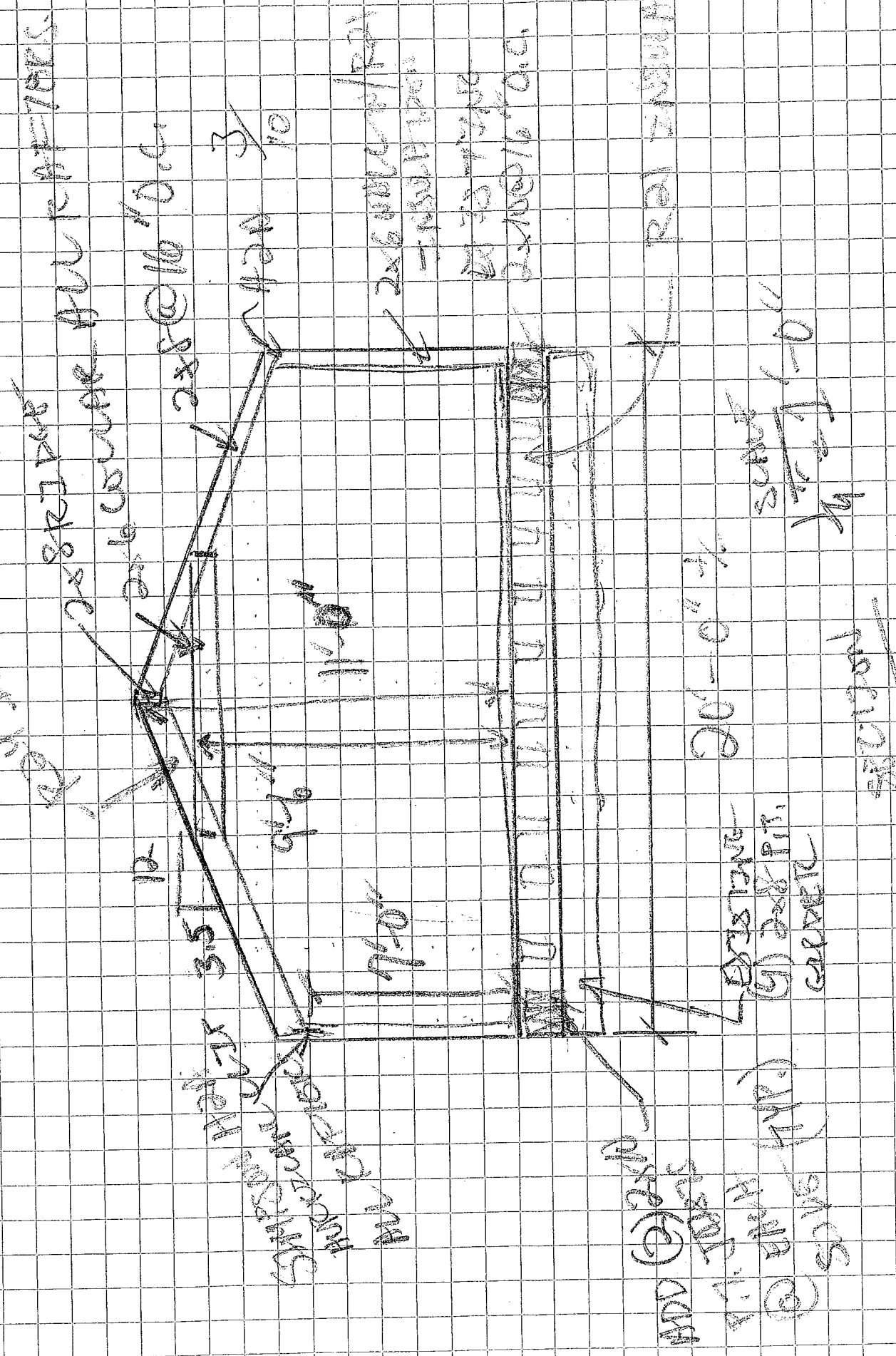
20-01
CONSTRUCTION PLAN



16-04

14-1-32

LENT 1768 RT



ADD 2x8 @ 16" O.C.

2x8 @ 16" O.C.

2x8 @ 16" O.C.

11'-0"

9'-6"

11'-0"

20'-0" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

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ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

ADD 2x8 @ 16" O.C.

CHADWICK LAKE

LENT
1786 Route 300
(14-1-32)

