

# 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: 6/20/18

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

I (WE) Jennifer Linet PRESENTLY

RESIDING AT NUMBER 20 O'Dell Circle

TELEPHONE NUMBER 917-584-1494

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:

51-5-3 (TAX MAP DESIGNATION)

20 O'Dell Circle (STREET ADDRESS)

R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk table schedule 1  
185-19-A-4



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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: 6/1/2018
- 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: Requires a minimum rear yard setback of 40', Requires a minimum side yard of 30', Requires a combined side yard of 80', Allows a maximum of 10% lot building surface coverage, Allows a maximum of 20% lot surface coverage, Shall not increase the degree of non-conformity (enclosing front porch)

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:

The proposed changes will not make the house stand out or look out of place from the others in the neighborhood

No views will be obstructed by the proposed changes

\_\_\_\_\_  
\_\_\_\_\_

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:

Due to the zoning laws, the variances are needed to complete this project

\_\_\_\_\_  
\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

Front porch is only enclosing 55 square feet - project does not extend outside of existing space

Back deck (was existing) - proposed enlarge deck will cover 62% of existing patio space

The proposed changes will not disrupt surrounding homes or obstruct any views

\_\_\_\_\_

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 proposed changes will not create extra traffic, noise, pollution or disruption to the neighbor or negatively impact the environment

\_\_\_\_\_  
\_\_\_\_\_

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

Due to the plot size at 20 O'Dell circle, the listed variances are needed for the deck and porch enclosure project

\_\_\_\_\_  
\_\_\_\_\_



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NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD  
(845) 566-4901

### 7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

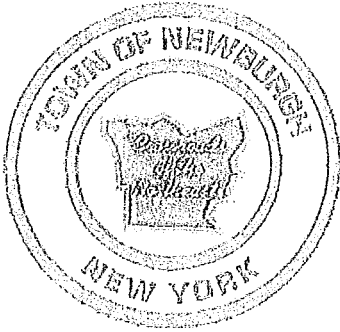
SWORN TO THIS 20<sup>th</sup> DAY OF June 2018

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

MISHKA ANN BRYSON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BR6194989  
Qualified in Queens County  
My Commission Expires 10-14-2020

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)



# TOWN OF NEWBURGH

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

## PROXY

Jennifer Linet

, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 20 O'Dell Circle

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 20 O'Dell Circle

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AND THAT HE/SHE HAS AUTHORIZED William Lynn

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6/20/18

[Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 20<sup>th</sup> DAY OF June 2018

[Signature]  
NOTARY PUBLIC

MISHKA ANN BRYSON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BR6194989  
Qualified in Queens County  
My Commission Expires 10-14-2020

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Area Variance for deck / porch enclosure</i>			
Project Location (describe, and attach a location map): <i>20 Odell Circle, Newburgh, NY</i>			
Brief Description of Proposed Action: <i>Enlarge back deck, enclose a portion of the front porch</i>			
Name of Applicant or Sponsor: <i>Jennifer Linet</i>		Telephone: <i>917-584-1494</i>	E-Mail: <i>jalinet@gmail.com</i>
Address: <i>20 Odell Circle</i>			
City/PO: <i>Newburgh</i>		State: <i>NY</i>	Zip Code: <i>12550</i>
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.085</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>.085</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			



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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____	Date: _____	
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 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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)



j



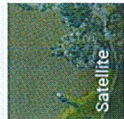
3D



Zoom

Google

Map



Google

52

25

j



South St

Rock Cut Rd

Rock Cut Rd

Pine Point Rd

Old South Plank Rd

Parkview St

Spencer Ave

Cross St

Odell Cir

20 Odell Circle

Mace Cir

Lenbrouck Cir

Lakeside Rd

Lakeside Rd

Gillespie Dr

Lakeside Rd

Jodi Dr

Jodi Dr

Black Angus Cr

Gardnertown Rd

Monarch Dr

Orange Lake

Building Blocks Child Care Center

Our Lady of the Lake Chapel

Rick's Automotive

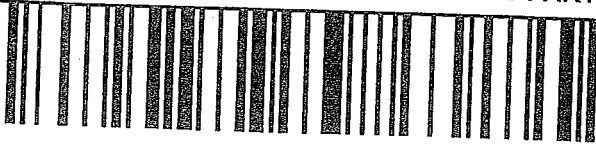
Stewart's Shops



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

*Signature*  
 6/19/18  
*AS*

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 14157 / 1991  
 INSTRUMENT #: 20160084471

Receipt#: 2247397  
 Clerk: HS  
 Rec Date: 12/27/2016 01:12:53 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 6  
 Rec'd Frm: MID HUDSON ABSTRACT

Party1: VILLELLA RODNEY  
 Party2: LINET JENNIFER  
 Town: NEWBURGH (TN)  
 51-5-3

Recording:  
 Recording Fee 50.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 RP5217 Residential/Agricu 116.00  
 RP5217 - County 9.00

Sub Total: 200.00  
 Transfer Tax  
 Transfer Tax - State 1376.00  
 Sub Total: 1376.00

Total: 1576.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 4607  
 Transfer Tax  
 Consideration: 344000.00  
 Transfer Tax - State 1376.00  
 Total: 1376.00

Payment Type: Check \_\_\_  
 Cash \_\_\_  
 Charge \_\_\_  
 No Fee \_\_\_

Comment: \_\_\_\_\_

*Ann G. Rabbitt*

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

TODD A. KELSON PC

#14328-67888

Bargain & sale deed, with covenant against grantor's acts

**THIS INDENTURE**, made the 12<sup>th</sup> day of December, 2016  
**BETWEEN**

**RODNEY K. VILLELLA and AMY BARTOLETTI**, both residing at 2 O'Dell Circle,  
Newburgh, New York 12550

party of the first part, and

**JENNIFER LINET**, residing at 360 West 22<sup>nd</sup> Street, Apartment 17A, New York, New York  
10011

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00)  
DOLLARS, lawful money of the United States and other good and 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, being further bounded and described in Schedule A attached hereto.

**SUBJECT TO** any and all covenants, grants and restrictions of record, if any.

**BEING AND INTENDED TO BE** the same premises conveyed in a certain deed dated  
September 29, 2000 made by David Catanzaro to Rodney K. Villella and Amy Bartoletti, the  
grantors herein, and recorded in the office of the Orange County Clerk in Liber 5385 of deeds at  
page 146 on October 12, 2000.

**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







WESTCOR LAND TITLE INSURANCE COMPANY  
MID-HUDSON ABSTRACT, INC.  
TITLE NO.: WC-5708  
SCHEDULE A

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, being more particularly bounded and described as follows:

BEGINNING at a point lying on the easterly side of O'Dell Circle, said point being the southwesterly corner of lands now or formerly of Roth and also being the northwesterly corner of the parcel herein intended to be described.

THENCE North 82 degrees 00 minutes 00 seconds East for a distance of 85.12 feet along lands now or formerly of Roth to a point.

THENCE South 10 degrees 50 minutes 13 seconds East for a distance of 36.61 feet partially along the edge of a concrete patio to a point in Orange Lake.

THENCE South 74 degrees 48 minutes 50 seconds West for a distance of 93.43 feet partially along a wood fence and along lands now or formerly of Edmunds to a point lying on the easterly side of O'Dell Circle.

THENCE North 01 degree 00 minutes 00 seconds East for a distance of 39.22 feet along the easterly side of O'Dell Circle to a point.

THENCE North 10 degrees 15 minutes 00 seconds West for a distance of 9.53 feet continuing along the easterly side of O'Dell Circle to the point or place of beginning.

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
\*\*\*\*\*

RODNEY K. VILLELLA and  
AMY BARTOLETTI

to

JENNIFER LINET  
\*\*\*\*\*

SECTION 51  
BLOCK 5  
LOT 3  
TOWN OF NEWBURGH  
COUNTY OF ORANGE

**Record and Return to:**

**Todd A. Kelson  
542 Union Avenue  
New Windsor, NY 12553**



## 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

2686-18

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/01/2018

Application No. 18-0315

To: Jennifer Linet  
20 O'Dell Circle  
Newburgh, NY 12550

SBL: 51-5-3  
ADDRESS: 20 Odell Cir

ZONE: R1

PLEASE TAKE NOTICE that your application dated 04/18/2018 for permit to enclose a 5' x 11' portion of the front porch and rebuild and enlarge the rear deck on the premises located at 20 Odell Cir is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 1 / Requires a minimum rear yard setback of 40'
- 2) Bulk table schedule 1 / Requires a minimum side yard of 30'
- 3) Bulk table schedule 1 / Requires a combined side yard of 80'
- 4) Bulk table schedule 1 / Allows a maximum of 10% lot building surface coverage
- 5) Bulk table schedule 1 / Allows a maximum of 20% lot surface coverage.
- 6) 185-19-A-4 / Shall not increase the degree of non-conformity. (enclosing the front porch)

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance Pg 1

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

NAME: \_\_\_\_\_ Jennifer Linet      Building Application # \_\_\_\_\_ 18-0315

ADDRESS: \_\_\_\_\_ 20 O;Dell Circle Newburgh NY 12550

**PROJECT INFORMATION:**      **AREA VARIANCE**      USE VARIANCE

TYPE OF STRUCTURE: \_\_\_\_\_ 5' x 11' Front addition & 12' x 24' rear open deck

SBL: \_\_\_\_\_ 51-5-3      ZONE: \_\_\_\_\_ R-1      ZBA Application # **2686-18**

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	20'	Increasing the degree of non-conformity		
REAR YARD	40'		20'	20'	50.00%
ONE SIDE YARD	30'	4.60	4'		86.60%
COMBINED SIDE YARDS	80'	16.3'	14'		82.50%
BUILDING COVERAGE	10.0%		19%		9.00%
SURFACE COVERAGE	20.0%		62%		42.00%

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: 5' x 11' front addition / new larger 12' x 24' rear deck / Page 1 of 2

- VARIANCE(S) REQUIRED:**
- 1 Bulk table schedule 1 / Requires a minimum rear yard setback of 40'
  - 2 Bulk table schedule 1 / Requires a minimum 30' one side yard setback
  - 3 Bulk table schedule 1 / Requires a minimum 80' combined side yard setback
  - 4 Bulk table schedule 1 / Allows a maximum building lot surface coverage of 10%

REVIEWED BY: \_\_\_\_\_ Joseph Mattina      DATE: \_\_\_\_\_ 1-Jun-18

# Town of Newburgh Code Compliance Pg 2

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

**NAME:** \_\_\_\_\_ Jennifer Linet      **Building Application #** \_\_\_\_\_ 18-0315

**ADDRESS:** \_\_\_\_\_ 20 O;Dell Circle Newburgh NY 12550

**PROJECT INFORMATION:**      **AREA VARIANCE**      USE VARIANCE

**TYPE OF STRUCTURE:** \_\_\_\_\_ 5' x 11' Front addition & 12' x 24' rear open deck

**SBL:** \_\_\_\_\_ 51-5-3      **ZONE:** \_\_\_\_\_ R-1      **ZBA Application #** 2686-18

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	20'	Increasing the degree of non-conformity		
REAR YARD	40'		20'	20'	50.00%
ONE SIDE YARD	30'	4.60	4'		86.60%
COMBINED SIDE YARDS	80'	16.3'	14'		82.50%
BUILDING COVERAGE	10.0%		19%		9.00%
SURFACE COVERAGE	20.0%		62%		42.00%

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:**

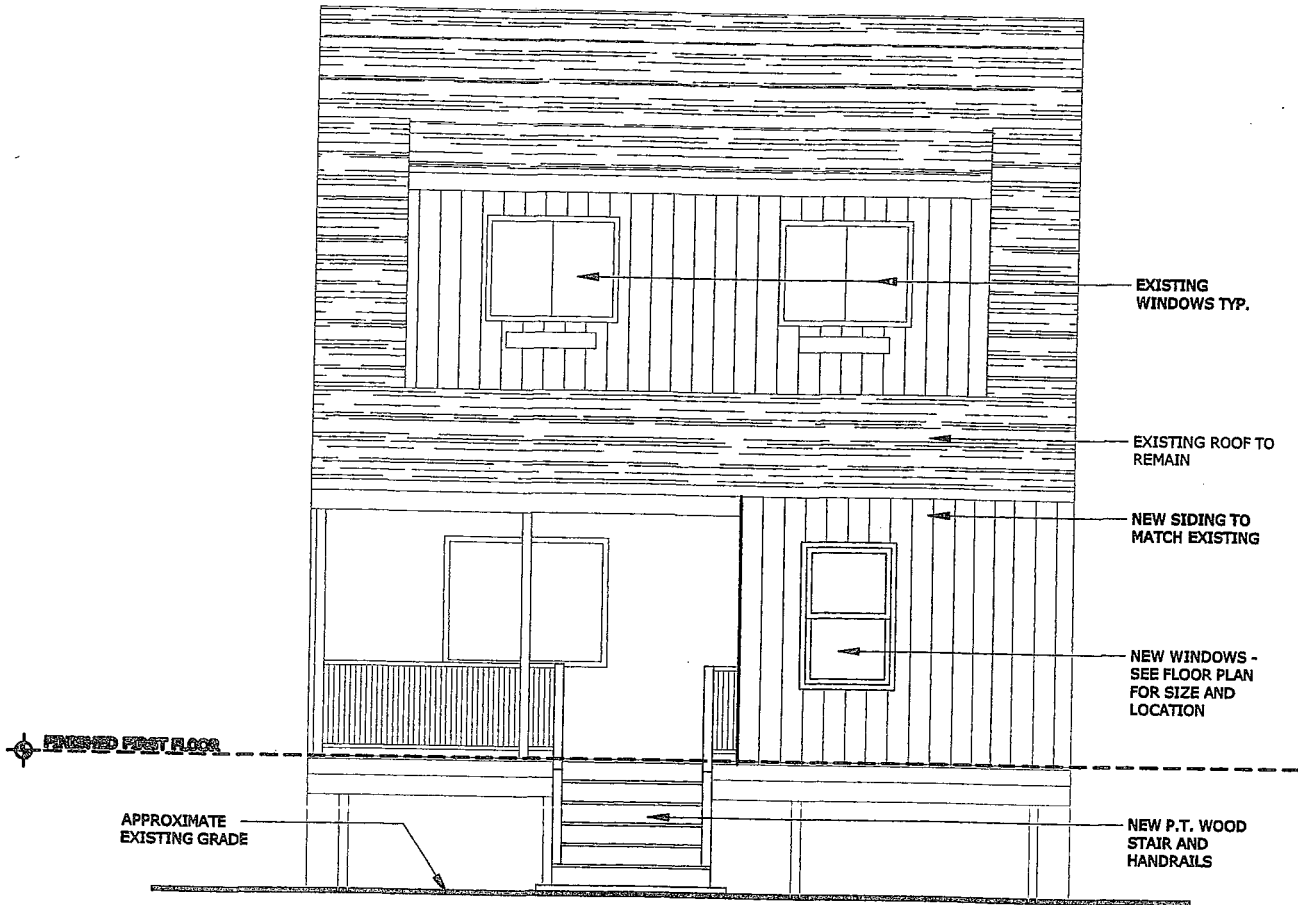
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4      YES / NO  
 FRONT YARD - 185-15-A      YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES      YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1      YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3      YES / NO

**NOTES:** 5' x 11' front addition / new larger 12' x 24' rear deck / Page 2 of 2

**VARIANCE(S) REQUIRED:**

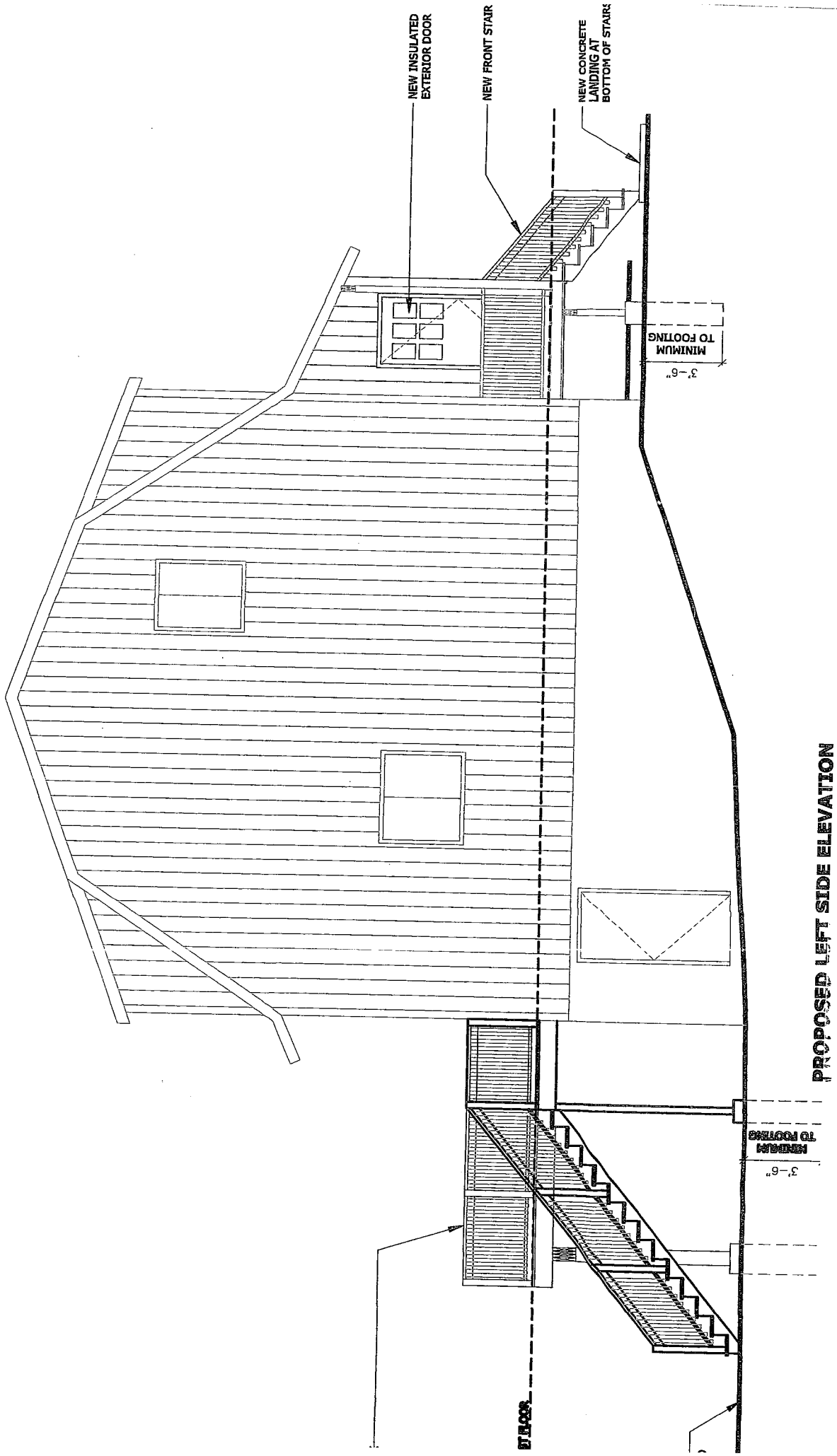
- 1 Bulk table schedule 1 / Allows a maximum lot surface coverage of 20%
- 2 185-19-A-4 / Shall not increase the degree of non-conformity. (enclosing the front porch)
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**REVIEWED BY:** \_\_\_\_\_ Joseph Mattina      **DATE:** \_\_\_\_\_ 1-Jun-18



**PROPOSED FRONT ELEVATION**

Scale: 1/4" = 1'-0"



NEW INSULATED EXTERIOR DOOR

NEW FRONT STAIR

NEW CONCRETE LANDING AT BOTTOM OF STAIRS

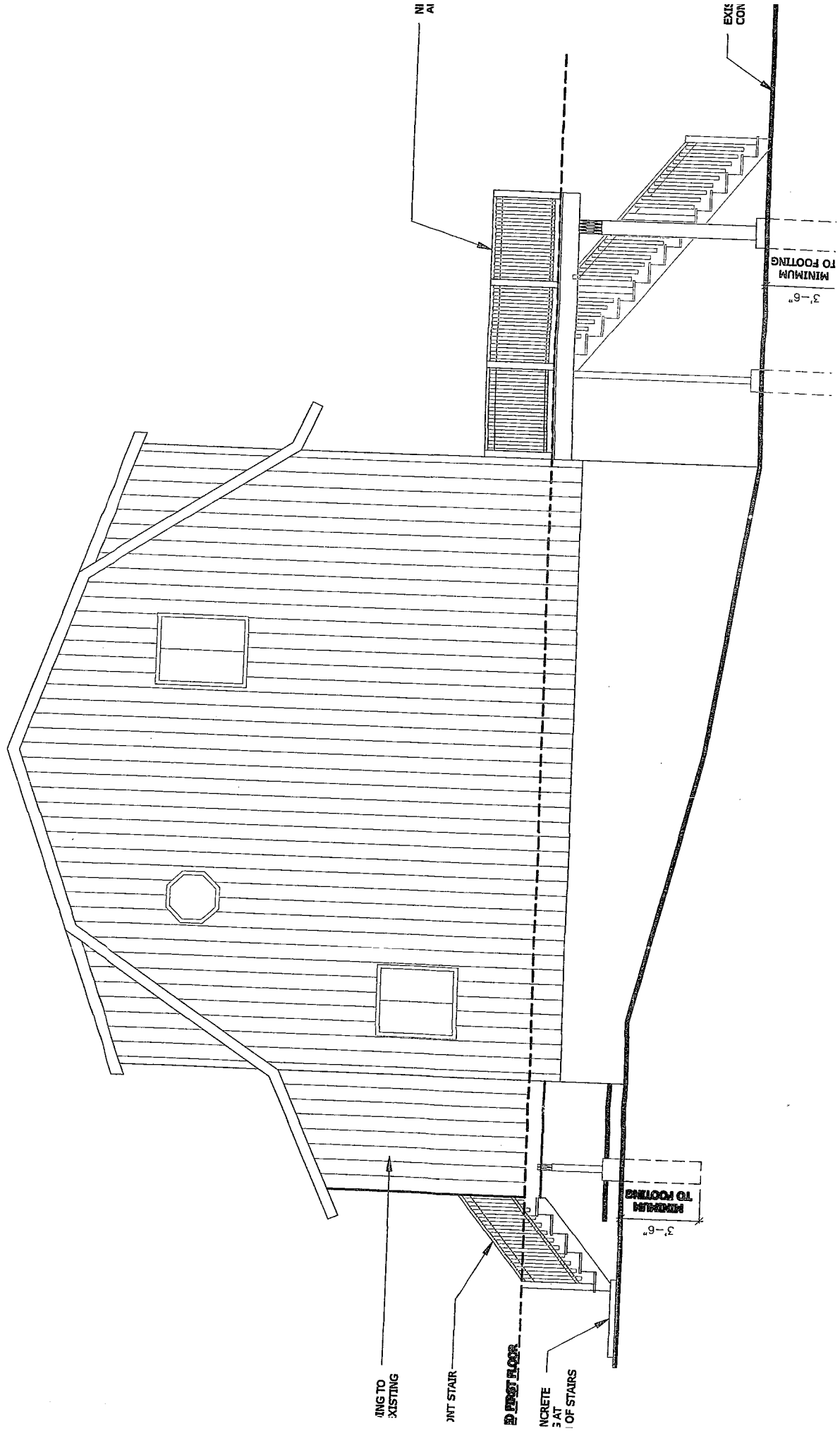
3'-6" MINIMUM TO FOOTING

3'-6" MINIMUM TO FOOTING

1ST FLOOR

**PROPOSED LEFT SIDE ELEVATION**

**PROPOSED Right Side Elevation**  
 Scale: 1/4" = 1'-0"



EXISTING TO FOOTING

EXIST STAIR

EXIST FLOOR

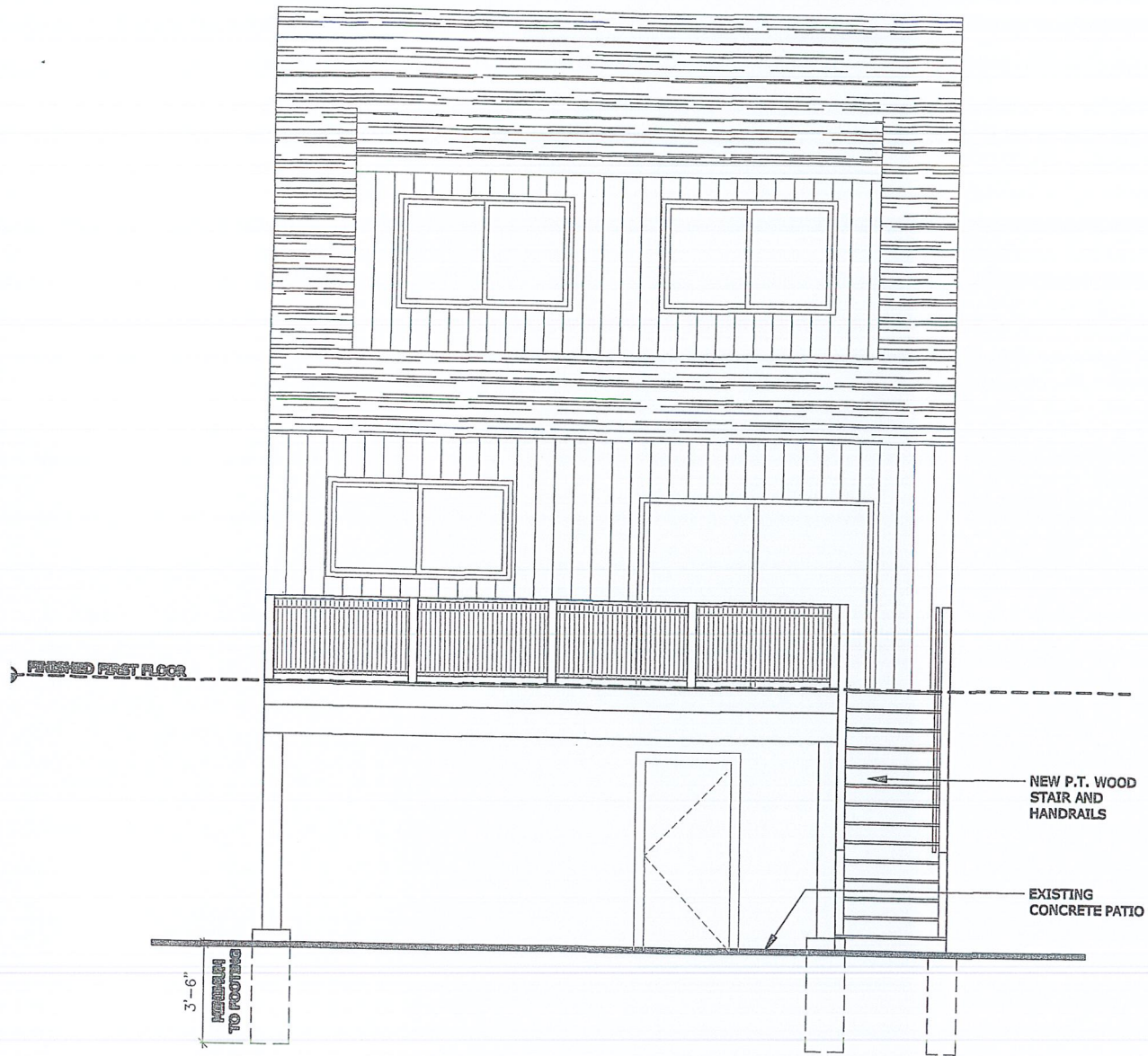
CONCRETE SLAB AT FOOT OF STAIRS

EXISTING TO FOOTING  
3'-6"

EXISTING TO FOOTING  
3'-6"

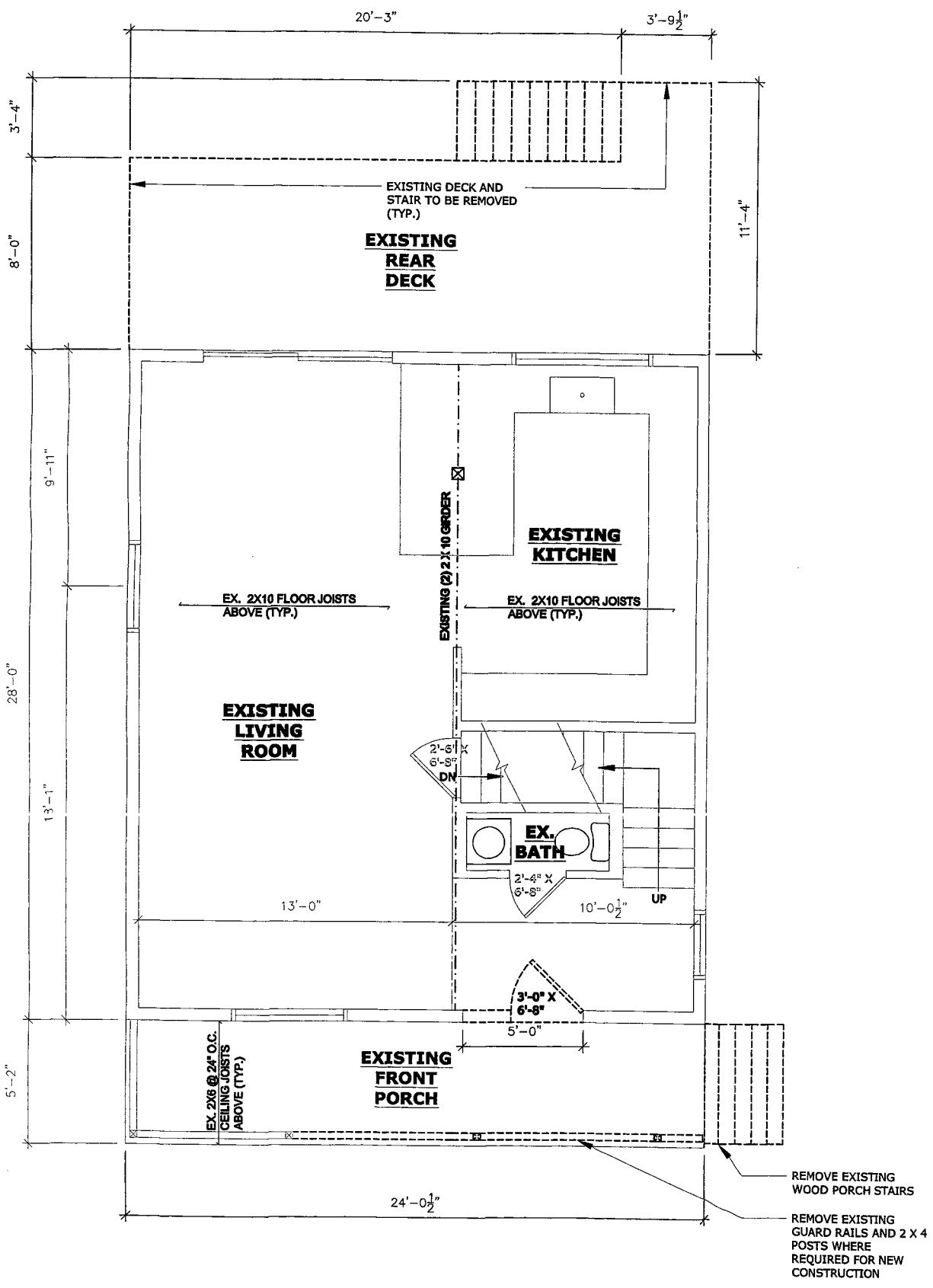
EXIST CON

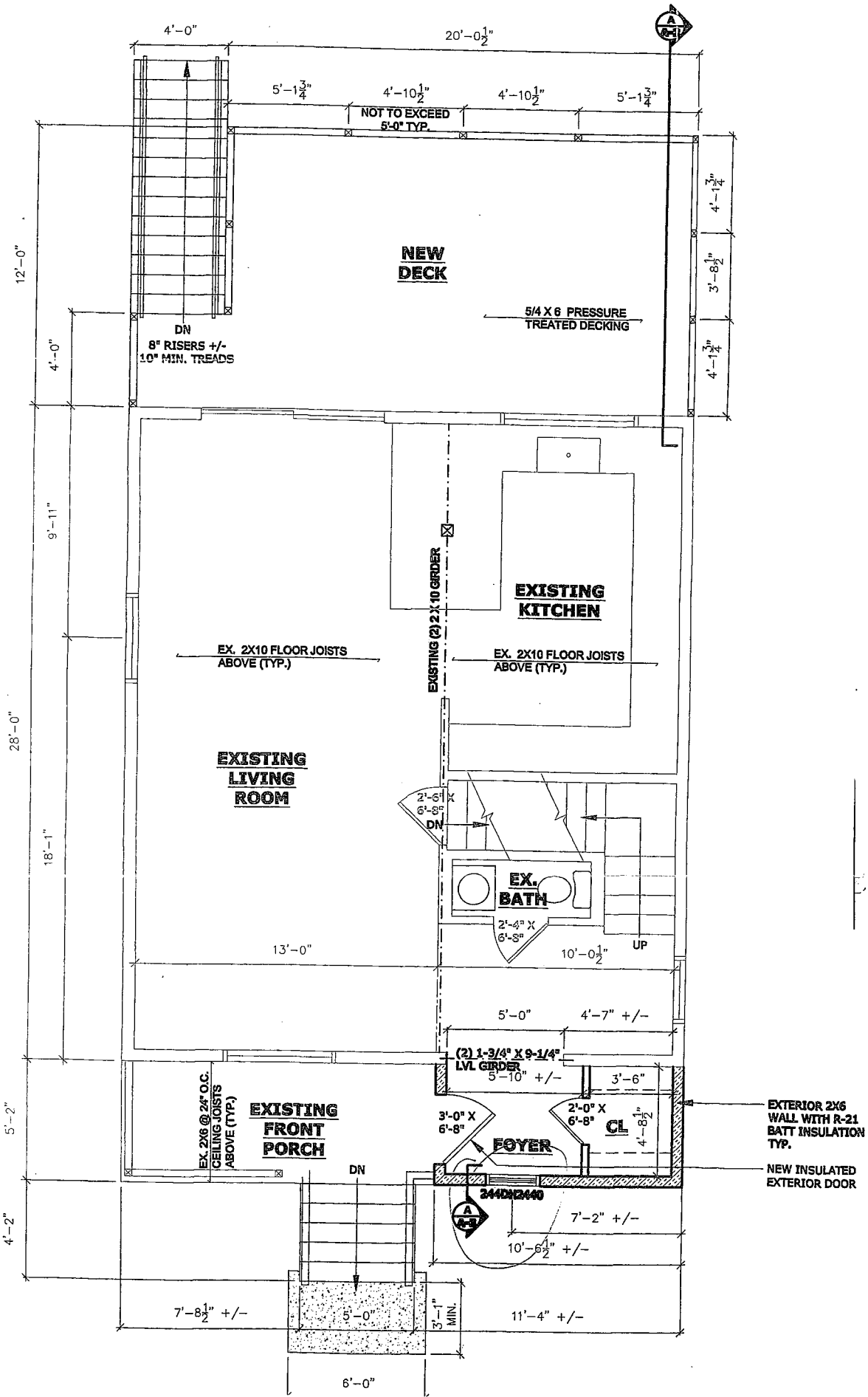


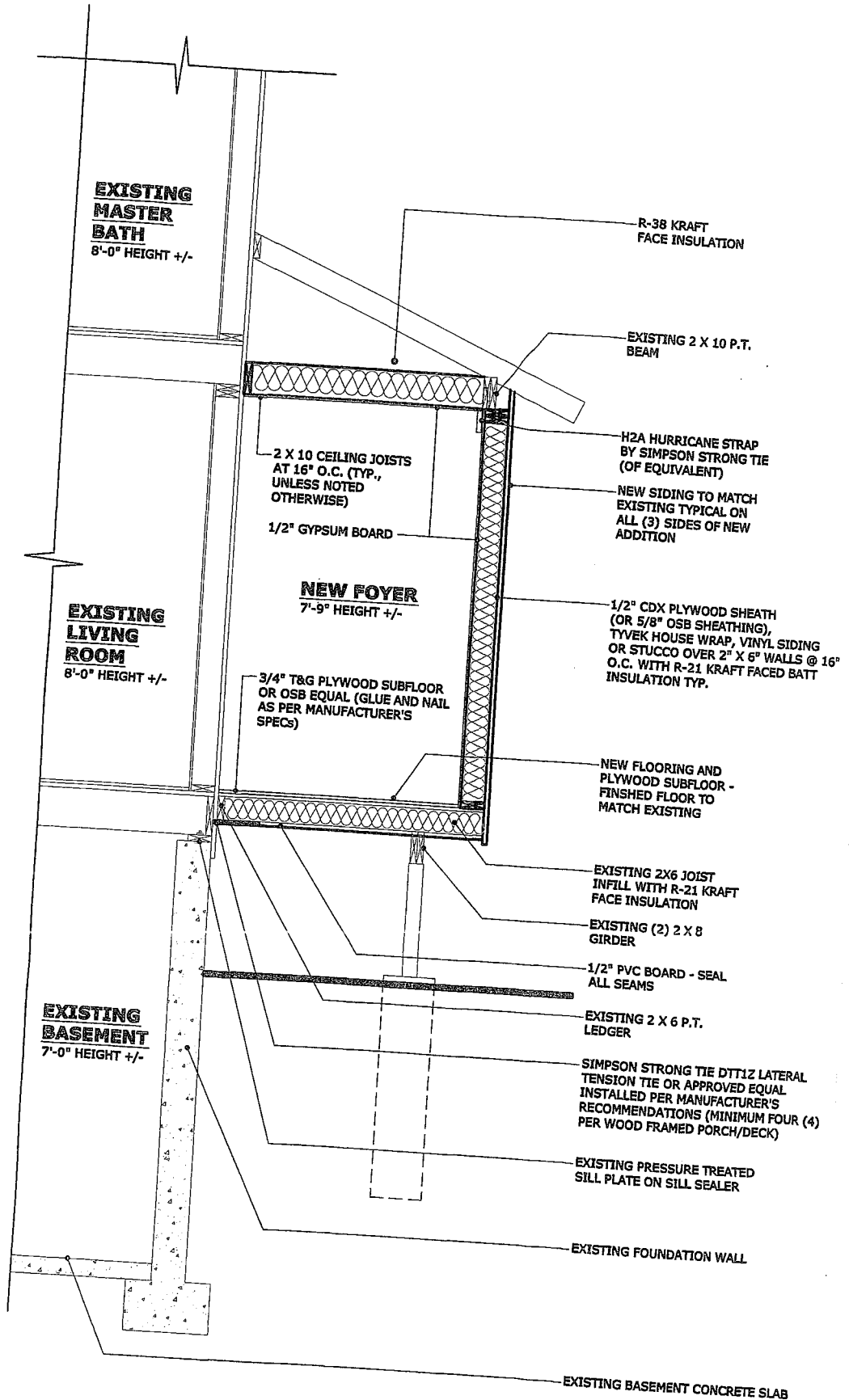


**PROPOSED REAR ELEVATION**

Scale: 1/4" = 1'-0"







**A SECTION AT ADDITION**  
 A-B Scale: 1/4" = 1'-0"

Linnet  
20 O'Dell Circle  
(51-5-3)



Dan Lehighorn  
N. Y.  
FIRE ENGINE CO. OF  
STATE