

# 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: 9/1/13

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

I (WE) FRANCISCO MIRANDA PRESENTLY  
RESIDING AT NUMBER 6 Knights Circle  
TELEPHONE NUMBER 845 566 0946 914 403-6102

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:

S108 B4 L17 (TAX MAP DESIGNATION)  
6 Knights 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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C-1, Bulk Table schedule 1 + 2

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: \_\_\_\_\_ ✓
- 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: Side yard 10'4"  
And combined side yard 80'

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:  
the lot is not unique, lots in the neighborhood  
are less than the ~~lot~~ lot require ment  
for the zone

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:  
The House would be similar to House  
in the neighborhood

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

The Lot is too small, The house is small  
There are 9 Adults living in a 7000  
Bedroom Home

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:

No, because the setback is only 10' 4"

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 land next to them to purchase

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

because we ARE only asking for  
10' side yard

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, The homes in the neighborhood  
would look the same

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

The needs of the family has changed  
And the home is now too small

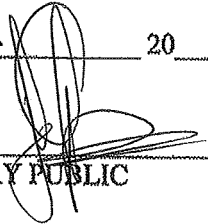
7. ADDITIONAL REASONS (IF PERTINENT):

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

*Francisco R. Miranda*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 20<sup>th</sup> DAY OF SEPTEMBER 20 13

  
\_\_\_\_\_  
NOTARY PUBLIC

JAMES ADINOLFI  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ORANGE COUNTY  
REG. NO. 01-AD6146323  
MY COMMISSION EXPIRES May 15, 20 14

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.

617.20  
**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**For UNLISTED ACTIONS Only**

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR <i>FRANCISCO MIRANDA</i>	2. PROJECT NAME <i>6 Knights Circle Addition</i>
3. PROJECT LOCATION: Municipality <i>6 Knights Circle</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>between LAKESIDE Rd AND VICTORIA DRIVE</i> <i>SEC 108 BLK A Lot 17</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>PROPOSED ADDITION 25' X 24' GARAGE WITH ONE STORY ABOVE</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>2000'</i> acres    Ultimately <i>20,389'</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>FRANCISCO MIRANDA</i> Date: <i>9/13/13</i> Signature: <i>Lloyd Johnson</i>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING; (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

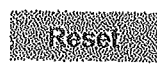
Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 AND provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
 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

PRINT OR TYPE: BLACK INK ONLY

Edwin P. Olmo  
 Irene Olmo  
 TO  
 Francisco Miranda  
 Juana Miranda

SECTION 108 BLOCK 4 LOT 17

RECORD AND RETURN TO:  
 (Name and Address)

David E. Tower, Esq.  
 P.O. BOX 2605  
 Newburgh, NY 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
 RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 58093 DATE 8-5-92 AFFIDAVIT FILED \_\_\_\_\_ 19\_\_\_\_

INSTRUMENT TYPE: DEED  MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

BG20 Blooming Grove _____	SERIAL NO. _____	CHECK <input checked="" type="checkbox"/> CASH _____ CHARGE _____
CH22 Chester _____	Mortgage Amount \$ _____	
CO24 Cornwall _____	Exempt Yes _____ No _____	MORTGAGE TAX \$ _____
CR26 Crawford _____	3-6 Cooking Units Yes _____ No _____	TRANSFER TAX \$ <u>448-</u>
DP28 Deerpark _____	Received Tax on above Mortgage	ED. FUND \$ 6.00
GO30 Goshen _____	Basic \$ _____	RECORD. FEE \$ <u>11-</u>
GR32 Greenville _____	MTA \$ _____	REPORT FORMS \$ <u>30-</u>
HA34 Hamptonburgh _____	Spec. Add. \$ _____	CERT. COPIES \$ _____
HI36 Highlands _____	TOTAL \$ _____	
MK38 Minisink _____		
ME40 Monroe _____		
MY42 Montgomery _____		
MH44 Mount Hope _____		
NT46 Newburgh (T) <input checked="" type="checkbox"/>		
NW48 New Windsor _____		
TU50 Tuxedo _____		
WL52 Wallkill _____		
WK54 Warwick _____		
WA56 Wawayanda _____		
WO58 Woodbury _____		
MN09 Middletown _____		
NC11 Newburgh _____		
PJ13 Port Jervis _____		
9999 Hold _____		

MARION S. MURPHY  
 Orange County Clerk

by: Rm

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on AUG 10 1992  
 at 10:54 O'Clock PM M.  
 In Liber/Film 3646 Deed  
 at page 109 and examined.

Marion S. Murphy  
 County Clerk

RECEIVED  
 \$ 448-  
 REAL ESTATE  
 AUG 10 1992  
 TRANSFER TAX  
 ORANGE COUNTY

LIBER 3646 PAGE 109

ORC 08/10/92 10:54:136 37817 41.00  
 \*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*  
 DEED CONTROL NO: 58093 448.50 \*  
 \*\*\*\*\* SERIAL NUMBER: 000141 \*\*\*\*\*

HW20022

# This Indenture,

Made the 5th day of August,  
Nineteen Hundred and Ninety-Two

State of New York }  
County of } ss.

Recorded on the \_\_\_\_\_ day  
of \_\_\_\_\_ A. D., 19 \_\_\_\_\_ at  
\_\_\_\_\_ o'clock M. in liber  
of DEEDS at page  
and examined.

Between EDWIN P. OLMO and IRENE OLMO,  
residing at 6 Knights Circle, Newburgh,  
New York 12550,

Clerk

parties of the first part, and

FRANCISCO  
~~FRANK~~ MIRANDA and JUANA MIRANDA, residing at 19 Lenape Lane, Newburgh, New York  
12550,

parties of the second part,

Witnesseth that the parties of the first part, in consideration of -----

-----Ten and 00/100-----Dollars (\$ 10.00 )  
lawful money of the United States, and other good and valuable consideration  
paid by the parties of the second part, do hereby grant and release unto the  
parties of the second part, their heirs and assigns forever, ~~all~~

All that parcel of land situate in the Town of Newburgh,  
County of Orange and State of New York, and being known as Lot  
#17, Block "A" as found on a map entitled "Meadow Hill West  
Subdivision", said map filed in the Orange County Clerk's Office  
as filed map number 2712, bounded and described as follows:

Beginning at a point on the Southwesterly side of  
Knights Circle, said point marking the Southeasterly division  
line of the herein described parcel and the Northwesterly line  
of Lot #16, running thence Southwesterly along the same, South  
38-08-33 West 158.229 feet to a point marking the Southwesterly  
division line of the herein described parcel, running thence  
Northwesterly along the same, North 62-26-50 West 149.273 feet  
to a point marking the Northwesterly division line of the herein  
described parcel and the Southeasterly line of Lot #18, running  
thence Northeasterly along the same, North 54-56-57 East 206.355  
feet to a point on the Southwesterly side of the aforementioned  
Knights Circle, running thence along the same, on a curve to the  
left with a radius of 325.00 feet and an arc length of 88.15  
feet to the point or place of beginning.

Containing 0.47 acres of land more or less.

Subject to restrictions, restrictive covenants,  
easements and/or agreements of record, if any.

SUBJECT to public utility easements of record, if any.

BEING AND INTENDING TO BE the same premises described in Deed to Edwin P.  
and Irene Olmo by Deed dated March 20, 1980 and recorded March 20, 1980 with  
the Clerk of Orange County in Liber 2160 of Mortgages at page 309.



Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantors 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.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

*Edwin P. Olmo*

Edwin P. Olmo

*Irene Olmo*

Irene Olmo



State of New York  
County of Ulster } ss. On this 5th day of August,  
Nineteen Hundred and Ninety-Two  
before me, the subscriber, personally appeared

EDWIN P. OLMO and IRENE OLMO

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and the y duly acknowledged to me that the y executed the same.

*Martin F. Tully*

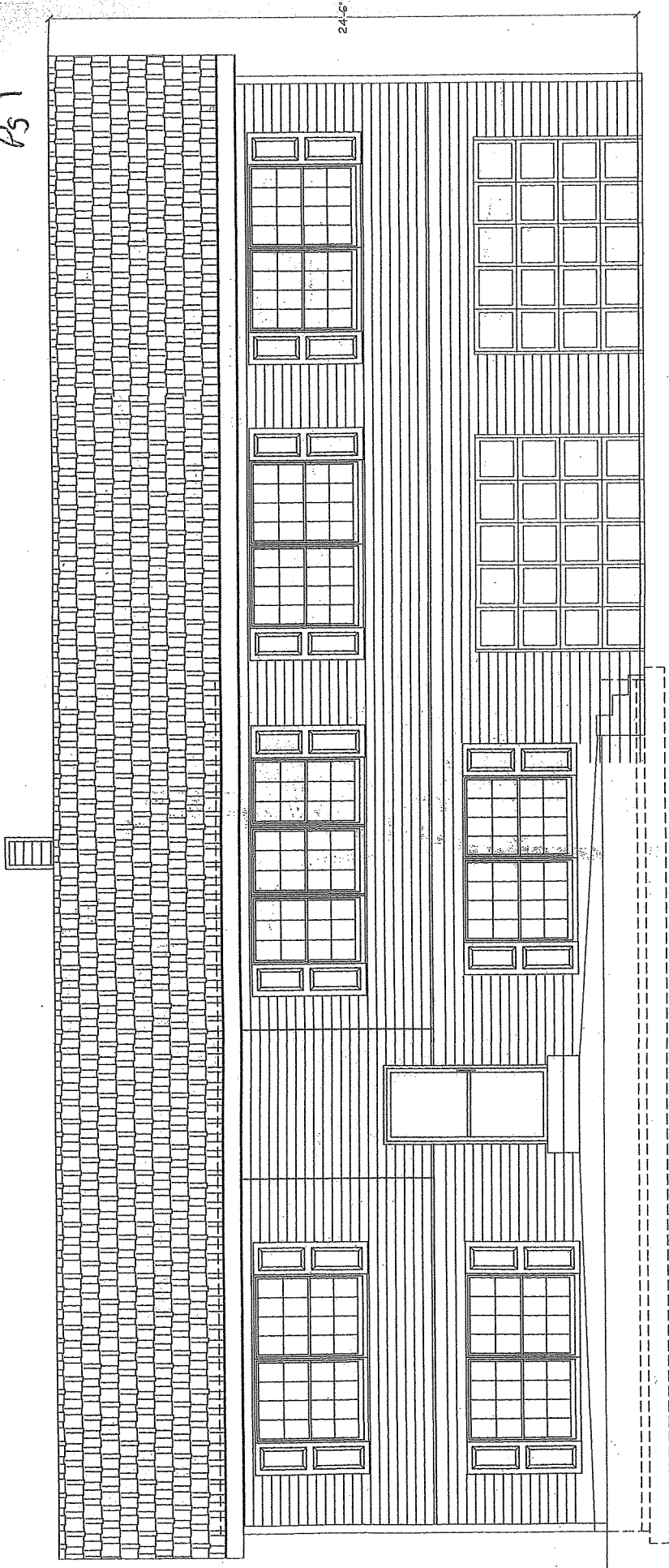
Notary Public

HILL-N-DALE ABSTRACTERS, INC.  
AGENT FOR AMERICAN TITLE INSURANCE COMPANY  
20 SCOTCHTOWN AVENUE  
GOSHEN, NEW YORK 10924  
(914) 294-5110

MARTIN F. TULLY, NOTARY PUBLIC  
State of New York  
Resident in and for Ulster County  
Commission Expires August 31, 1993

Full Size Plans At ZBA Office for Viewing  
At 308 GARDNERTOWN ROAD

FS 1

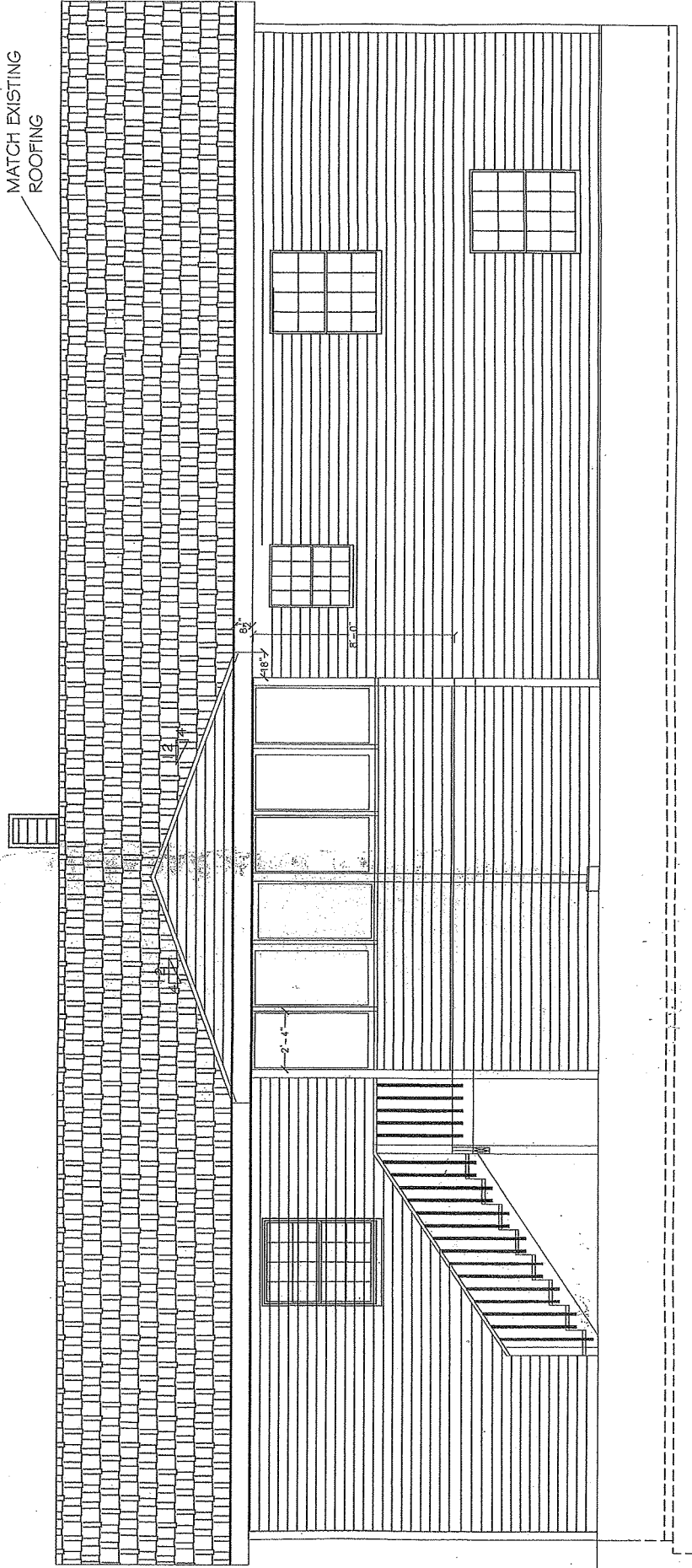


FRONT SIDE ELEVATION

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

Fig 1

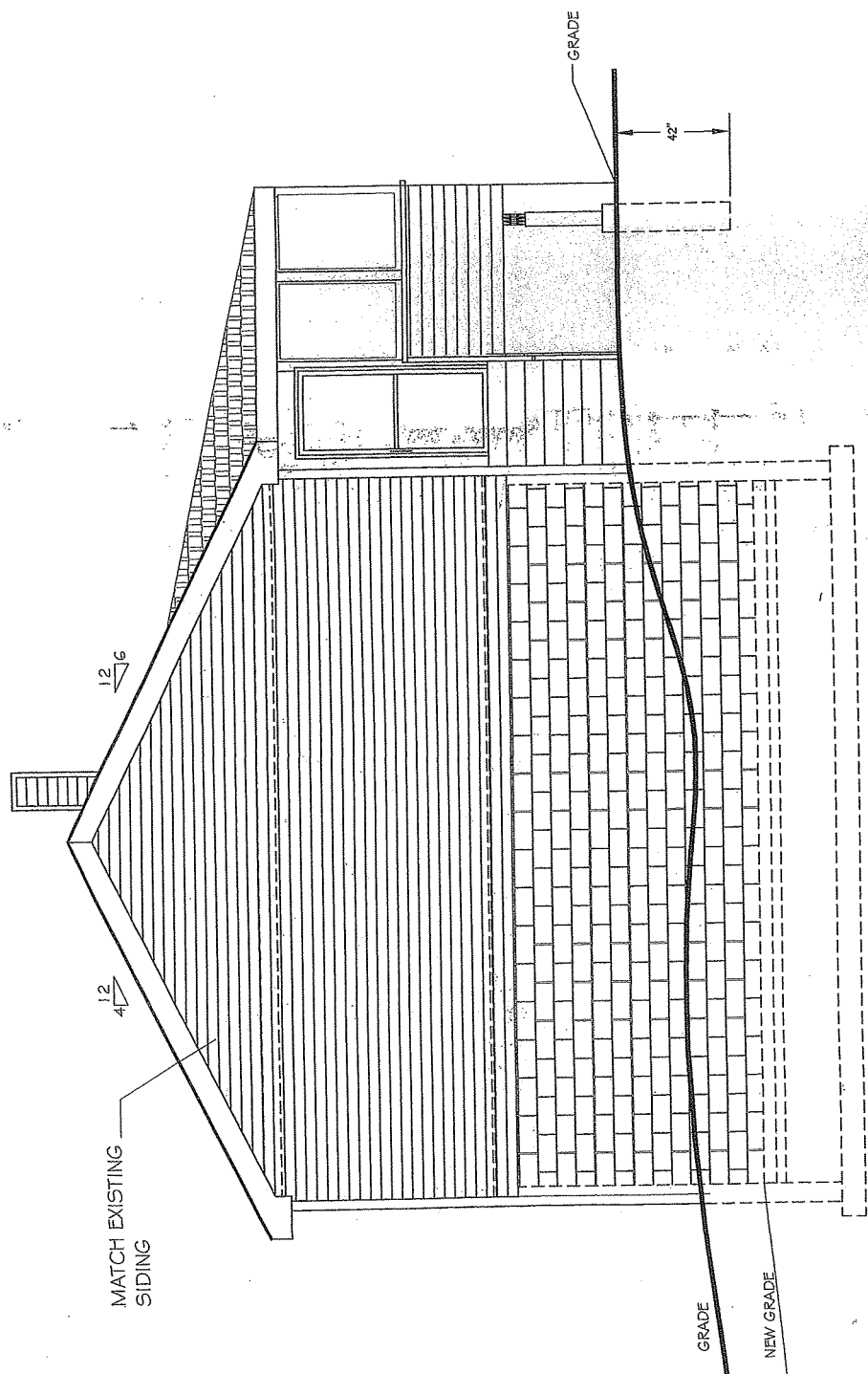
MATCH EXISTING  
ROOFING



**REAR SIDE ELEVATION**

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

Pg 1

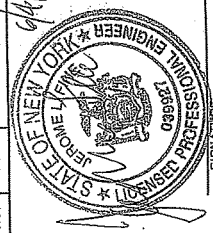


# RIGHT SIDE ELEVATION

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

NO.	DATE	REVISIONS

6/11/14



SIGNATURE

DATE

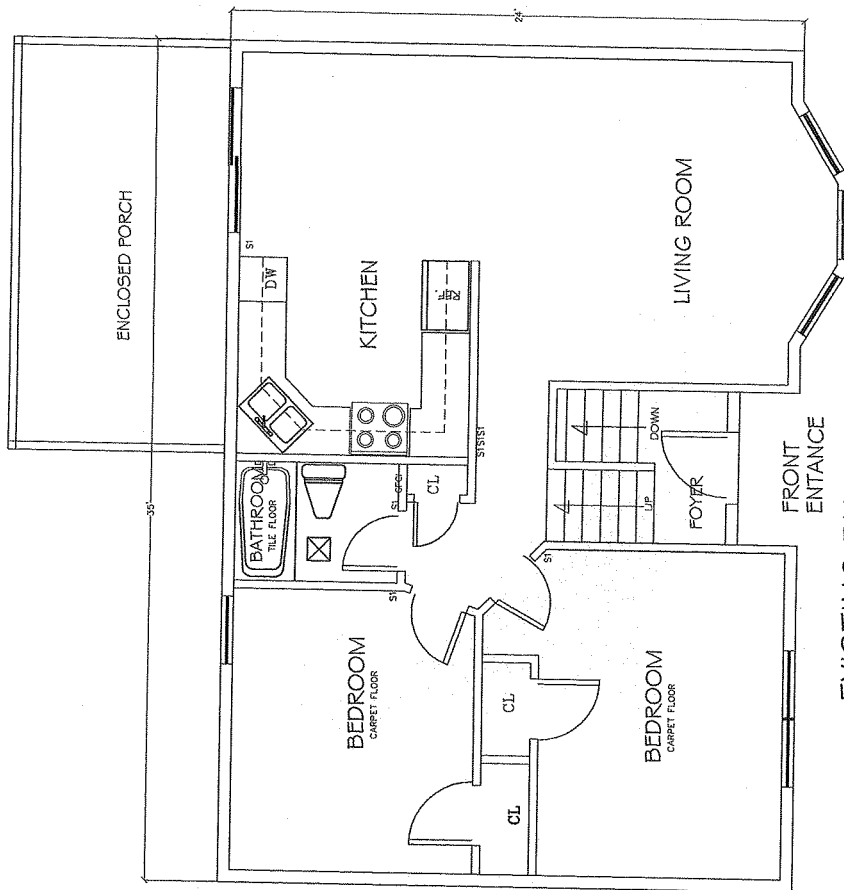
WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON WHOSE NAME IS LISTED AS A LICENSED PROFESSIONAL ENGINEER TO SEAL OR SIGN THESE PLANS IN ANY WAY IF ALTERATION TO THEM HAS BEEN MADE. ANY SUCH ALTERATION SHALL BE MADE IN ACCORDANCE WITH 148-SUBSEC 2 OF THE NEW YORK STATE EDUCATION LAW.

FINE & ASSOCIATES

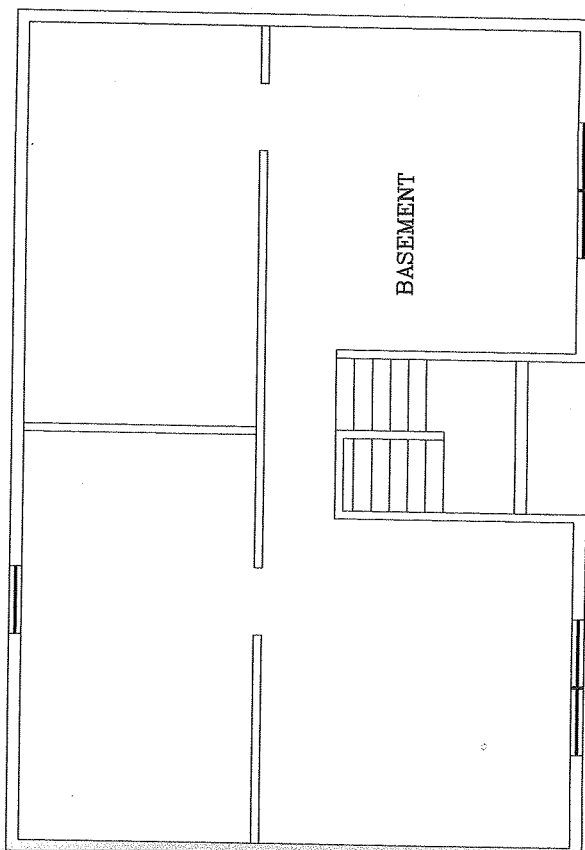
262 GREENWICH AVENUE  
 GOSHEN, NEW YORK 10924  
 845-294-1830, FAX: 845-294-1832

PROJECT: 6 KNIGHTS CIRCLE  
 TOWN OF NEWBURGH  
 CATTARAUGUS COUNTY, NEW YORK

Pg 2 Top Left

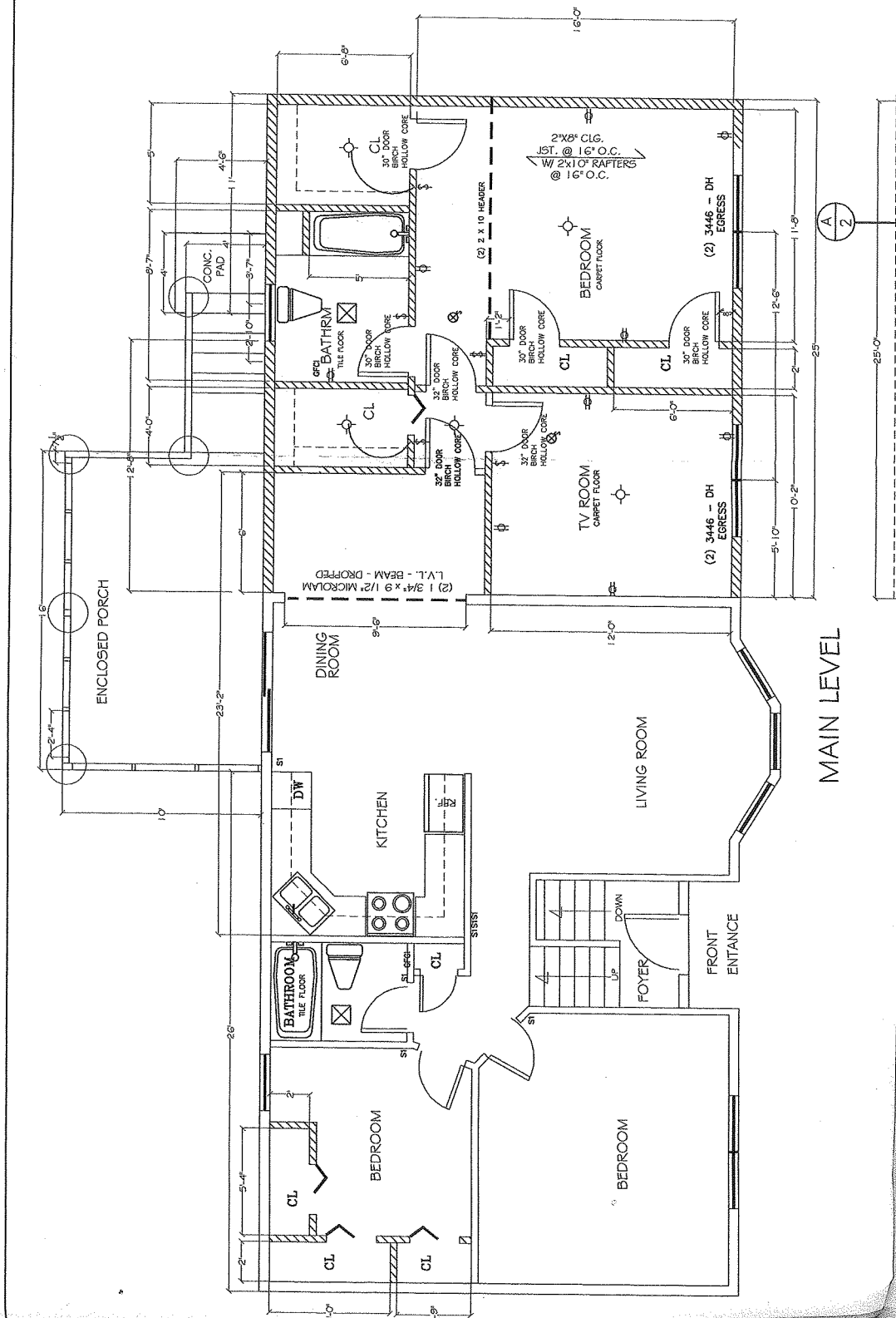


EXISTING BUILDING  
MAIN LEVEL



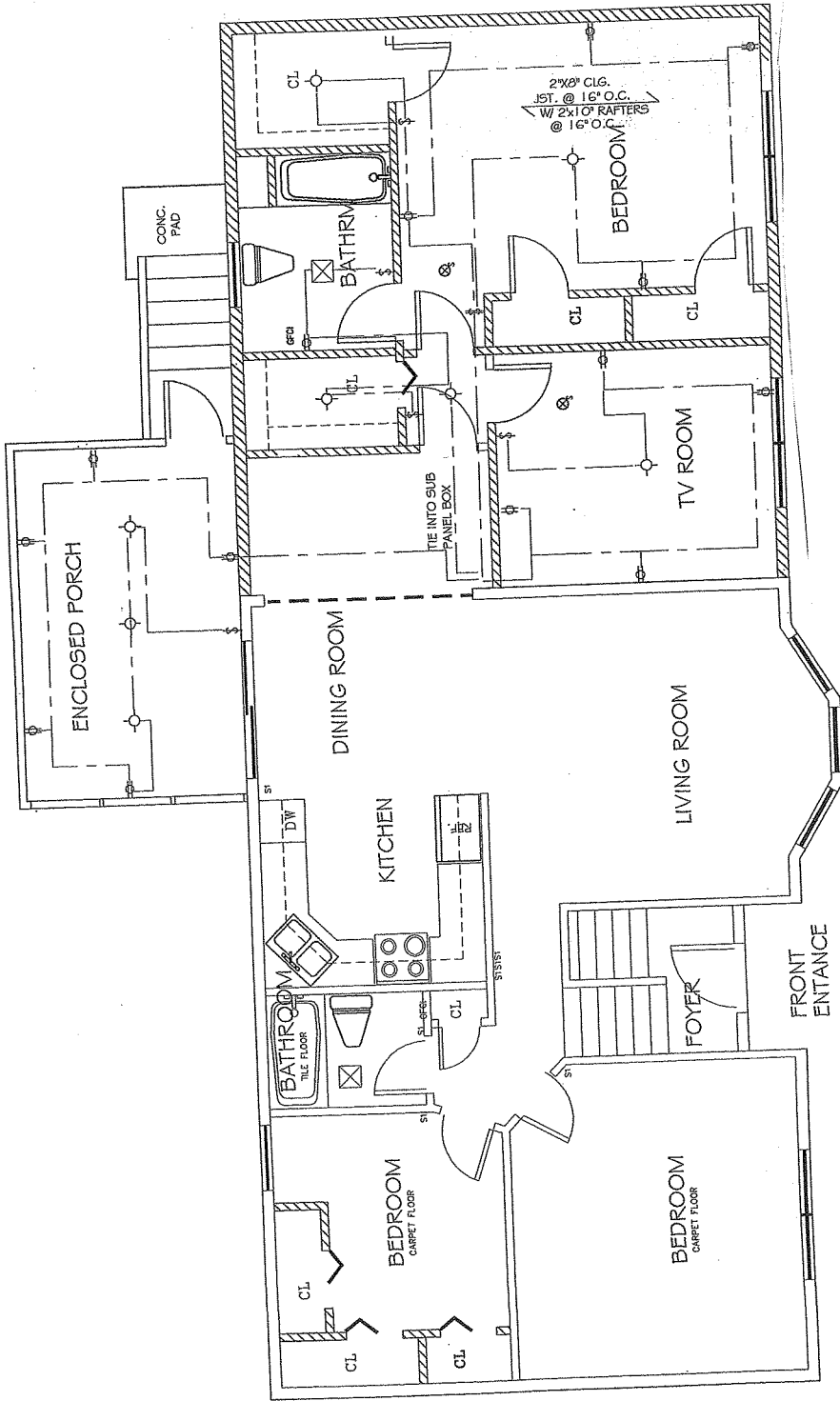
EXISTING BUILDING  
BASEMENT

2  
Pg Home  
B  
1-25



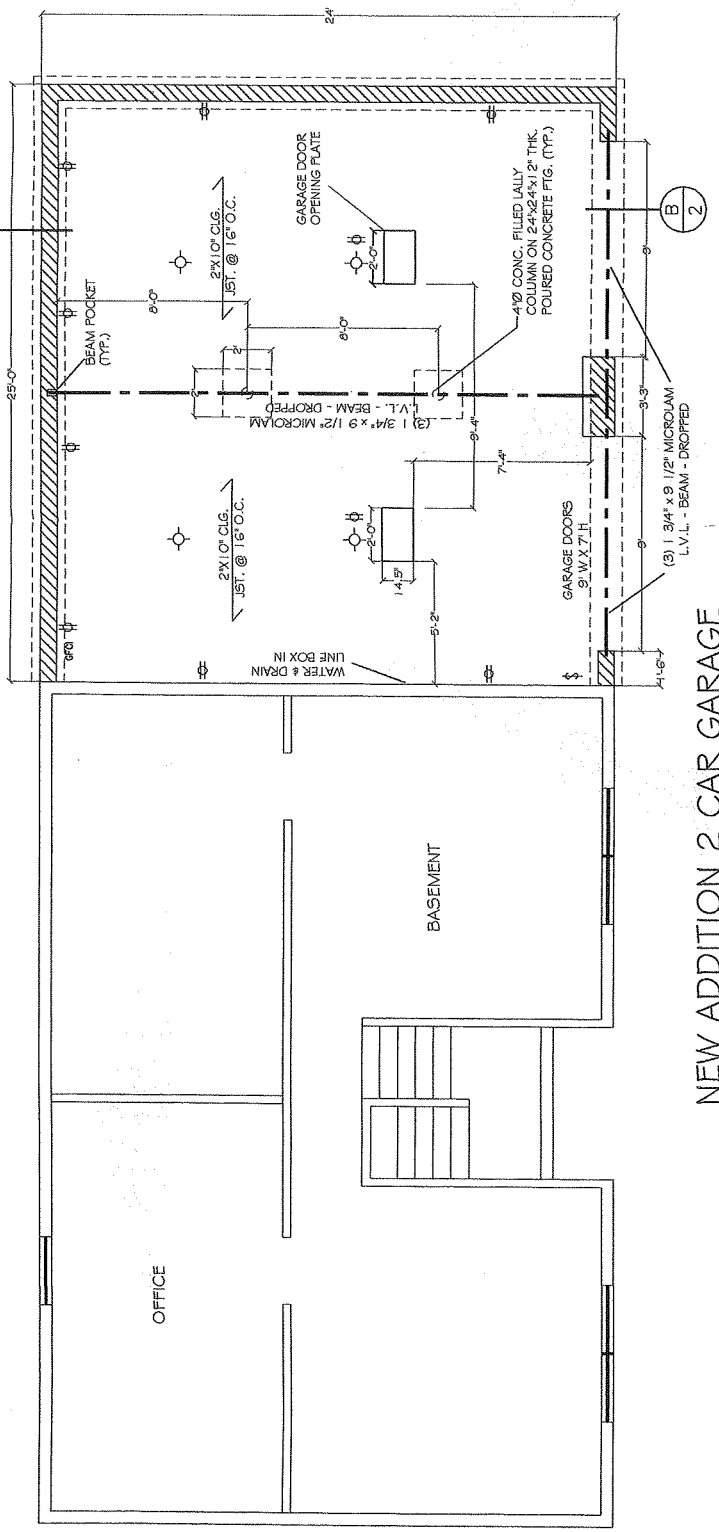
MAIN LEVEL

pg 2  
Top Right











EXISTING BUILDING

192  
Bottom  
Right



NEW ADDITION 2 CAR GARAGE

LEGEND

-  BEARING WALL
  -  EXISTING CONSTRUCTION
  -  NEW CONSTRUCTION
  -  WALLS TO BE REMOVED
  -  BEAM/RIDER
  -  SOLID BLOCKING UNDER BEAM/RIDER
  -  MECHANICAL VENT TO EXTERIOR
  -  SMOKE DETECTOR
- (IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM ON EACH FLOOR)

NO.	DATE	REVISIONS	CHK BY



DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, MAJOR OR MINOR, TO PREPARE OR SEAL THESE PLANS IN ANY WAY. IF ALTERATION TO THESE PLANS ARE MADE, THEY MUST BE MADE IN ACCORDANCE WITH 149-SUBSECTION 7205 OF THE NEW YORK STATE EDUCATION LAW.

**FINE & ASSOCIATES**  
 262 GREENWICH AVENUE  
 GOSHEN, NEW YORK 10924  
 845-294-1830, FAX: 845-294-1832

PROJECT: 6 KNIGHTS CIRCLE  
 TOWN OF NEWBURGH

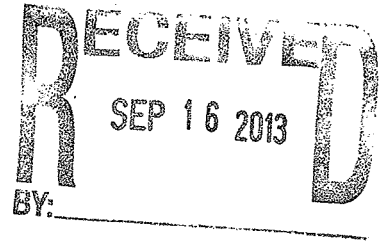




**TOWN OF NEWBURGH**

*~Crossroads of the Northeast~*

**CODE COMPLIANCE DEPARTMENT  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550**



TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

**2377-13**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 08/08/2013**

**Application No. 13-0799**

**To: Francisco Miranda  
6 KNIGHTS CIRLCE  
NEWBURGH, NY 12550**

**SBL: 108-4-17  
ADDRESS: 6 Knights Cir**

**ZONE: R1**

**PLEASE TAKE NOTICE** that your application dated 08/08/2013 for permit to construct a 24 x 25 (2) story garage addition on the premises located at 6 Knights Cir 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. ( Front yard )**
- (2) Bulk table schedule 3 requires one side yard of 30' minimum.**
- (3) Bulk table schedule 3 requires a combined side yard of 80'.**

  
**Joseph Mattina**

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

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

NO

NAME: Francisco Miranda

2377-13

ADDRESS: 6 Knights Circle Newburgh NY 12550

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: 24' X 25' 2 STORY GARAGE ADDITION

SBL: 108-4-17      ZONE: R-1

TOWN WATER: YES

TOWN SEWER: YES

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	INCREASING DEGREE OF NON CONFORMITY			
REAR YARD	OK				
ONE SIDE YARD	30'		19.6'	10.4'	34.7%
COMBINED SIDE YARD	80'		43'	37'	46.25%
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: **12 X 24 ACCESSORY BUILDING HAS PERMIT & CO.**

**VARIANCE(S) REQUIRED:**

- 1 185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON-CONFORMITY ( FRONT YARD )
- 2 BULK TABLE SCHEDULE 3 REQUIRES ONE SIDE YARD OF 30' MINIMUM.
- 3 BULK TABLE SCHEDULE 3 REQUIRES A COMBINED SIDE YARD OF 80'.
- 4 \_\_\_\_\_

REVIEWED BY: JOSEPH MATTINA      DATE: 8-Aug-13

MIRANDA  
6 Knights Circle  
Town of Newburgh  
(1087-4-17)  
2.3A

