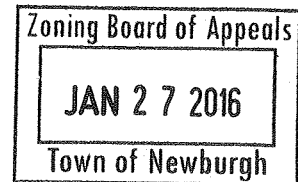


To: James E. Manley, Chairman Zoning Board of Appeals  
Members of the Zoning Board of Appeals



From: Arthur H. and Sheila J. Nugent

Re: Variance Request – Application of Don & Tammy Murphy

Date: January 27, 2016

We are addressing this letter to you and members of the Zoning Board of Appeals in reference to the application of Donald and Tammy Murphy who are requesting a number of variances for the anticipated renovations and improvement to their home located at 299 Lakeside Road in the Town of Newburgh.

Our names are Arthur and Sheila Nugent and we reside at 305 Lakeside Road and have lived in our home for over 42 years. As we are sure the Appeals Board is aware, the Orange Lake community on the west side of Lakeside Road encompasses well established residences that have been there for many years. Most dwellings are reminiscent of the early summer cottages or vacation homes that dotted the shoreline dating back to the early 1900's. Since that time, those remaining homes and cottages have been reconstructed and improved to become stately year round residences. However, each house is located in a non-conforming use area since the early subdivision of lands bordering the lake was undersized and small, thus allowing many parcels access to the water.

The applicants in this case, Mr. & Mrs. Murphy, are requesting variances in a number of areas; maximum height allowances, lot building coverage, side yard set-backs and the expansion of the existing first floor including front and rear covered porches. While we both support property improvements that ultimately improve and enhance the quality and value of the homes in our area, we are

Improvements do not impair nor detract from the very

Most lake properties are 50 feet in width and contain more than 2 stories of height. As per an early agreement with the Property Company, the original owner of the property we are referring to was to be built closer than 100 feet to the lake shoreline. The rear (front) set-back of each house is consistent from the lakefront since the homes were originally built facing the lake to the east. That is why the ultimate goal of all development is to maintain the view of all houses in that area.

We want that the Zoning Board of Appeals consider these concerns in reviewing the appeal before you. As stated previously, we are not making any changes to properties which border the lakefront, as long as the view of other neighbors and that the character of the area (e.g., set-backs etc.) does not alter the overall appearance. For instance, extending roofs over existing decks could well obstruct the view of others. As a matter of fact, we believe the structure in question was not part of the footprint of the property previous as to whether that structure received a variance granted several years ago.

We appreciate your patience for listening to our concerns and hope that you will give them the same consideration as you review these variance requests. Myself, Sheila and I will be out of town on the night of the meeting. I have brought these concerns to you personally.