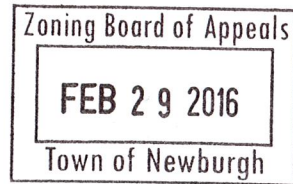


February 26, 2016

Town of Newburgh  
Zoning Board of Appeals  
308 Gardnertown Rd  
Newburgh, NY 12550



To: Mr James Manley, chairperson and Zoning Board members

Subject: Murphy Addition – 299 Lakeside Rd., 50-1-22 ,R-1

We were planning on sharing this document with the board at the public hearing on February 25 on behalf of the neighbors of the Murphy's: Steele, Miller, Brown and Nugent families during the public comment section, however, the hearing has been postponed.

While we welcome any enhancements to the neighborhood that the addition may bring. We do not support it at the expense of impacting the views or the integrity of homes surrounding them. We understand that the Murphy's are making changes to the plans but we want to demonstrate via this document the impact that would happen if the addition were to start at the proposed location of what is now the deck. While architectural renderings showing the proposed house (pg 18) are nice, they do not depict the location of the Steele and Miller houses or the views from these properties.

Respectfully,

A handwritten signature in blue ink that appears to read "BJ Steele".

BJ Steele 301 LAKESIDE RD

A handwritten signature in blue ink that appears to read "Mark Brown".

Mark Brown 303 LAKESIDE RD

Jane Miller

A handwritten signature in blue ink that appears to read "Jane Miller".

# Murphy Addition

Neighbor Concerns – Steele, Miller, Brown, Nugent



Feb 25, 2015

# Neighborhood Views

Driveway view Steele, Brown, Nugent, Shapiro, Reynolds



Miller Dining Room window view



# Miller Dining Room window view



Obstructed View

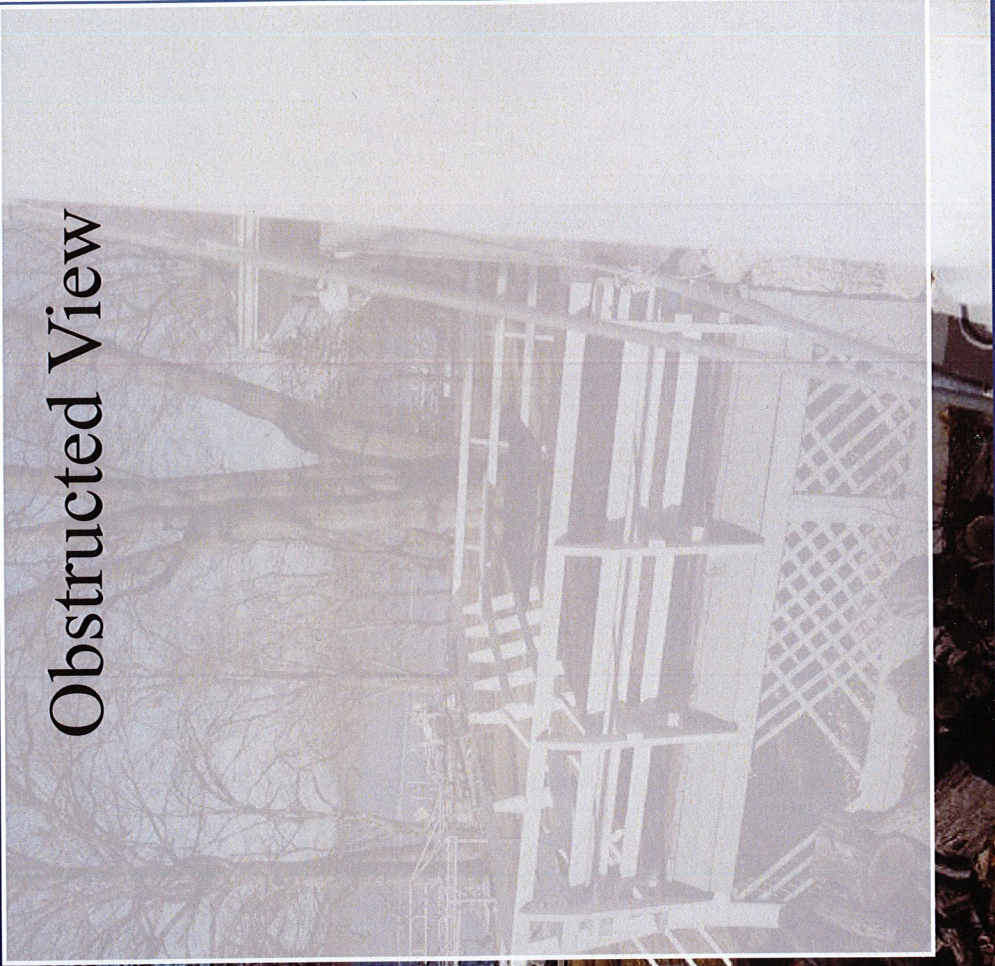
# Miller View – Porch Steps



# Miller View – Porch Steps



Obstructed View

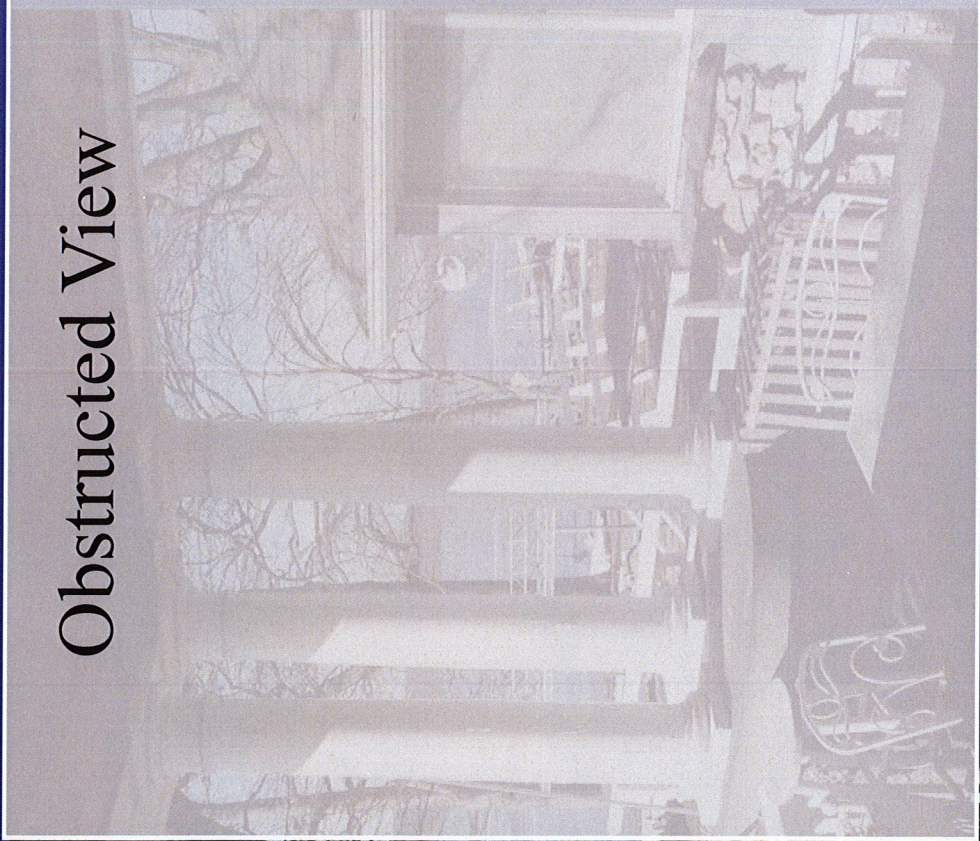


Miller View – Front Door





# Miller View – Front Door

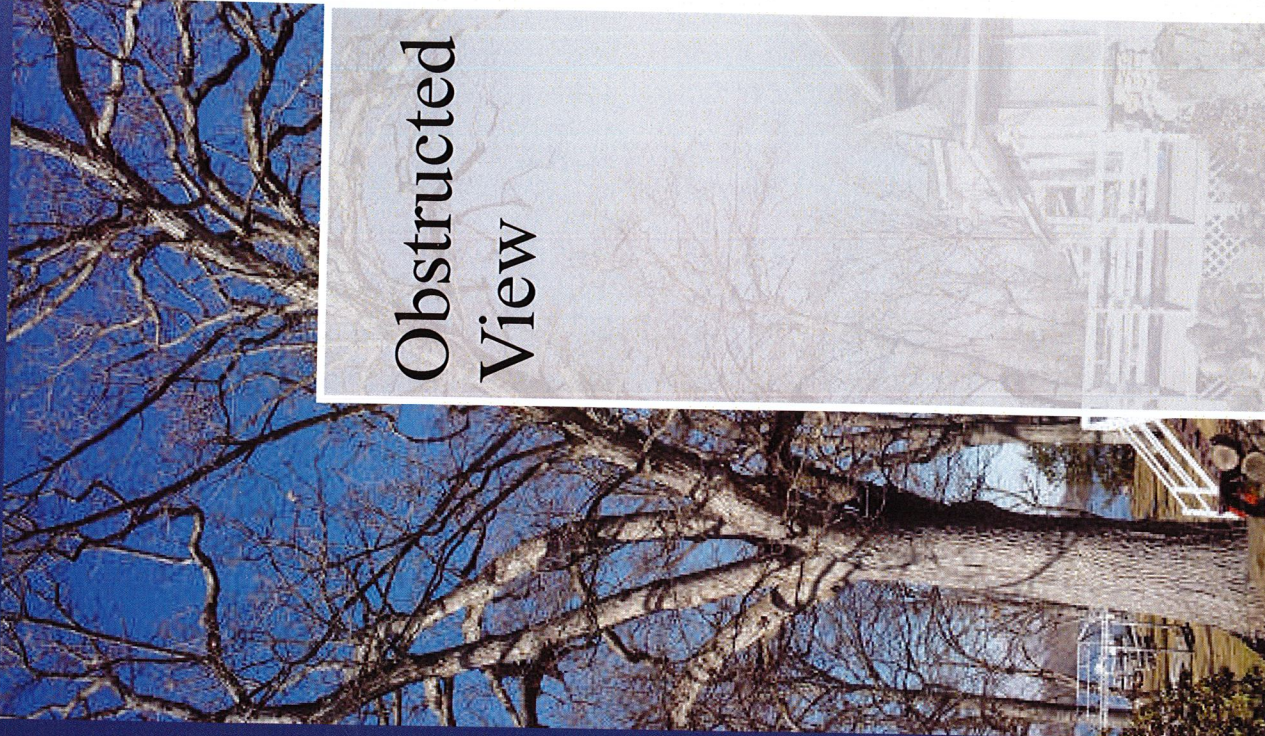


Obstructed View

Tree



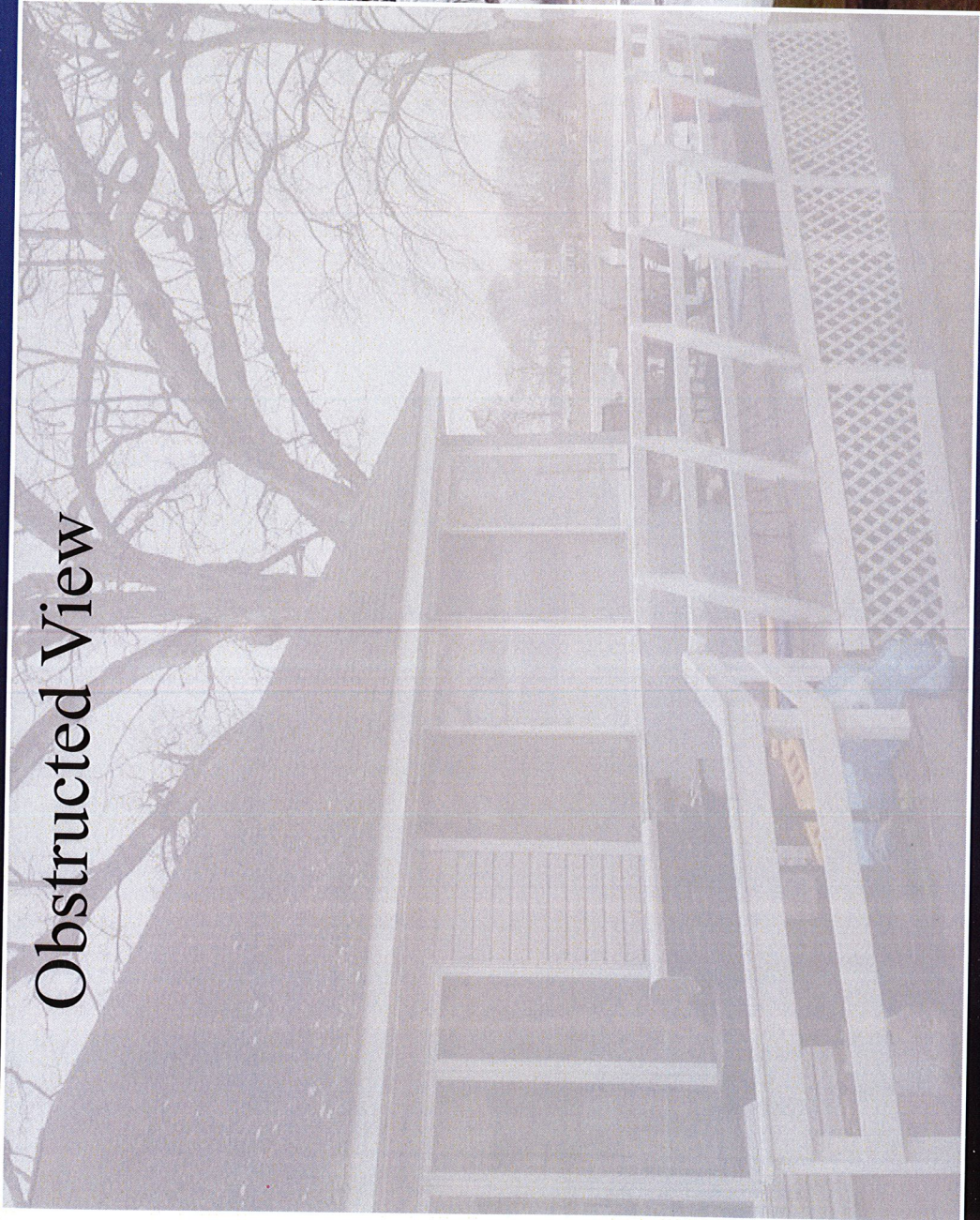
Obstructed  
View



Steele Dining room view



# Steele Dining room view



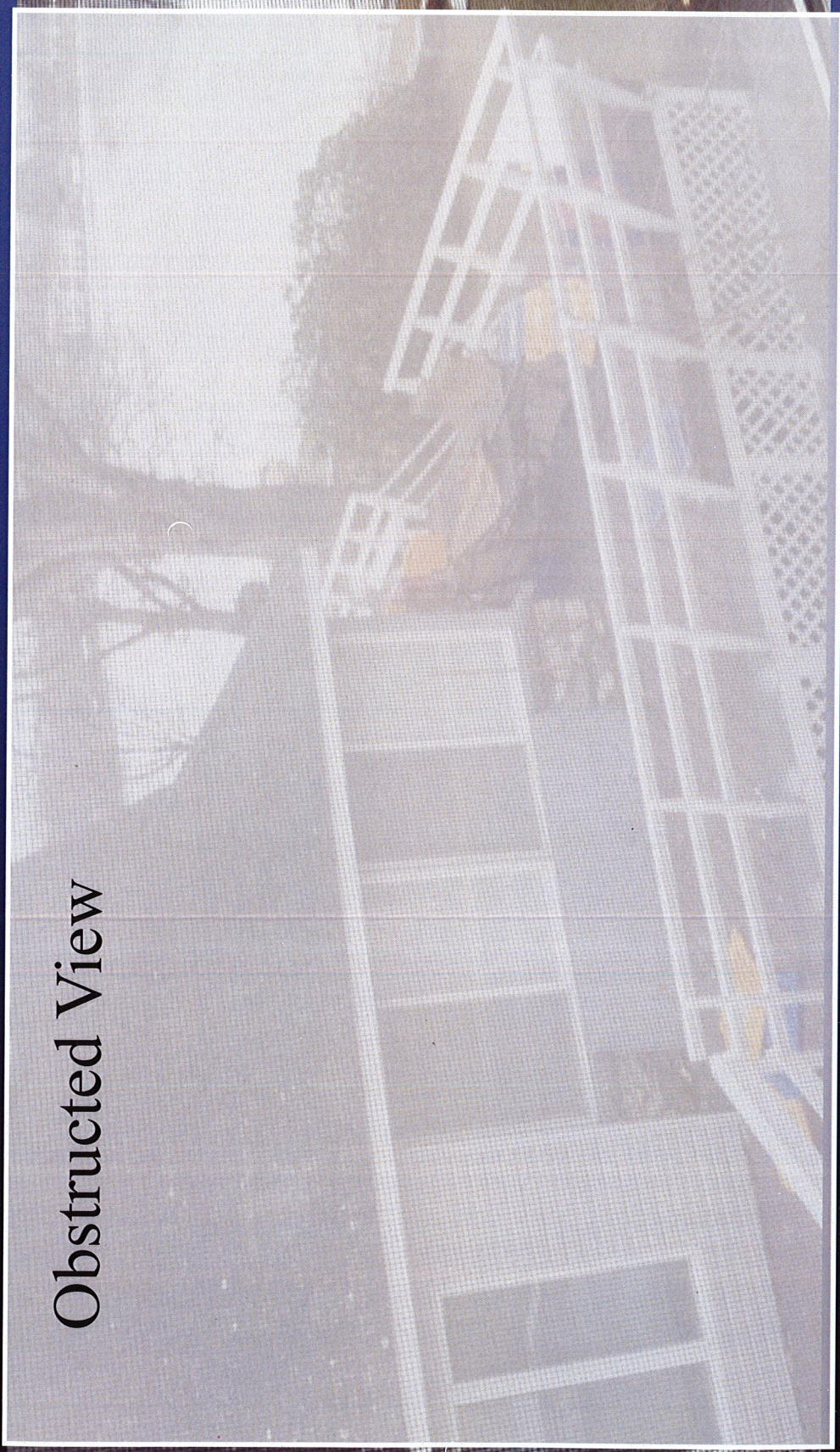
Obstructed View



Steele 2<sup>nd</sup> Story Bedroom view



# Steele 2<sup>nd</sup> Story Bedroom view



Obstructed View

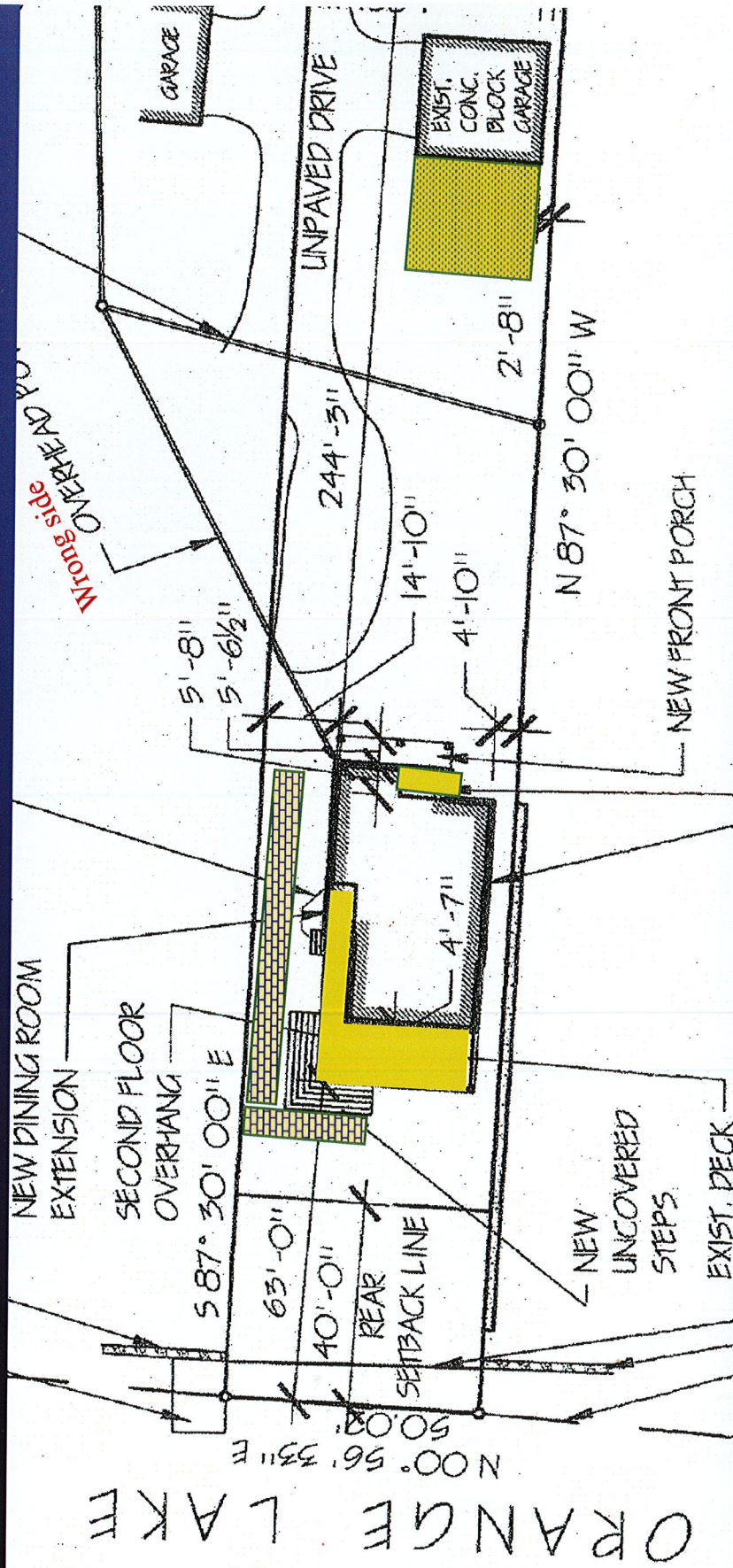
# Steele sidewalk view



# Additional documentation



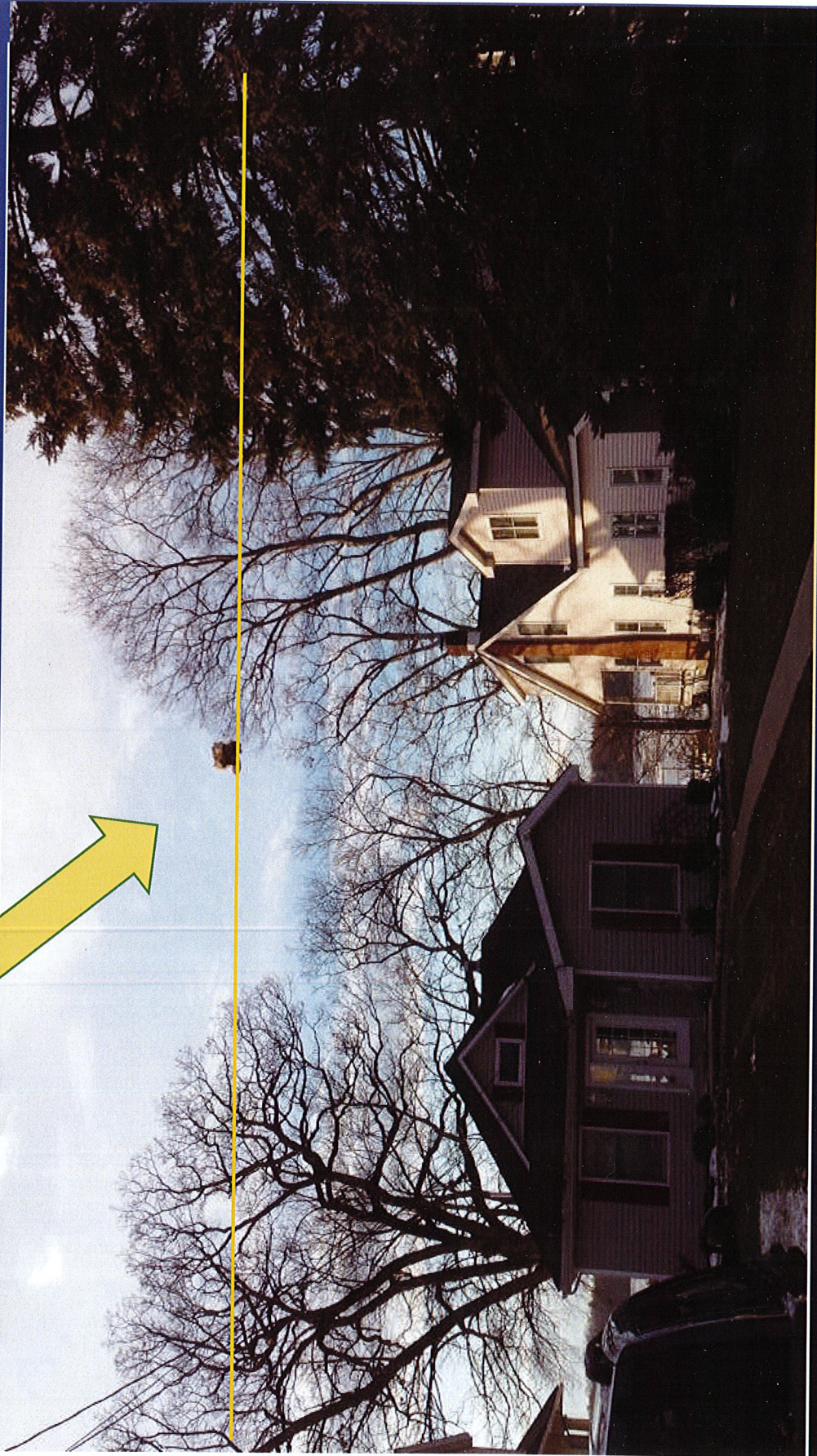
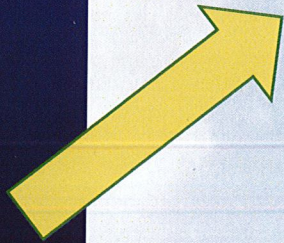
# Revised Plot Map — BJS version from Murphy documentation 1/28/16



- Proposed Addition – Additional Foundation ?
- Actual Garage footprint 24x45
- New landing and sidewalk ?

Balloons at 35 ft

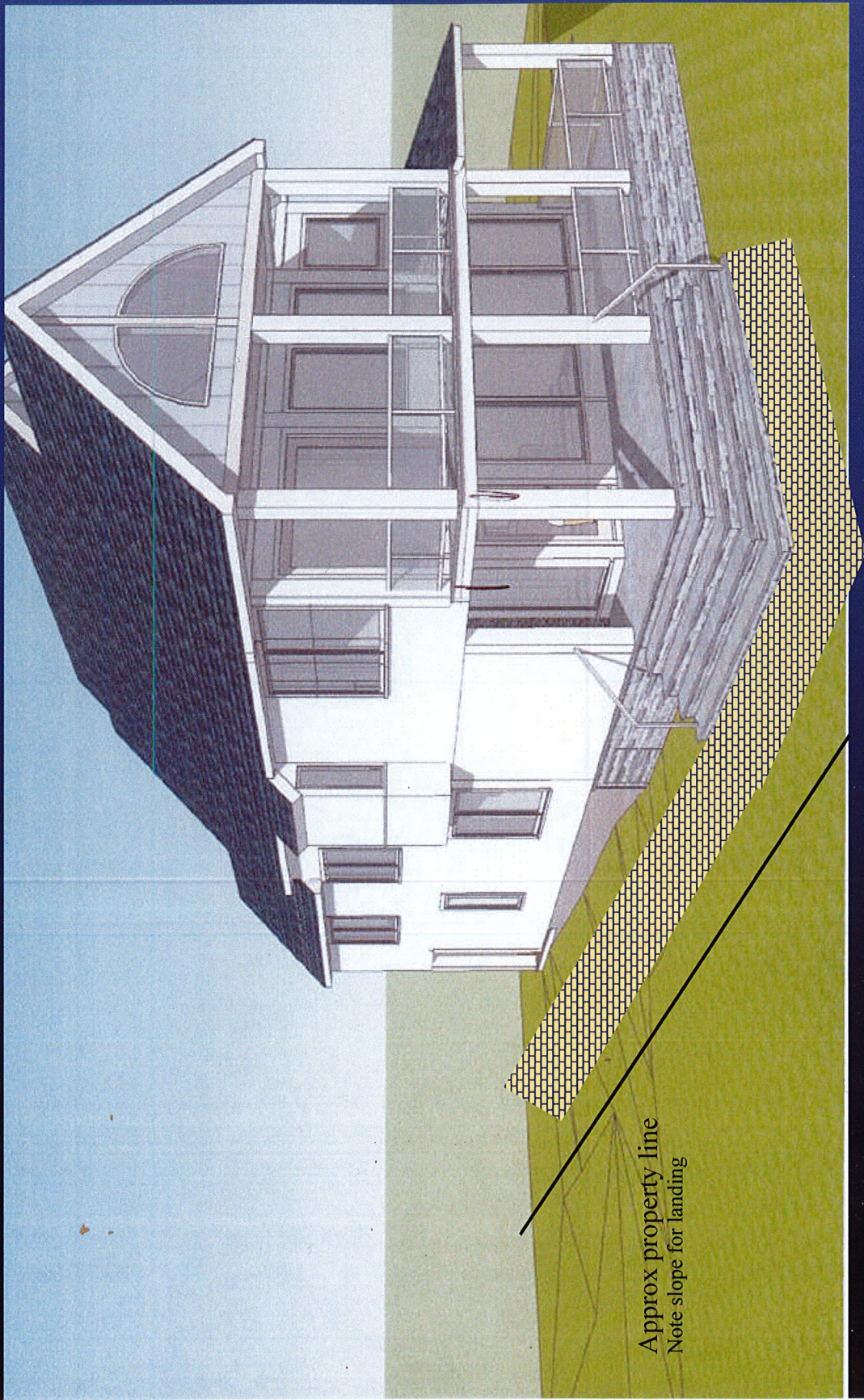
Steele House 22 ft



# Landing, Sidewalk, Terrace ?

BJS version

1/28/16 Rendering



Approx property line  
Note slope for landing

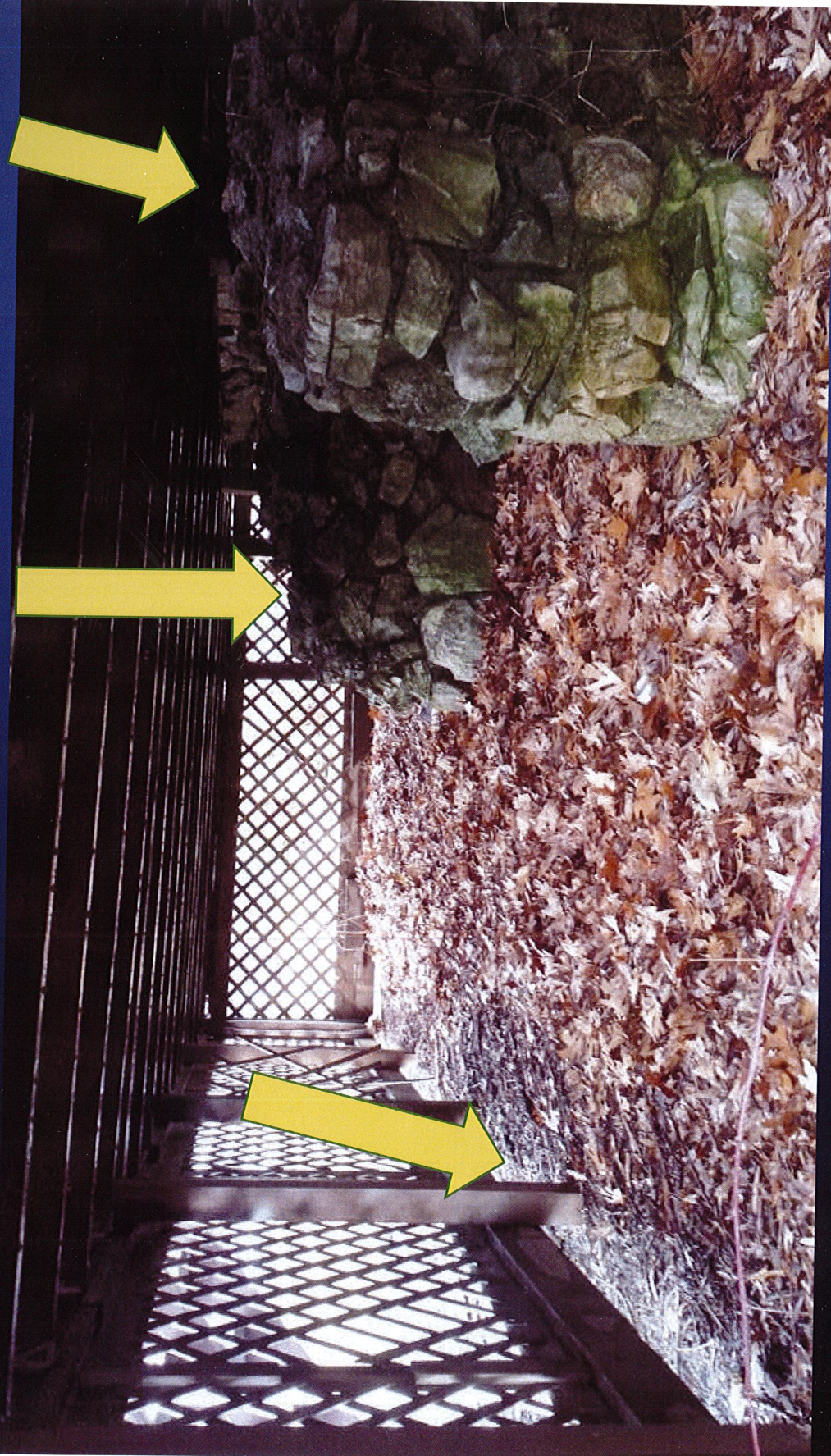
Miller- Murphy



# Original Foundation and Porch – Miller Side South



# Porch Footings and Original Stairs and Foundation



# Non Conforming Porch



Say Goodbye to Tree

