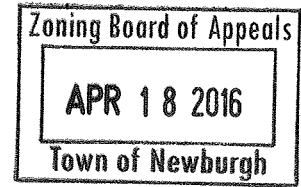


To: James E. Manley, Chairman Zoning Board of Appeals
Members of the Zoning Board of Appeals

From: Arthur H. and Sheila J. Nugent

Re: Variance Request – Application of Donald & Tammy Murphy

Date: April 15, 2016



As per your request, we are addressing another letter to you and members of the Zoning Board of Appeals in reference to the application of Donald and Tammy Murphy regarding 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.

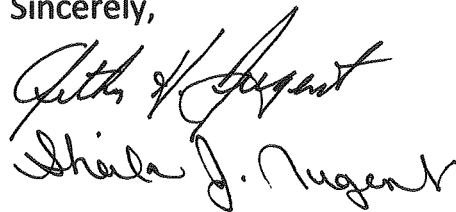
The applicants in this case, Mr. & Mrs. Murphy, are requesting variances in a number of areas; maximum height allowances, lot building coverage, side yard set-backs and the expansion of the existing first floor including front and rear covered porches. While we both support property improvements that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

improve and enhance the quality and value of the homes in our area, we are concerned that those improvements do not impair nor detract from the very nature of our community. Most lake properties are 50 feet in width and contain homes which are no more than 2 stories of height. As per an early agreement with the Orange Lake Realty Company, the original owner of the property we are discussing, no dwelling was to be built closer than 100 feet to the lake shoreline. Thus, the alignment of the rear (front) set-back of each house is consistent from house to house. This is true since the homes were originally built facing the lake not Lakeside Road to the east. That is why the ultimate goal of all development was to safeguard the lake view of all houses in that area.

We believe it is important that the Zoning Board of Appeals consider these historical facts when reviewing the appeal before you. As stated previously, we support any improvement made to properties which border the lakefront, as long as it does not infringe on the view of other neighbors and that the character of the improvements (height, set-backs etc.) does not alter the overall appearance of the neighborhood. Specifically, in this case we are opposed to any extension of the existing house or porch roofs toward the lake. Also, we are opposed to the maximum height requests in the present architectural plans before the Board.

We thank you in advance for listening to our concerns and hope that you will take our comments into consideration as you continue to review these variance requests before you.

Sincerely,



Sheila J. Nugent