



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

2530 -15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/03/2016

Application No. 15-0887

To: Don Murphy
299 Lakeside Rd
Newburgh, NY 12550

SBL: 50-1-22
ADDRESS: 299 Lakeside Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 10/15/2015 for permit to raise the second floor, expand the existing first floor and add front and rear covered porches on the premises located at 299 Lakeside Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 3 allows 10% building coverage.
- 2) 185-19-C-1 Shall not increase the degree of non-conformity. (one side yard)
- 3) 185-19-C-1 Shall not increase the degree of non-conformity. (combined side yard)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: _____ Don Murphy _____

2530-15

ADDRESS: _____ 299 Lakeside Rd _____

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

TYPE OF STRUCTURE: _____ **Second floor addition** _____

SBL: _____ 50-1-22 _____ **ZONE:** _____ R-1 _____

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
COMBINED SIDE YARDS	80'	19.2'	Increasing the degree of non-conformity		
SIDE YARD	30'	4.83'			
MAX. BUILDING HEIGHT	OK				
BUILDING COVERAGE	10%=1880		2,904.00	1,024.00	54.46%
SURFACE COVERAGE	OK				

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES X 2
 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: New calculation as of 6-3-2016. building coverage is greater due to the original application and survey had a garage of 576 SF not the 1080 SF as now shown

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 3 Allows a maximum building coverage of 10%. _____
- 2 185-19-C-1 Shall not increase the degree of non-conformity. (One side yard) _____
- 3 185-19-C-1 Shall not increase the degree of non-conformity. (Combined side yard) _____
- 4 _____

REVIEWED BY: _____ Joseph Mattina _____ **DATE:** _____ 3-Jun-16 _____

Percentage Calculator

Percentage Calculator is a free online tool to calculate percentages.

What is % of ?

Calculate

is what percent of ?

Calculate

%

What is the percentage increase/decrease

from to ?

Calculate

%

Tips: Use tab to move to the next field. Use shift-tab to move to the previous field. Press enter to calculate.

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Got it!

Bldg Lot coverage

10% = 1880 SF

Requesting 2904 SF

Variance is 1024 S.F.

6/3/2016

House

$$57 \times 32 = 1824 \text{ SF}$$

$$\text{Garage} \quad 1080 \text{ SF}$$

$$2904 \text{ SF}$$

Deck - Lakeside (OPEN)

$$32 \times 16 \quad 512 \text{ SF}$$

$$\text{Bldg } 10\% = 1880 \text{ SF}$$

REQ 2904

Allowed 1880

$$\text{Variance} = 1024 \text{ SF.}$$

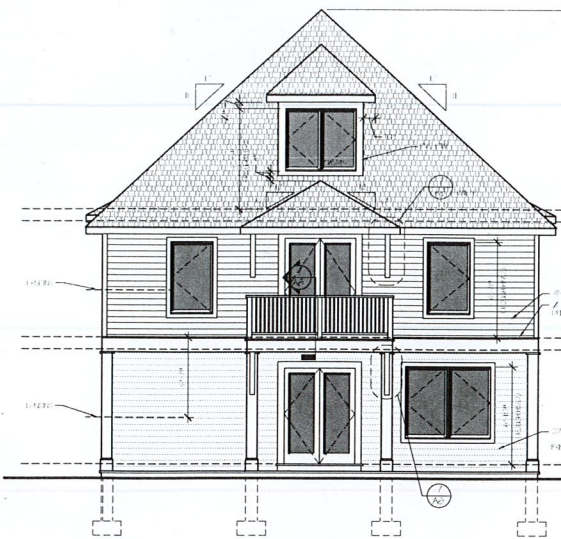
299 Lakeside Rd

CODE COMPLIANCE DEPT.

MAY 23 2016

Sign x

40



FRONT ELEVATION

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

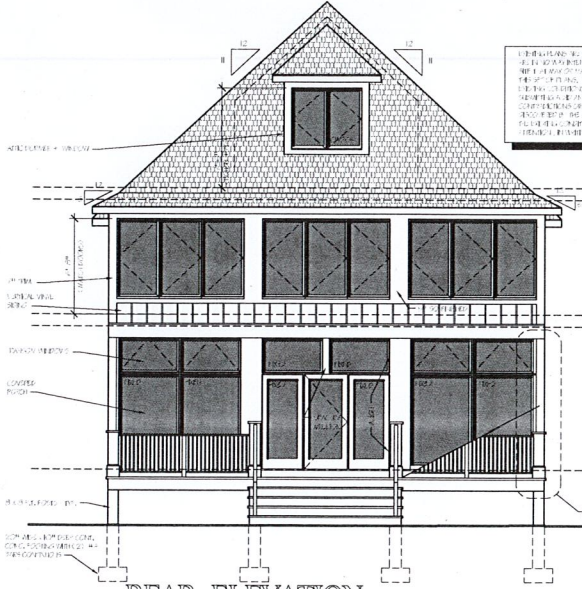
REAR PORCH FLOOR FINISH TO BE 1/2" COMPACT GRANITE OR EQUIVALENT. CONTRACTOR TO VERIFY.

THE FINISHES OF ALL MATERIALS, SUCH AS PAINTS, STAINING, AND FINISHES, SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL FINISHES BEFORE PROCEEDING WITH THE WORK.



RIGHT ELEVATION

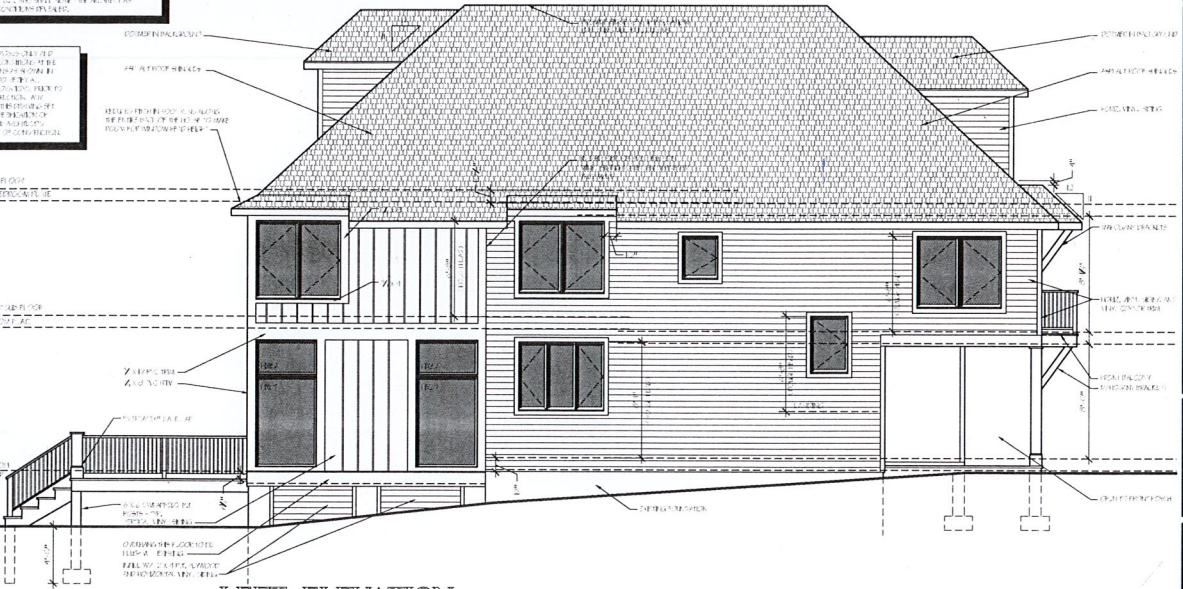
SCALE: 1/4" = 1'-0"



REAR ELEVATION

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

CONTRACTOR SHALL VERIFY ALL MATERIALS, SUCH AS PAINTS, STAINING, AND FINISHES, BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY ALL FINISHES BEFORE PROCEEDING WITH THE WORK.



LEFT ELEVATION

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

ARCHITECT'S SEAL

Professional Engineer
No. 15012
New York State
Professional Engineer

DANIEL CONTELMO ARCHITECTS



Professional Engineer
No. 15012
New York State
Professional Engineer

NEW ADDITION FOR:
MURPHY RESIDENCE
299 LAKESIDE ROAD
NEWBURGH, NEW YORK
EXTERIOR ELEVATIONS



DATE: May 20th, 2016
PROJECT: 15012 "Murphy"
SHEET:

A-3

Full Size Site Plans

are available for viewing at the

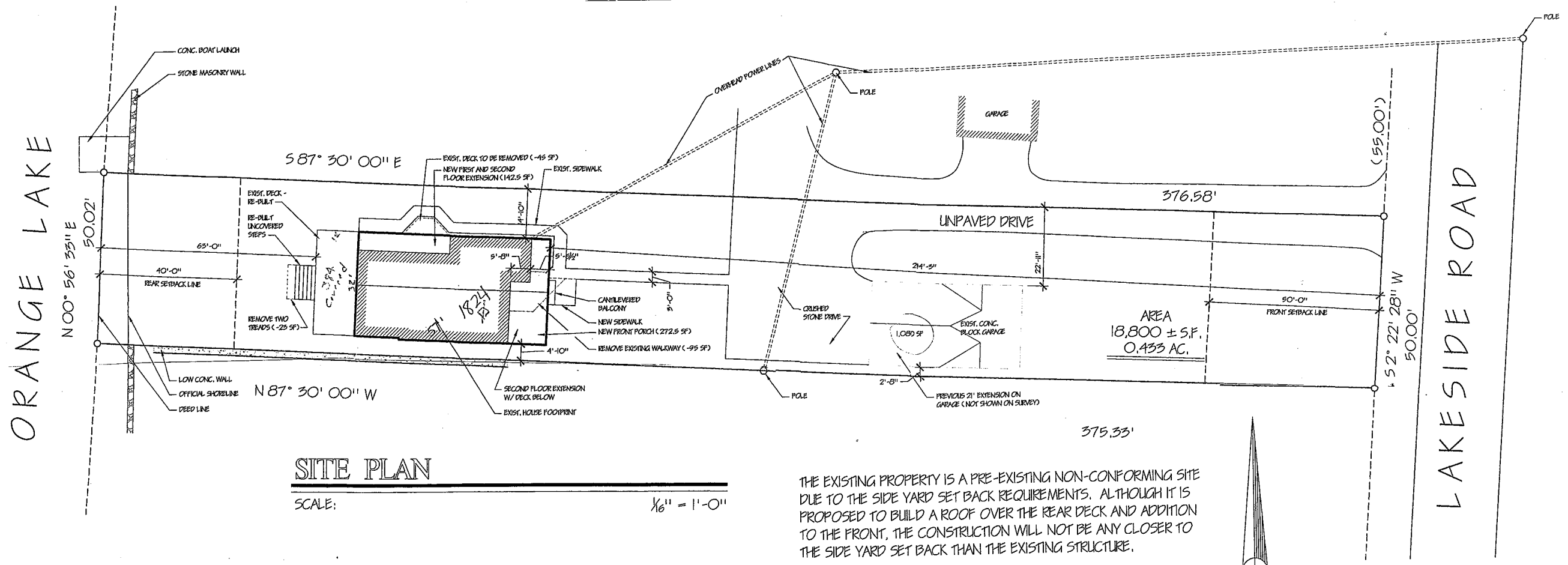
Zoning Board of Appeals

Office located at

308 Gardnertown Road

Newburgh, NY

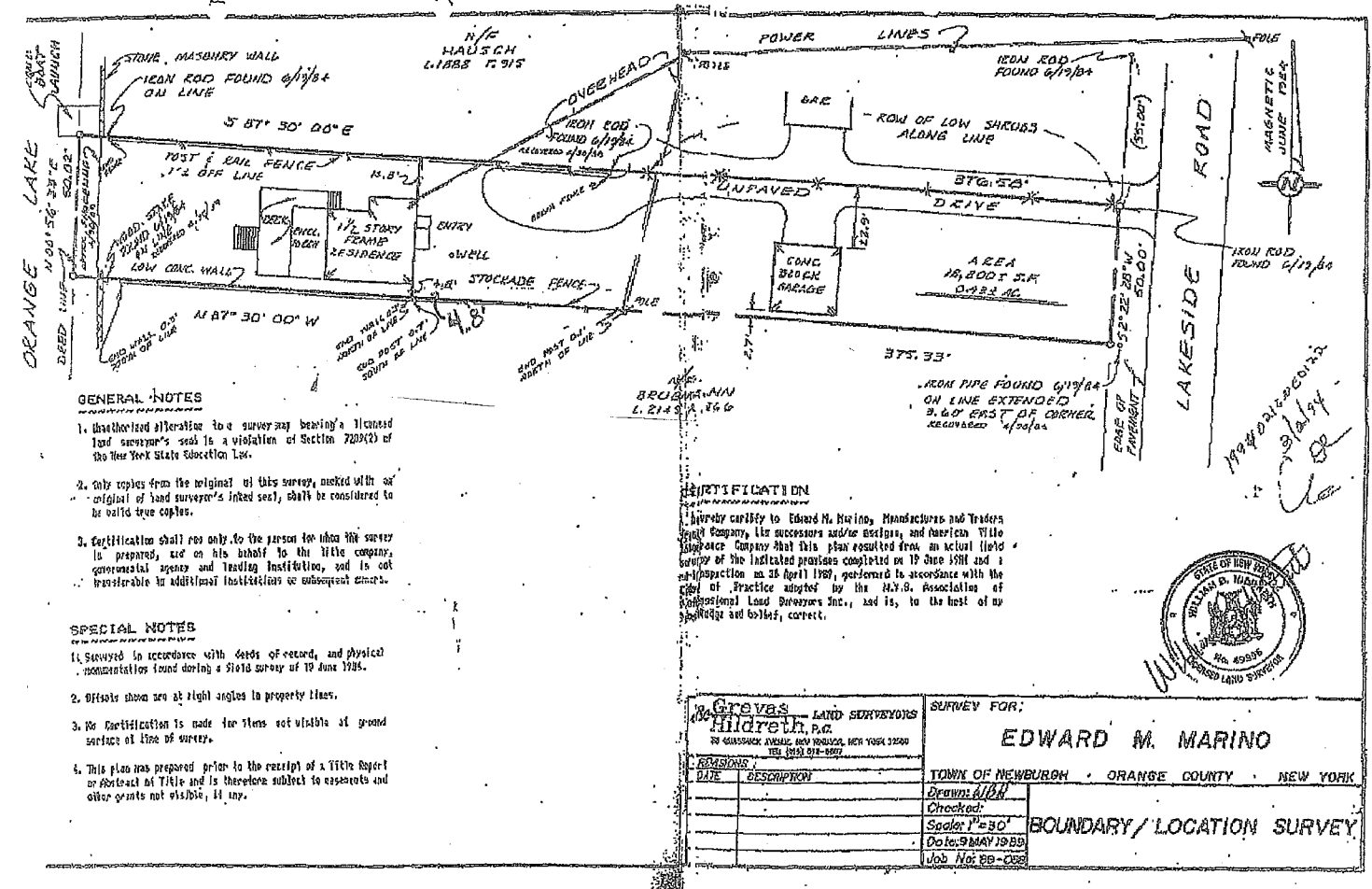
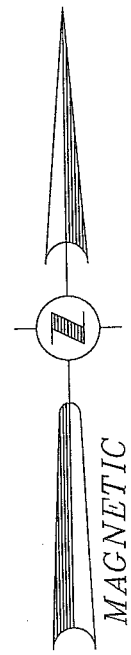
845-566-4901



SITE PLAN

SCALE: 1/8" = 1'-0"

THE EXISTING PROPERTY IS A PRE-EXISTING NON-CONFORMING SITE DUE TO THE SIDE YARD SET BACK REQUIREMENTS. ALTHOUGH IT IS PROPOSED TO BUILD A ROOF OVER THE REAR DECK AND ADDITION TO THE FRONT, THE CONSTRUCTION WILL NOT BE ANY CLOSER TO THE SIDE YARD SET BACK THAN THE EXISTING STRUCTURE.



COVERAGE CALCULATIONS

	SQUARE FOOTAGE OF IMPERVIOUS SURFACES REMOVED	IMPERVIOUS SURFACES ADDED	EXISTING COVERAGE
Garage	0	0	1080
House	0	413	1299
Porch/Decks	-68	14	677.5
Walkway	-102	48	511
Driveway	0	0	0*
	-170	475	3567.5

*The driveway as it exists is crushed stone

SF Added = 475

SF Removed = -170

NET SF = 305

Existing Lot Coverage 3567.5 SF + LOT SIZE (18,800 SF) = 18.98%

Percent Increase = 8.50%

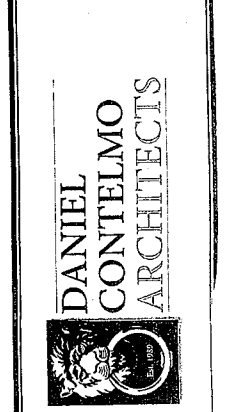
New Lot Coverage 3567.5 + 305 = 3872.5 SF ÷ (18,800 SF) = 20.60%

Maximum Lot Coverage Allowed = 10%

USED THIS ONE



30 Craft Road
Roughslopes, NY 10603
Phone 845-214-0802
Fax 845-465-3855



It is a violation of the New York State Education Law... (small text regarding surveying regulations)

NEW ADDITION FOR:
MURPHY RESIDENCE
299 LAKESIDE ROAD
NEWBURGH, NEW YORK

SITE PLAN



DATE: June 2nd, 2016
PROJECT: 15012 "Murphy"
SHEET: S-1

SURVEY

SCALE: 1" = 30'