



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: 7-28-14

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

I (WE) Gregory Paschall PRESENTLY

RESIDING AT NUMBER 18 Merritt Lane

TELEPHONE NUMBER 845-728-5477

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:

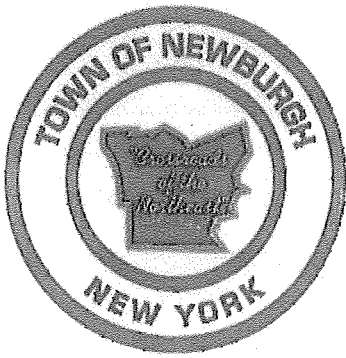
7-1-24.1-1 (TAX MAP DESIGNATION)

18 Merritt Lane (STREET ADDRESS)

AR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4, 185-15-B, 185-15-A, 185-15-A(2), 185-15-A-3



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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: July 15 2014
- 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: Area

N/A

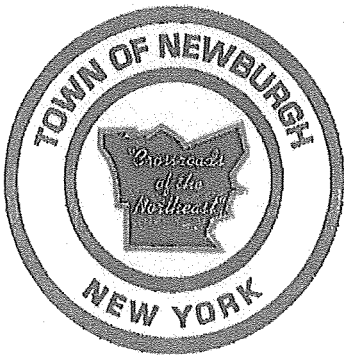
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:



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

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:

PROPOSAL IS TO REPLACE AN EXISTING GARAGE THAT FAILED UNDER SNOW LOAD WITH A GARAGE (2CAR) WITH STORAGE FOR RECREATIONAL AND YARD EQUIPMENT

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:

PROPOSED BUILDING IS LOCATED WHERE THE EXISTING BUILDING WAS BECAUSE OF EXISTING DRIVEWAY ACCESS AND BECAUSE IT IS THE MORE LEVEL AREA. TOPO IS RESTRICTIVE IN OTHER AREAS

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

FILED MAP #733-06 STIPULATED ABANDONMENT OF MERRITT LANE AND TRANSFERENCE OF PARGE PROPERTY TO APPLICANT. VARIANCES, EXCEPT SIZE, WOULD NOT BE REQUIRED. THIS WAS NEVER DONE BY DEVELOPER OF THAT PROJECT

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

IT IS TO REPLACE A GARAGE THAT FAILED

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

LOT 7-1-60.6 WAS SUPPOSED TO BE TRANSFERRED TO APPLICANTS LOT (FM #733-06) WHICH WOULD HAVE ALLOWED APPLICANT TO AVOID ALL VARIANCES EXCEPT FOR THE SIZE.



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7. ADDITIONAL REASONS (IF PERTINENT):

FM# 733-06 Shows addition property to be
transferred, attached

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

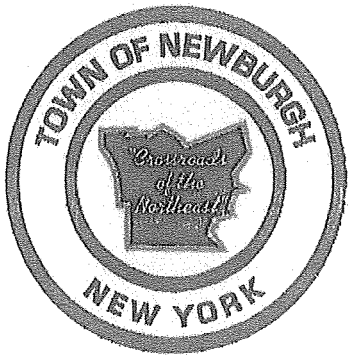
SWORN TO THIS 25 DAY OF July 20 14

NOTARY PUBLIC

JOSEPH RICH WOJCIECHOWSKI
Notary Public - State of New York
NO. 01W06234965
Qualified in Dutchess County
My Commission Expires 1/31/15

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.

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)



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PROXY

GREG PASCALL, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 18 MERRITT LANE
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF 18 MERRITT LANE,
NEWBURGH, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED CHARLES T. BROWN, P.E./ELECTRICAL
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN. ENGINEERING

DATED: 7/25/14

[Signature]
OWNER'S SIGNATURE

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 25 DAY OF July 2014

[Signature]
NOTARY PUBLIC

JOSEPH RICH WOJCIECHOWSKI
Notary Public - State of New York
NO. 01W06234965
Qualified in Dutchess County
My Commission Expires 1/31/15

617.20
Appendix B
Short Environmental Assessment Form


Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Paschall Garage			
Project Location (describe, and attach a location map): 18 Merritt Lane Newburgh, NY 12550			
Brief Description of Proposed Action: The construction of a 28'X40' garage to replace garage that collapsed due to snow load during January 2014			
Name of Applicant or Sponsor: Gregory Paschall		Telephone: 845-728-5477	
		E-Mail: greg.dayone@gmail.com	
Address: 18 Merritt Lane			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building permit from Town of Newburgh.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.87 acres	
b. Total acreage to be physically disturbed?		0.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.87 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> <td>N/A</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NO	YES	N/A									
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>									
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation service(s) available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</p> <p>b. Is the proposed action located in an archeological sensitive area?</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>											
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>16. Is the project site located in the 100 year flood plain?</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES</p>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u> Date: <u>7/28/14</u>		
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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.
_____	_____
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)

PRINT



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

2442-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 07/15/2014

Application No. 14-0289

**To: Gregory Paschall
18 Merritt Ln
Newburgh, NY 12550**

**SBL: 7-1-24.1-1
ADDRESS: 18 Merritt Ln**

ZONE: AR

PLEASE TAKE NOTICE that your application dated 05/08/2014 for permit to construct an 28' x 40' accessory building. on the premises located at 18 Merritt Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Codes Sections:

- 1) 185-15-A-4 Maximum allowed square footage is 1000 sf.
- 2) 185-15-B Accessory building shall not project closer to the fronting street than the main dwelling.
- 3) 185-15-A Accessory buildings shall be located in a side or rear yard.
- 4) 185-15-A-(2) Accessory building shall setback 5' from the side or rear property lines.
- 5) 185-15-A-3 Building shall not occupy more than 10% of the required yard in which it's located.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

PAGE 1 OF 2

NAME: Gregory Paschall

ADDRESS: 18 Merrit Lane Newburgh NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: 28' x 40' detached garage

SBL: 7-1-24.1-1 ZONE: A-R

TOWN WATER: NO TOWN SEWER: NO

	maximum	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Maximum square feet	1000 sf		1120 sf	120 sf	12.0%
Setback	5'		1'	4'	80.0%
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO
 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: **Requesting a detached 28 x 40 accessory building. In the front yard and closer to street than main dwelling.**

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 maximum of 1000 sf for all accessory buildings.
- 2 185-15-B Building shall not project closer to the fronting street than the main dwelling.
- 3 185-15-A Building shall be located in a side or rear yard.
- 4 185-15-A-(2) Building shall setback 5' from the side or rear lot line.

REVIEWED BY: Joseph Mattina

DATE: 15-Jul-14

Town of Newburgh Code Compliance

OWNER INFORMATION

PAGE 2 OF 2

NAME: _____ Gregory Paschall _____

ADDRESS: _____ 18 Merrit Lane Newburgh NY 12550 _____

PROJECT INFORMATION:

TYPE OF STRUCTURE: _____ **28' x 40' detached garage** _____

SBL: _____ 7-1-24.1-1 _____ **ZONE:** _____ A-R _____

TOWN WATER: NO **TOWN SEWER:** NO

	maximum	allowed	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
10% of total yard area	7125 sf	712.5 sf	1120 sf	407.5 sf	57.1%
Setback					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

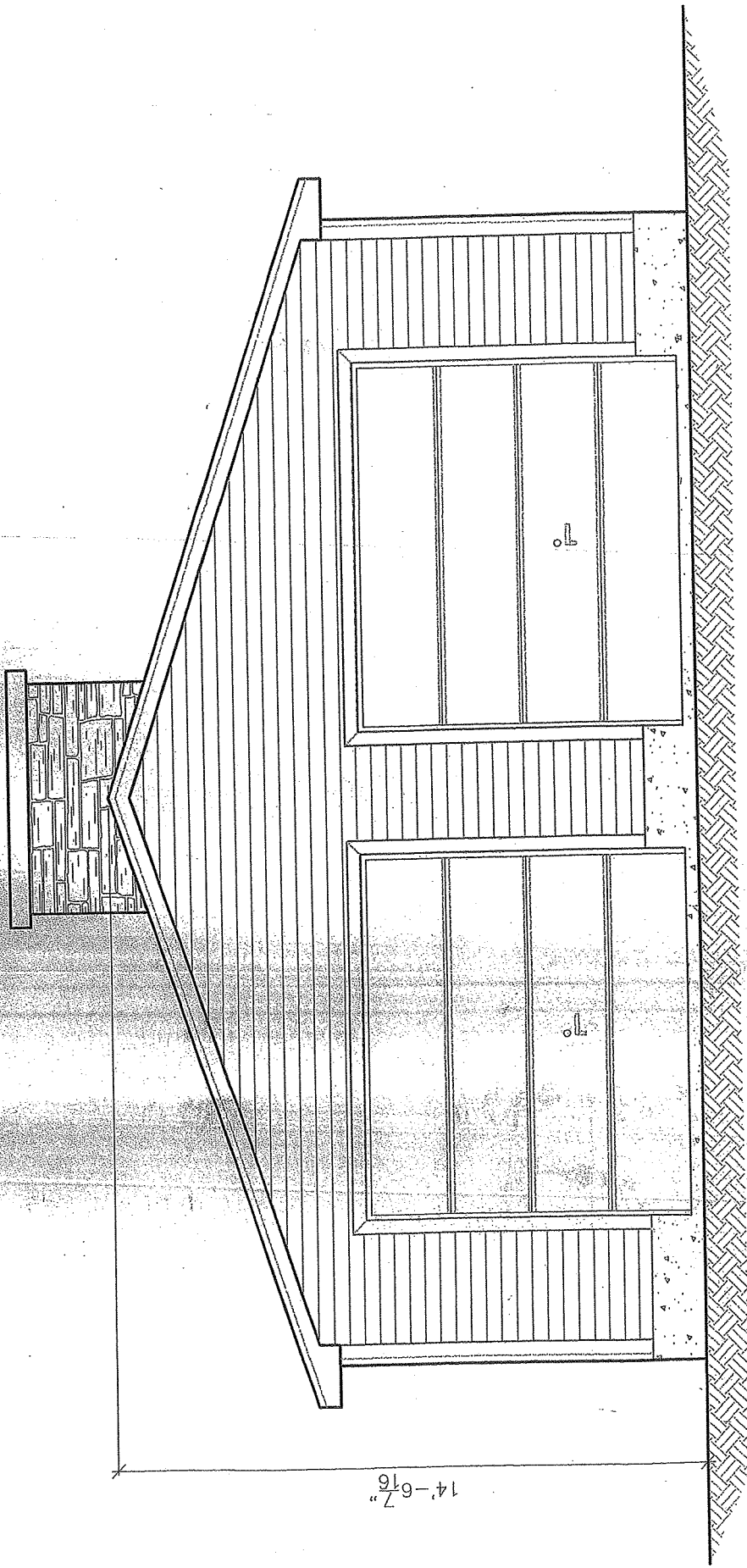
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES: Requesting a detached 28 x 40 accessory building. In the front yard and closer to street than main dwelling.

VARIANCE(S) REQUIRED:

- 1 185-15-A-3 Shall not occupy more than 10% of the yard area.
- 2 _____
- 3 _____
- 4 _____

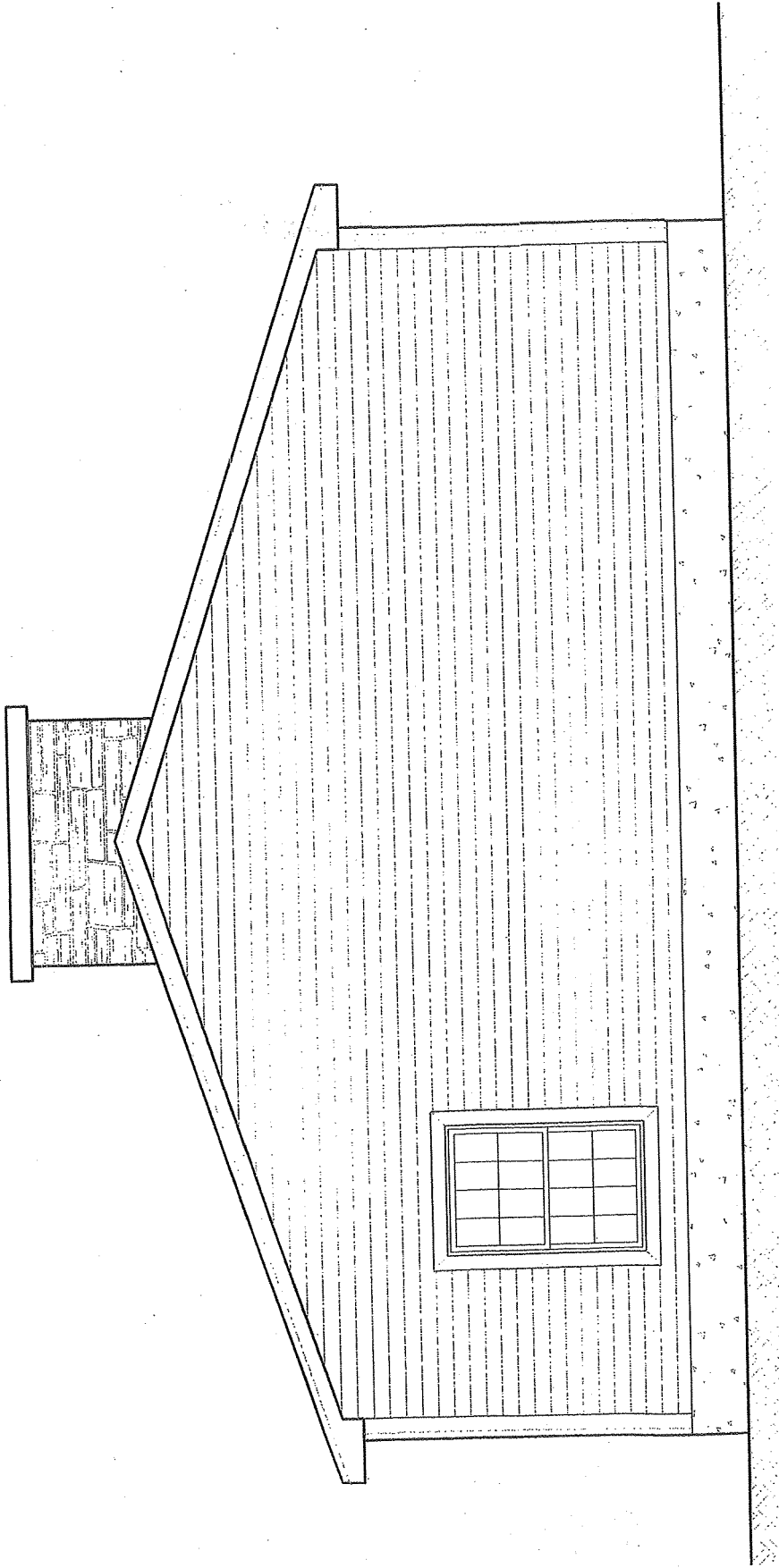
REVIEWED BY: _____ Joseph Mattina _____ **DATE:** _____ 15-Jul-14 _____



FRONT ELEVATION

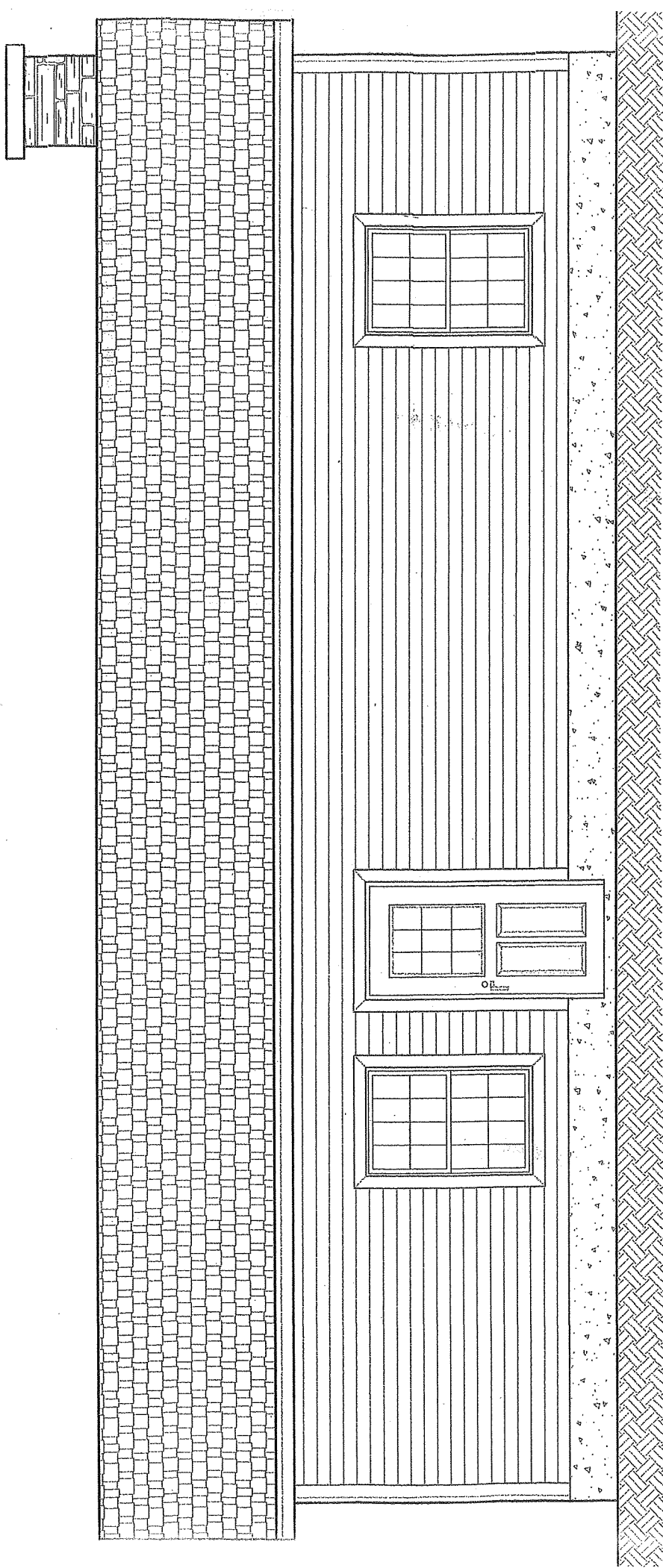
SCALE: 1/4" = 1'-0"

7 YORK



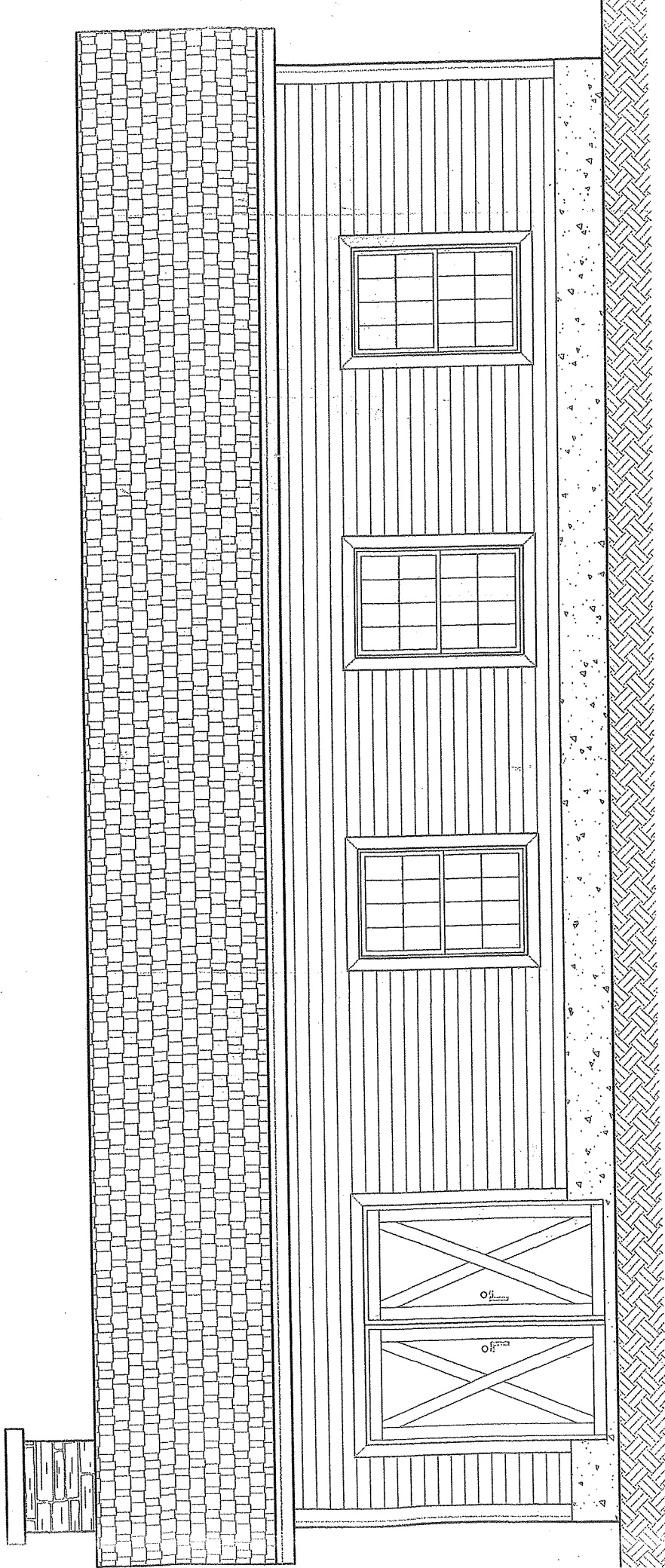
REAR ELEVATION

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

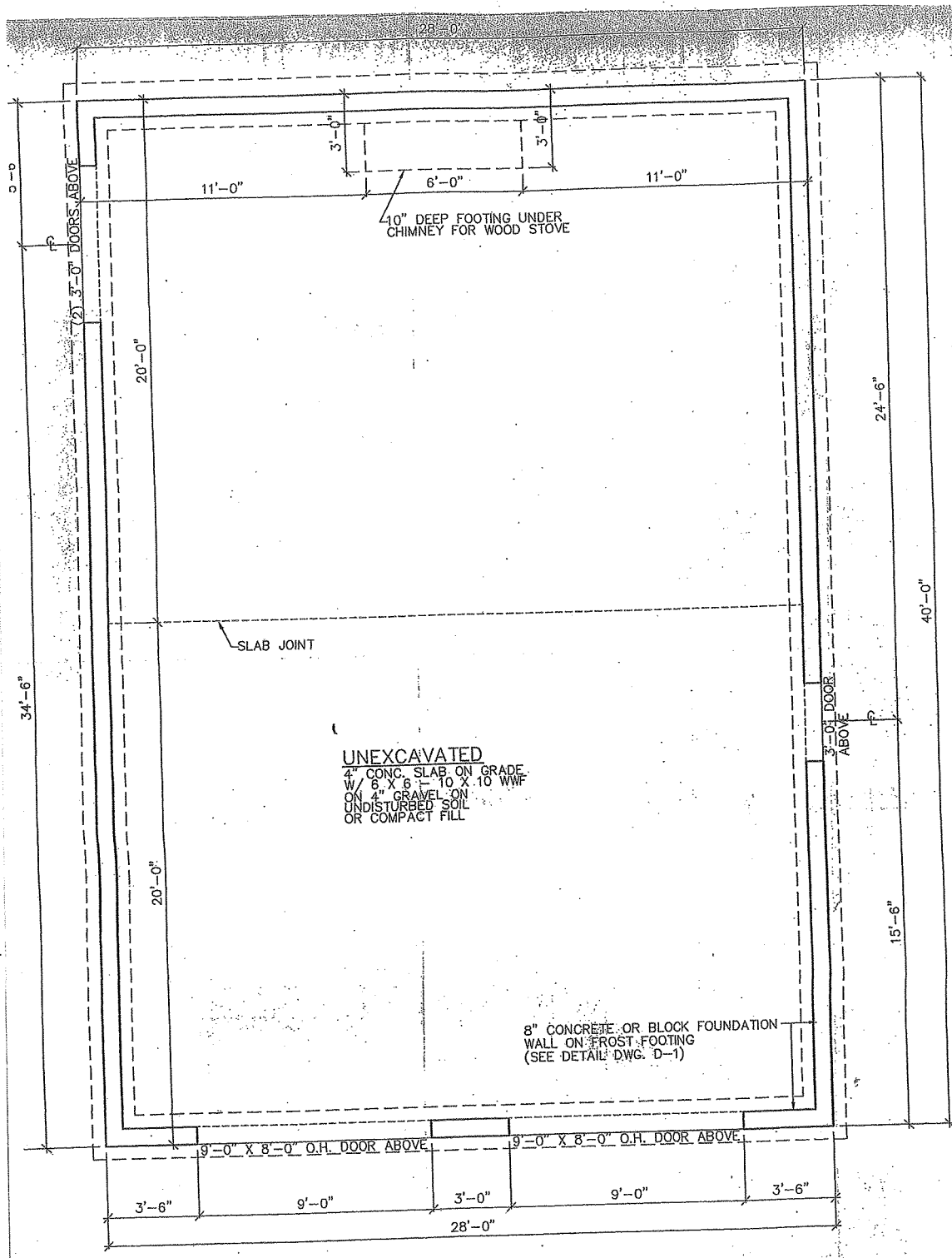


RIGHT SIDE ELEVATION

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

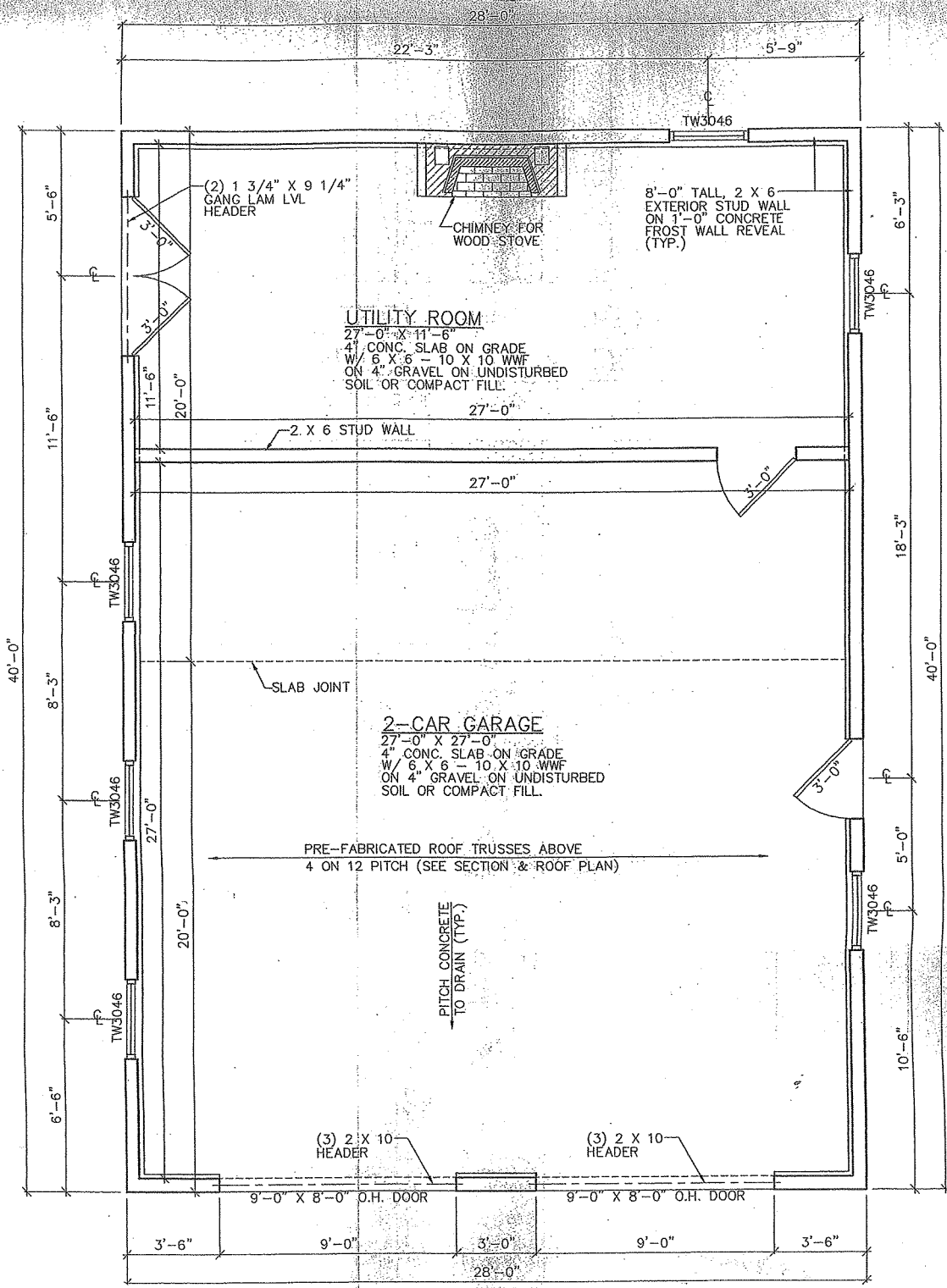


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

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



GARAGE PLAN

SCALE: 1/4" = 1'-0"
NOTE: 9'-0" GARAGE CEILING HEIGHT

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

Frederick D. Paschall & Margaret E. Paschall TO Gregory P. Paschall

SECTION 7 BLOCK 1 LOT 24.1

RECORD AND RETURN TO: (Name and Address)

Empire Abstract Company P.O. Box 3118 1 N. Front St - Ste 202 Kingston, NY 12402

THIS IS PAGE ONE OF THE RECORDING ATTACH THIS SHEET TO THE FIRST PAGE OF EACH RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED X MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) 4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG)
2289 CHESTER (TN) 4203 MONTGOMERY (VLG)
2201 CHESTER (VLG) 4205 WALDEN (VLG)
2489 CORNWALL (TN) 4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG) 4401 OTISVILLE (VLG)
2600 CRAWFORD (TN) X 4600 NEWBURGH (TN)
2800 DEERPARK (TN) 4800 NEW WINDSOR (TN)
3089 GOSHEN (TN) 5089 TUXEDO (TN)
3001 GOSHEN (VLG) 5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG) 5200 WALLKILL (TN)
3005 CHESTER (VLG) 5489 WARWICK (TN)
3200 GREENVILLE (TN) 5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN) 5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG) 5405 WARWICK (VLG)
3689 HIGHLANDS (TN) 5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG) 5889 WOODBURY (TN)
3889 MINISINK (TN) 5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

CITIES

- 0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO. PAGES 3 CROSS REF
CERT. COPY ADD'L X-REF
MAP # PGS.

PAYMENT TYPE: CHECK [checked]
CASH
CHARGE
NO FEE

CONSIDERATION \$ 0
TAX EXEMPT

MORTGAGE AMT \$
DATE 5-26-99

- MORTGAGE TAX TYPE:
(A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT. PERSON/CR. UNION
(J) NAT.PER-CR.UN/1 OR 2
(K) CONDO

Donna L. Benson DONNA L. BENSON Orange County Clerk

RECEIVED FROM: Empire Abst

LIBER 5086P 304

STATE OF NEW YORK (COUNTY OF ORANGE) SS: I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL, THEREOF FILED OR RECORDED IN MY OFFICE ON 6/23/1999 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbitt

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

LIBER 5086 PAGE 304

ORANGE COUNTY CLERKS OFFICE 35634 MLV RECORDED/FILED 06/23/1999 01:36:42 PM FEES 44.00 EDUCATION FUND 5.00 SERIAL NUMBER 099748 DEED CNL NO 58645 TAX .00

Handwritten notes: Saw original 7/29/14

This Indenture, made the 26th day of May, 1999

between Frederick G. Paschall and Margaret L. Paschall,
Rt 6 Box 12145
Berkeley Springs, West Virginia 25411

and

Gregory P. Paschall
18 Merritt Lane
Middlehope, NY 12550

party of the first part, and

Gregory P. Paschall
18 Merritt Lane
Middlehope, NY 12550

party of the second part,

Witnesseth, that the party of the first part, in consideration of One Dollar, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Newburgh, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point in the approximate centerline of Merritt Lane. From said point of beginning and along the lands n/f of Mt. Airy Fruit Farm, Inc. for the next seven (7) courses:

(1) S69-31-01E, 164.01 feet to a found 1" iron pipe, 6" above grade, and passing through a set 1/2" rebar, 6" above grade, 100.33 feet from the beginning of this course; thence,

(2) N42-15-47E, 124.39 feet to a found 1/2" iron pipe, flush to the ground; thence,

(3) S35-14-20E, 67.03 feet to a set 1/2" rebar, 4" above grade in a stone pile; thence,

(4) S05-17-41E, 71.35 feet to the remains of a stonewall; thence,

(5) along the remains of the stonewall, S09-03-08W, 51.83 feet; thence,

(6) still along the remains of the stonewall, S15-35-31W, 72.36 feet; thence,

(7) S23-34-11W, 43.94 feet to the approximate centerline of Merritt Lane, and passing through a set 1/2" rebar, 4" above grade, 23.21 feet from the beginning of this course; thence, along the approximate centerline of Merritt Lane for the next three (3) courses:

(1) N52-31-59W, 155.67 feet; thence,

(2) N41-33-50W, 58.85 feet; thence,

(3) N33-22-04W, 135.96 feet to the place of beginning and containing 0.870 acres of land, as surveyed by Leo J. Carroll, P.E., L.S. in February, 1991.

BEING and intended to be the same premises described in a deed dated April 28, 1969 from MARGARET LOUISE COOPER to FREDERICK G. PASCHALL and MARGARET L. PASCHALL which deed was recorded on May 1, 1969 in Liber 1818 at page 912 in the Orange County Clerk's Office.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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

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

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

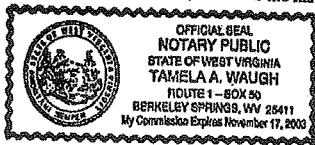
In witness whereof, the party of the first part has duly executed this deed the day and year first above written.

In presence of:

Frederick G. Paschall
Frederick G. Paschall
Gregory P. Paschall
Gregory P. Paschall

Margaret L. Paschall
Margaret L. Paschall

On the 26th day of May in the year 1999
before me, the undersigned, a Notary Public in and for said State, appeared Frederick G. Paschall & Margaret L. Paschall
personally known or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or person on behalf of which the individual(s) acted, executed the instrument.

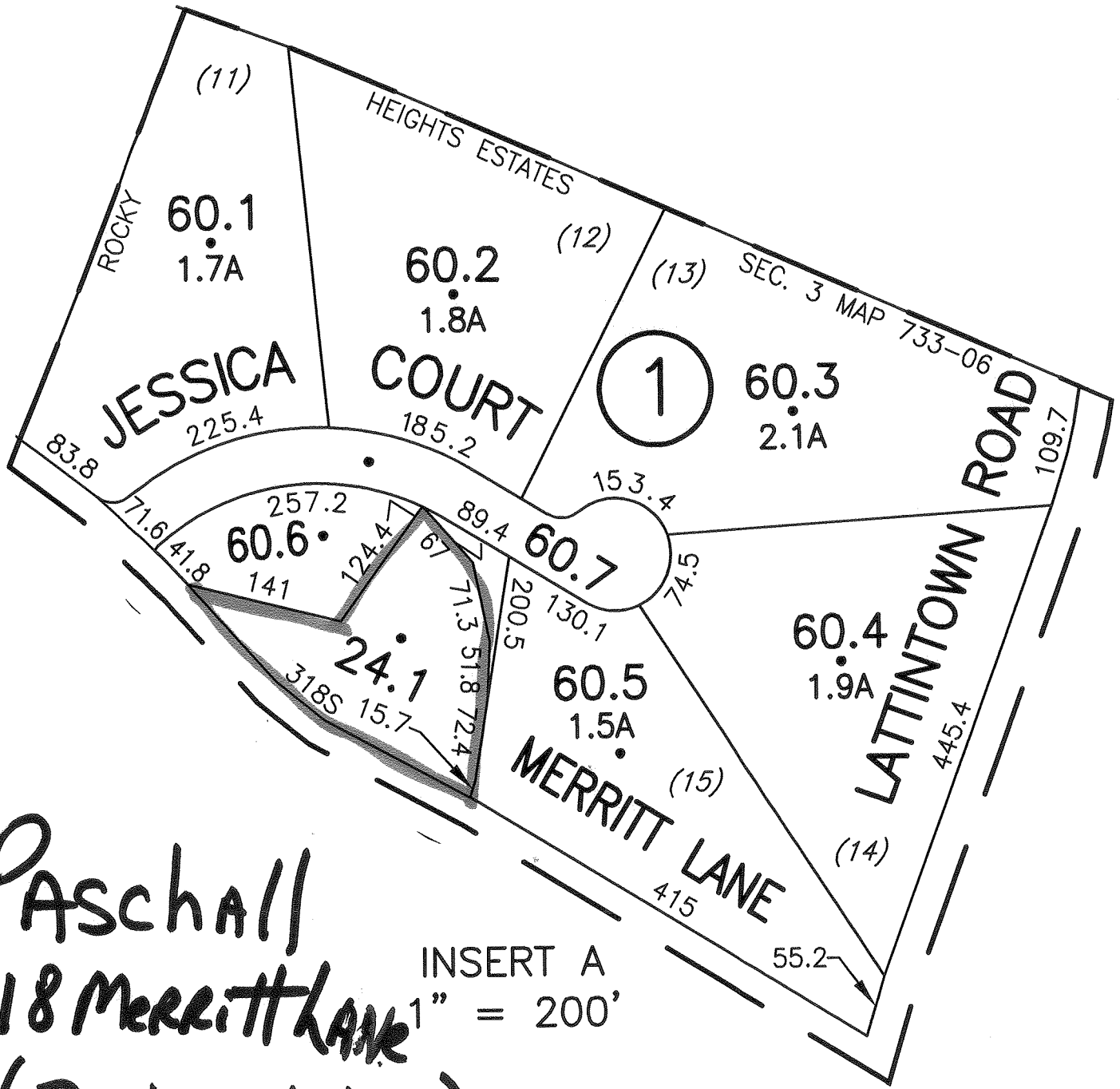


Tamela A. Waugh
notary

On the 25th day of May in the year 1999
before me, the undersigned, a Notary Public in and for said State, appeared Gregory P. Paschall
personally known or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or person on behalf of which the individual(s) acted, executed the instrument.

[Signature]
notary

Erett T. Saso Sr
NOTARY PUBLIC, State of New York
No. 01840013925
Qualified in Ulster County
Commission Expires September 14, 2005

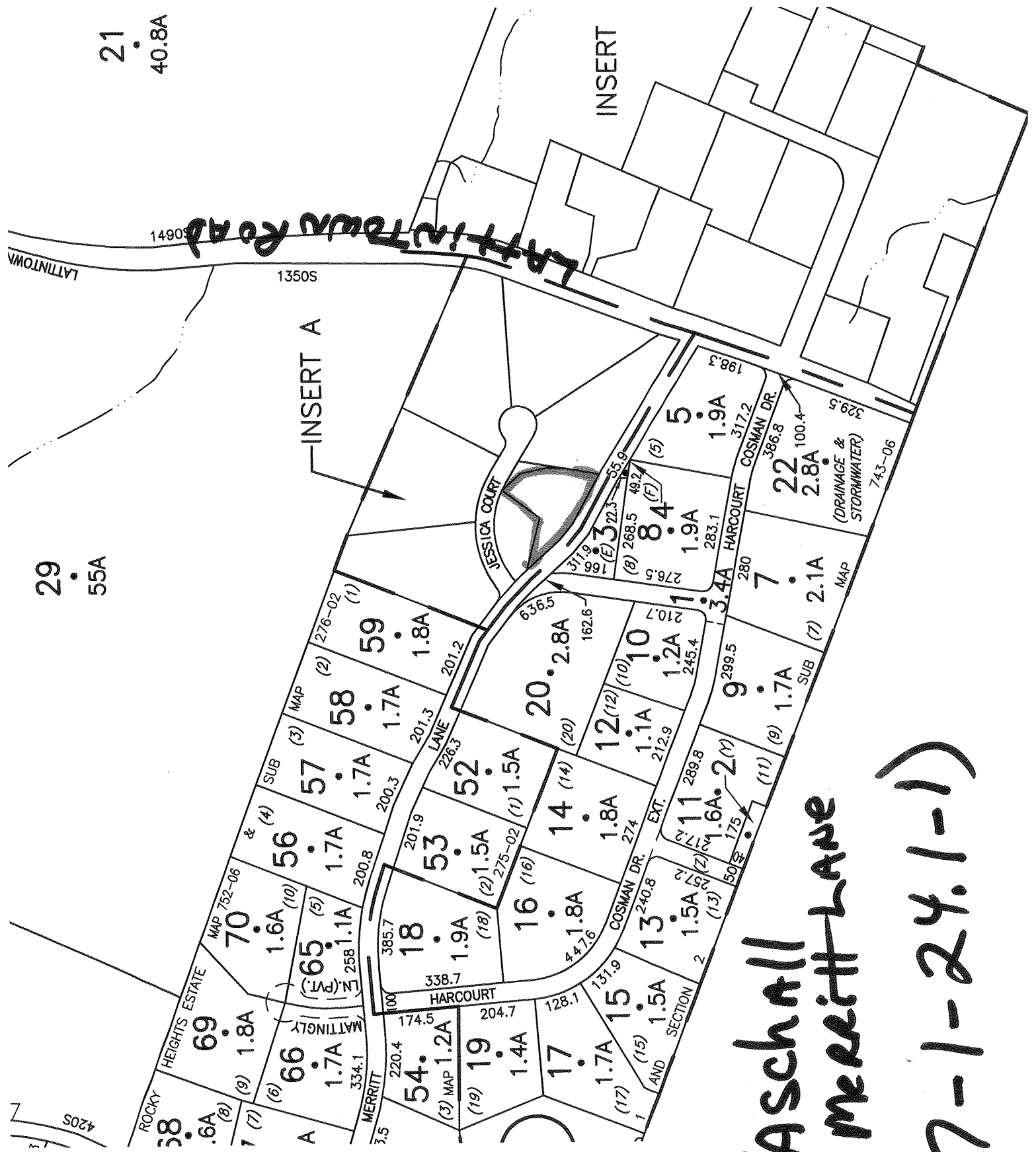


Paschall
 18 Merritt Lane
 (7-1-24.1-1)

INSERT A
 1" = 200'

21
40.8A

29
55A



RASCHALL
18 MERRITT LANE
(7-1-24.1-1)