

2647(A)-17 Accessory Bldg (24x24)

2647(B)-17 Accessory Bldg (8x10)  
Built without a permit



# 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: 11-3-17

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

I (WE) TETT PHILLIPS PRESENTLY

RESIDING AT NUMBER 27 LINDEN DR.

TELEPHONE NUMBER 845-649-9247

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:

91-4-15 (TAX MAP DESIGNATION)

27 LINDEN DRIVE (STREET ADDRESS)

R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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-2      185-15-A-3      185-15-A-4

BULK TABLE SCHEDULE 3



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

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: 9-25-2017
- 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 VARIANCE

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:

SIMILAR STRUCTURES ARE ALREADY IN USE AT NEARBY PROPERTIES

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:

ZONING DISTRICT SPECIFICATIONS WHERE PROPERTY IS LOCATED

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

STRUCTURES SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES THE SAME AS SIMILAR STRUCTURES EXISTING ON NEARBY PROPERTIES

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

NO SUBSTANTIAL ENVIRONMENTAL CHANGES WILL BE MADE

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

ZONING DISTRICT DETERMINES LOT COVERAGE ALLOWABLE



# TOWN OF NEWBURGH

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ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD  
(845) 566-4901

## 7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Joe Phillips*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS THIRD DAY OF NOVEMBER 2017

*Andrew J. Zarutskie*  
\_\_\_\_\_  
NOTARY PUBLIC

ANDREW J. ZARUTSKIE  
Notary Public, State of New York  
No. 01ZA4502524  
Qualified in Orange County  
Commission Expires Nov. 30, 2017

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.  
**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

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

# Short Environmental Assessment Form

## Part 1 - Project Information

### 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: <b>RELOCATING EXISTING 8'x10' SHED AND INSTALLING NEW 24'x24' GARAGE</b>							
Project Location (describe, and attach a location map): <b>27 LINDEN DRIVE SBL: 91-4-15</b>							
Brief Description of Proposed Action: <b>MOVING EXISTING 8'x10' UTILITY SHED BACK INSIDE PROPERTY LINE AS ONE SIDE WAS OVER BY 6 INCHES ON ADJACENT PROPERTY CONSTRUCTING NEW 24'x24' GARAGE</b>							
Name of Applicant or Sponsor: <b>JETT PHILLIPS</b>		Telephone: <b>845-649-9247</b>					
Address: <b>27 LINDEN DR.</b>		E-Mail: <b>JETT.PHILLIPS@YANCO.COM</b>					
City/PO: <b>NEWBURGH</b>		State: <b>NY</b>	Zip Code: <b>12550</b>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.258</u> acres					
b. Total acreage to be physically disturbed?		<u>0.0157</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.258</u> 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							

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

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>JETT PHILLIPS</u>		Date: _____
Signature: <u>[Handwritten Signature]</u>		

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form*  
*Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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"/>
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"/>



Agency Use Only [If applicable]

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

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.

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.

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

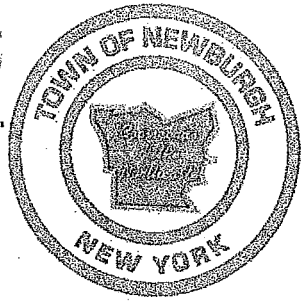
Date

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)



# 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

2647(A)-17

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/25/2017

Application No. 17-0809

To: Jeff Phillips  
27 Linden Dr  
Newburgh, NY 12550

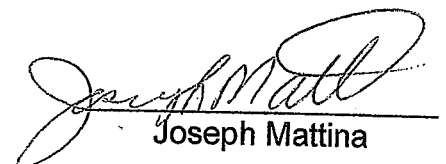
SBL: 91-4-15  
ADDRESS: 27 Linden Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 08/28/2017 for permit to build a 24' x 24' accessory building on the premises located at 27 Linden Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-15-A-4 The total Square footage shall not exceed the formula.
- 2) 185-15-A-3 The building shall not occupy more than 10% of the required yard.
- 3) Bulk table schedule 3 Allows a maximum lot building coverage of 10%
- 4) Bulk table schedule 3 Allows a maximum lot surface coverage of 20%

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

2647(A)-17

# Town of Newburgh Code Compliance

## OWNER INFORMATION

**BUILT WITH OUT A PERMIT**

**YES** / **NO**

NAME: Jeff Phillips Building Application # 17-0809

ADDRESS: 27 Linden Dr. Newburgh NY 12550

## PROJECT INFORMATION:

**AREA VARIANCE**

USE VARIANCE

TYPE OF STRUCTURE: 24' x 24' accessory buildings

SBL: 91-4-15 ZONE: R-1 ZBA Application # \_\_\_\_\_

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	11250 SF				
SHED / PROPERTY LINE					
ACCESSORY FORMULA	494.1 sf		656 sf	161.9 sf	32.76%
10% YARD COVERAGE	477 sf		576 sf	99 sf	20.75%
REAR YARD					
ONE SIDE YARD					
COMBINE SIDE YARDS					
BUILDING COVERAGE	10%=1125		1728 sf	603 sf	53.60%
SURFACE COVERAGE	20%=2250		3113 sf	863 sf	38.30%

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:

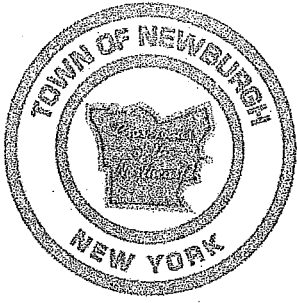
**1 of 4**

## VARIANCE(S) REQUIRED:

- 1 185-15-A-4 maximum allowed sf per the formula
- 2 185-15-A-3 shall not occupy more than 10% of the required yard area.
- 3 Bulk table schedule 3 allows 10% maximum building coverage
- 4 Bulk table schedule 3 allows 20% maximum surface coverage

REVIEWED BY: Joseph Mattina

DATE: 25-Sep-17



# 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

2647(B) - 17

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/25/2017

Application No. 17-0847

To: Jeff Phillips  
27 Linden Dr  
Newburgh, NY 12550

SBL: 91-4-15  
ADDRESS: 27 Linden Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 09/06/2017 for permit to keep a 8' x 10' accessory building built without a permit after moving off the neighbors parcel. on the premises located at 27 Linden Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-15-A-2 The building shall set back 5' from the side lot line.
- 2) 185-15-A-4 The total Square footage shall not exceed the formula.
- 3) Bulk table schedule 3 Allows a maximum lot building coverage of 10%
- 4) Bulk table schedule 3 Allows a maximum lot surface coverage of 20%

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

2647(B)-17

# Town of Newburgh Code Compliance

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

NAME: Jeff Phillips Building Application # 17-0847

ADDRESS: 27 Linden Dr. Newburgh NY 12550

PROJECT INFORMATION:  **AREA VARIANCE**  USE VARIANCE

TYPE OF STRUCTURE: 8' x 10' accessory buildings

SBL: 91-4-15 ZONE: R-1 ZBA Application # \_\_\_\_\_

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	11250 SF				
SHED / PROPERTY LINE	5'		0'	5'	100 %
ACCESSORY FORMULA	494.1 sf		656 sf	161.9 sf	32.76%
10% YARD COVERAGE					
REAR YARD					
ONE SIDE YARD					
COMBINE SIDE YARDS					
BUILDING COVERAGE	10%=1125		1728 sf	603 sf	53.60%
SURFACE COVERAGE	20%=2250		3113 sf	863 sf	38.30%

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: 2 of 4 the shed must be moved to the property line at a minimum.

- VARIANCE(S) REQUIRED:
- 1 185-15-A-4 maximum allowed sf per the formula
  - 2 Bulk table schedule 3 allows 10% maximum building coverage
  - 3 Bulk table schedule 3 allows 20% maximum surface coverage
  - 4 185-15-A-2 shall setback 5' from the side property line

REVIEWED BY: Joseph Mattina DATE: 25-Sep-17

2647(A)-17

24 x 24



**84 Lumber Company Quotation Package**

**CONSTRUCTION**  
**Maestro**  
Estimating Software  
Pods, Barns, Garages & Dracks

**QUOTATION FOR:**

Jett Phillips  
Customer Address Not Provided  
City, State, & Zip Not Provided  
Customer Phone Not Provided

**CONTACT:**

Freddy Locklary  
1019 Route 519  
Eighty Four, PA 15330  
724-228-4094

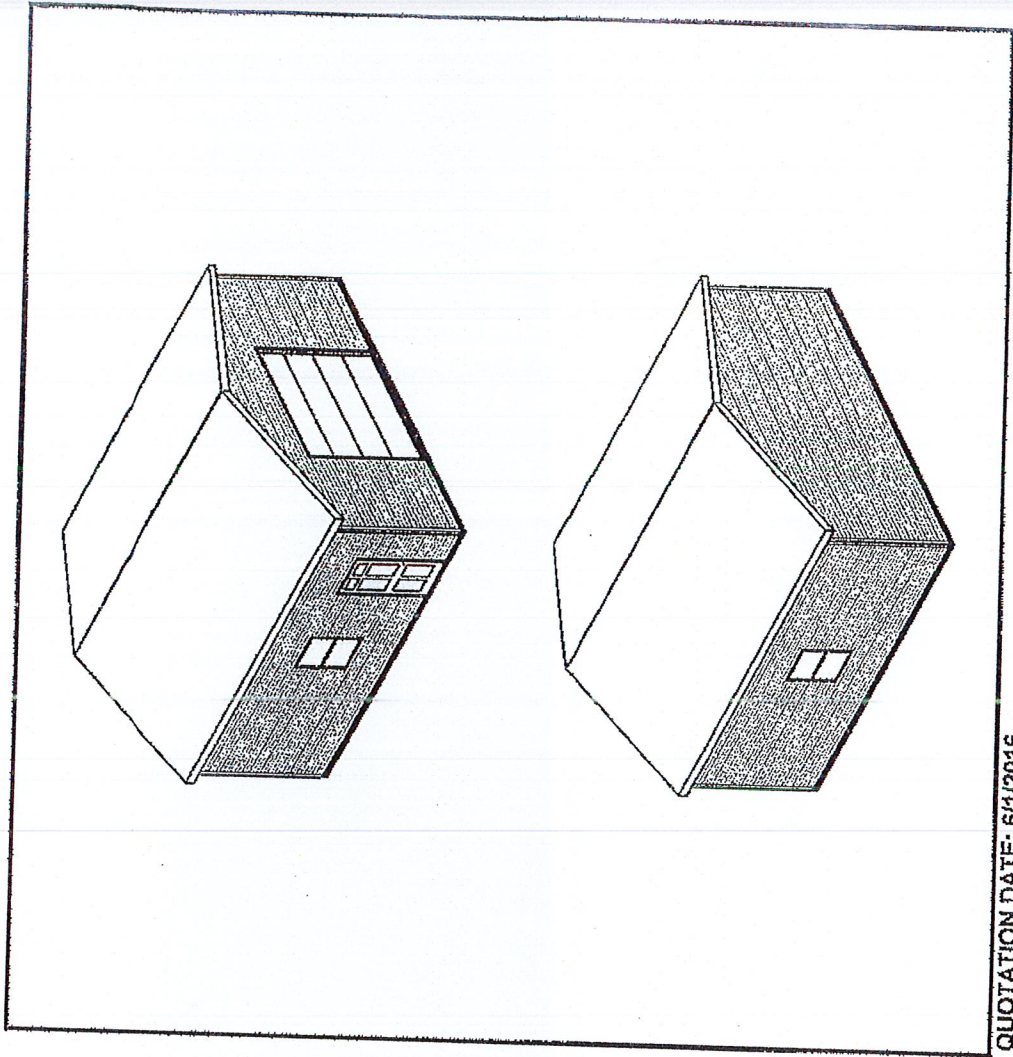
**CONSTRUCTION:**  
**DIMENSIONS:**

Stud Frame  
24' X 24' X 10'

**SPECIFICATIONS FOR 24' X 24' X 10' STUD FRAME PACKAGE:**

- **MATERIAL PACKAGE**
  - Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
  - 2 x 6 Construction Grade Studs (16" O/C)
  - 2 x 6 Treated Foundation Sill Plate
  - 7/16" OSB on Walls and Roof
  - Top Quality 84 Lumber Clap Board White Vinyl Siding
  - 84 Quality 3-1 Tab Supreme Onyx Black Shingle
- **DOORS & WINDOWS**
  - One 10 X 9 Overhead Ins. Std. Trk. w/o Opener
  - One 3' 6 Panel Entry Door
  - Two Generic 3' 2" x 4' 2" Double Hung Windows
- **0" EAVE OVRHG., 12" GABLE OVRHG. ALUM. SOFFIT**
- **FASTENERS**
  - 1 1/4 Alum Siding Nail - 1# for Vinyl Siding
  - 1 1/4 in. Roofing Nails for Shingles
  - 16 Sinkers for Studs

**DETAILED BUILDING PLANS**



Subtotal

Tax

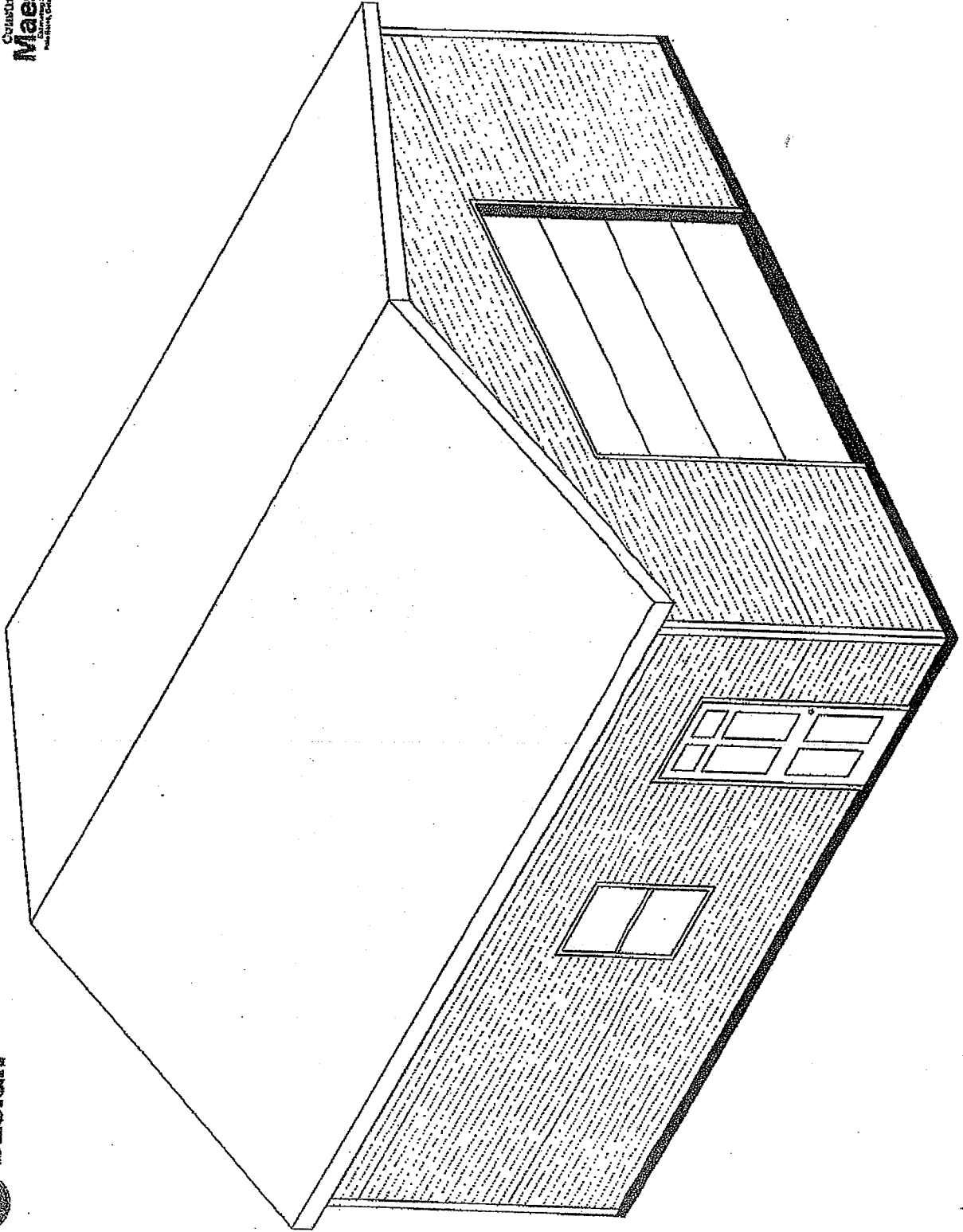
**GRAND TOTAL**

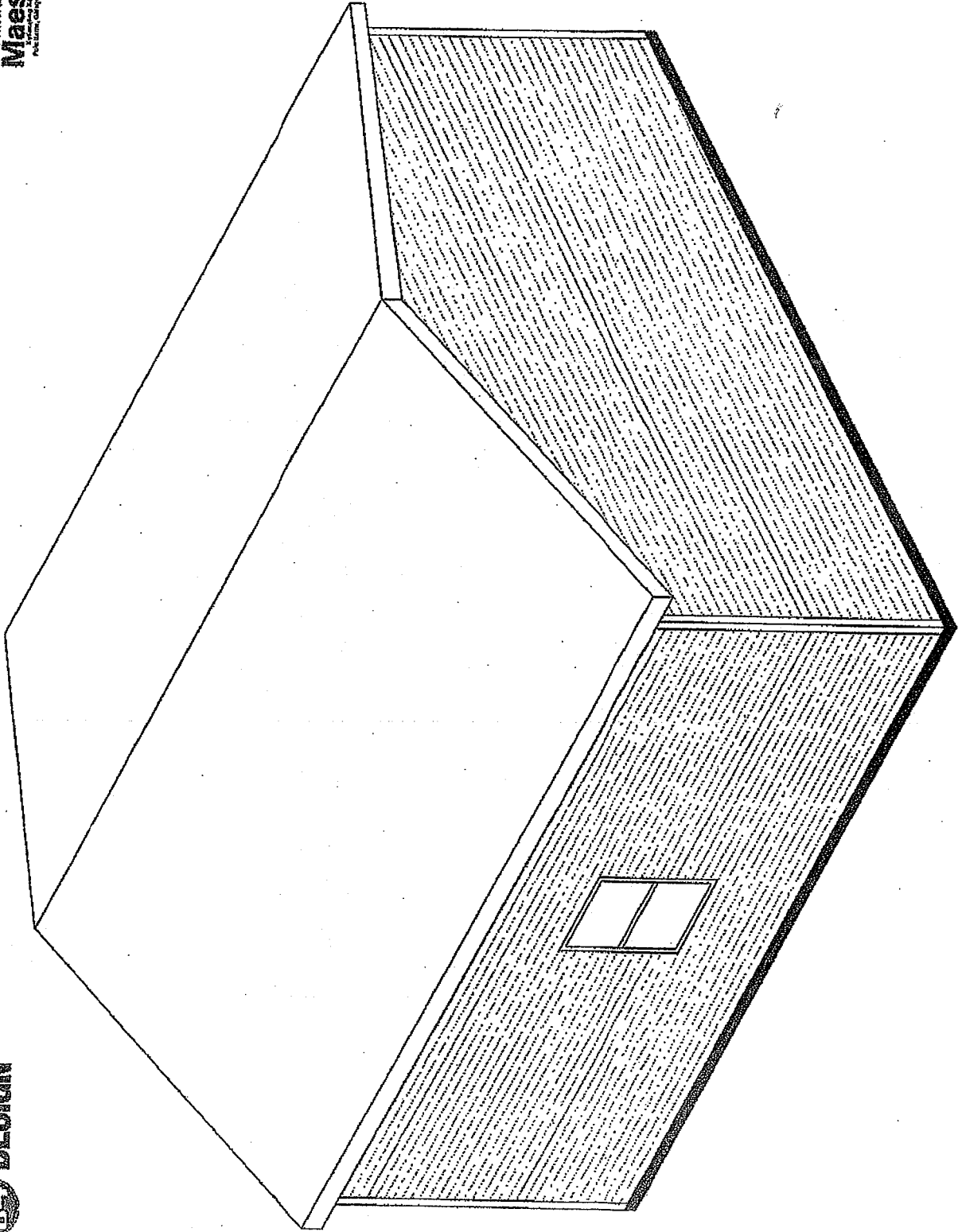
QUOTATION DATE: 6/1/2016

ESTIMATE NUMBER: 22951



Construction  
**Maestro**  
Quality Workmanship  
Professionalism. Integrity. Service.

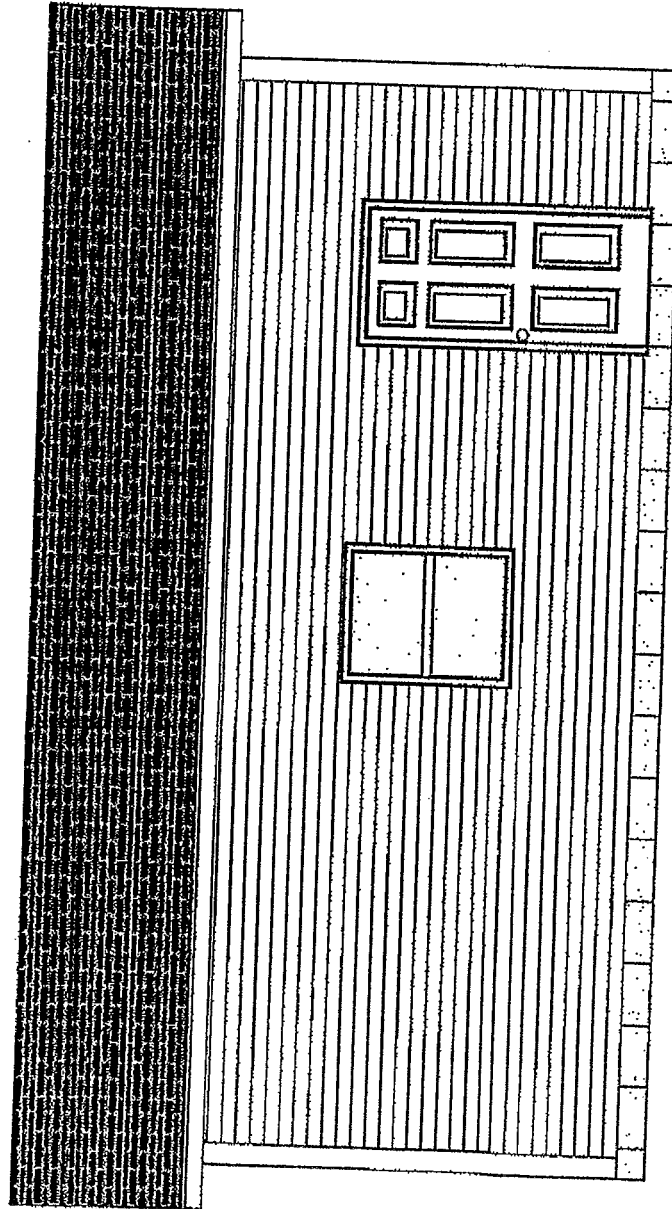






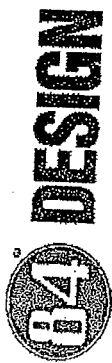


**WEST SIDE-EAVE SIDE 1 ELEVATION**

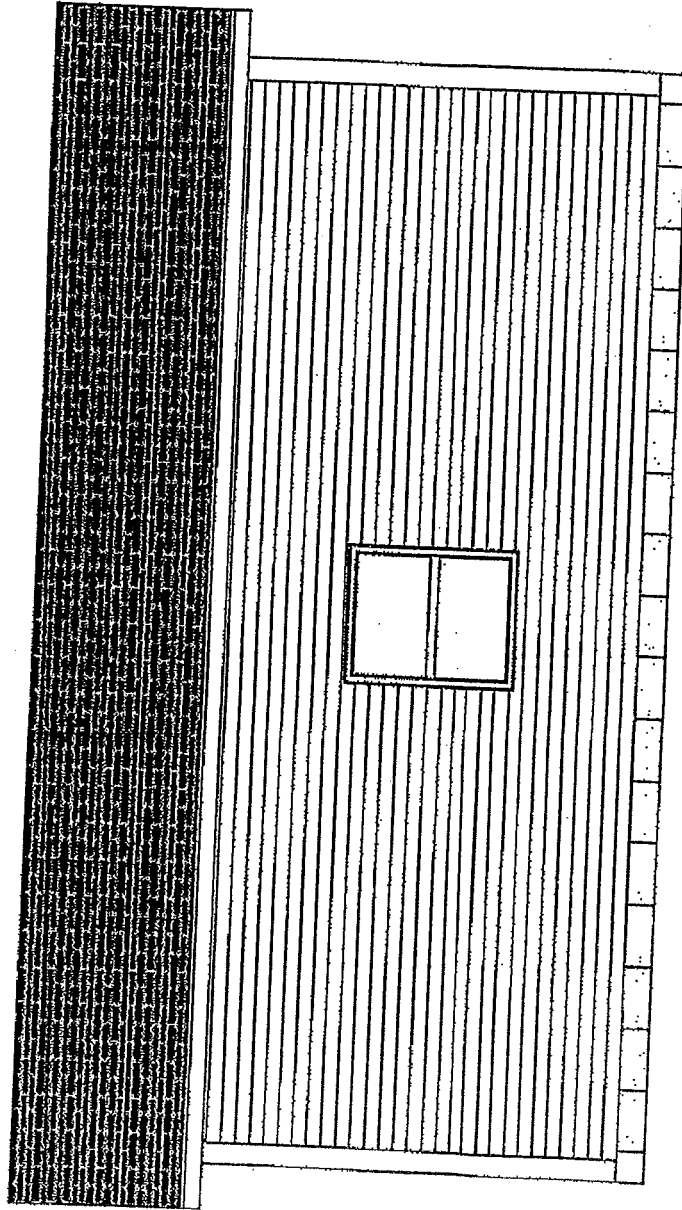


Construction  
**Maestro**<sup>®</sup>  
Estimating Software  
Rob Barnes, Garage & Dicks

Jett Phillips  
Estimate Number: 22951  
6/1/2016



**EAST SIDE-EAVE SIDE 2 ELEVATION**

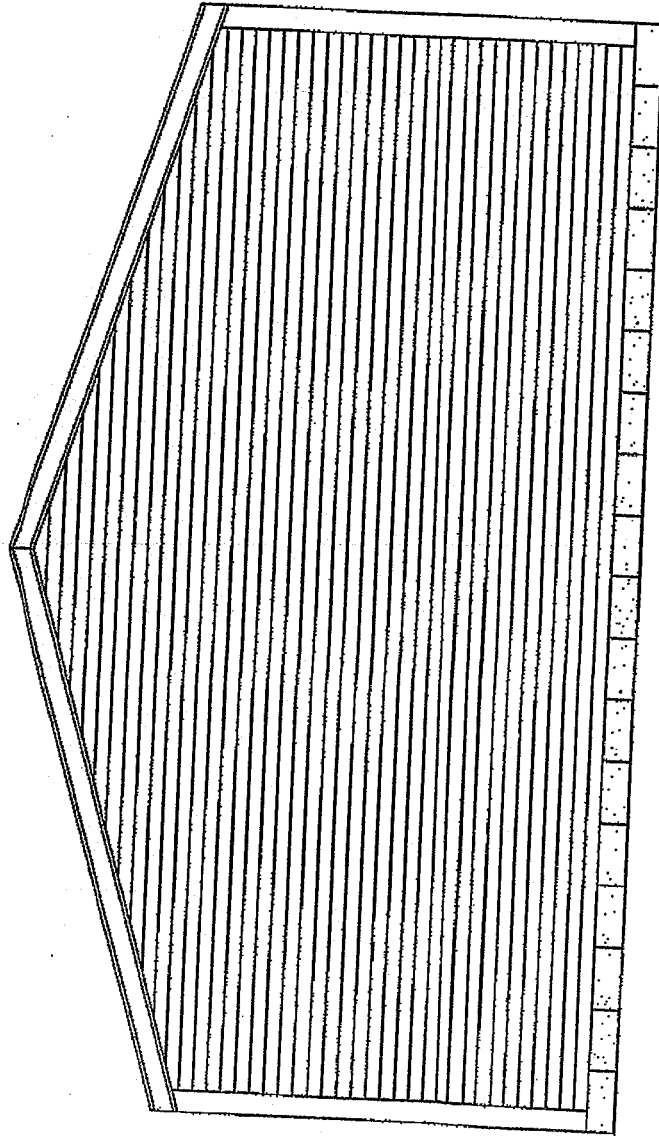


Construction  
**Maestro**<sup>®</sup>  
Estimating Software  
Pole Barns, Garages & More



**DESIGN**

**NORTH SIDE-GABLE SIDE 2 ELEVATION**

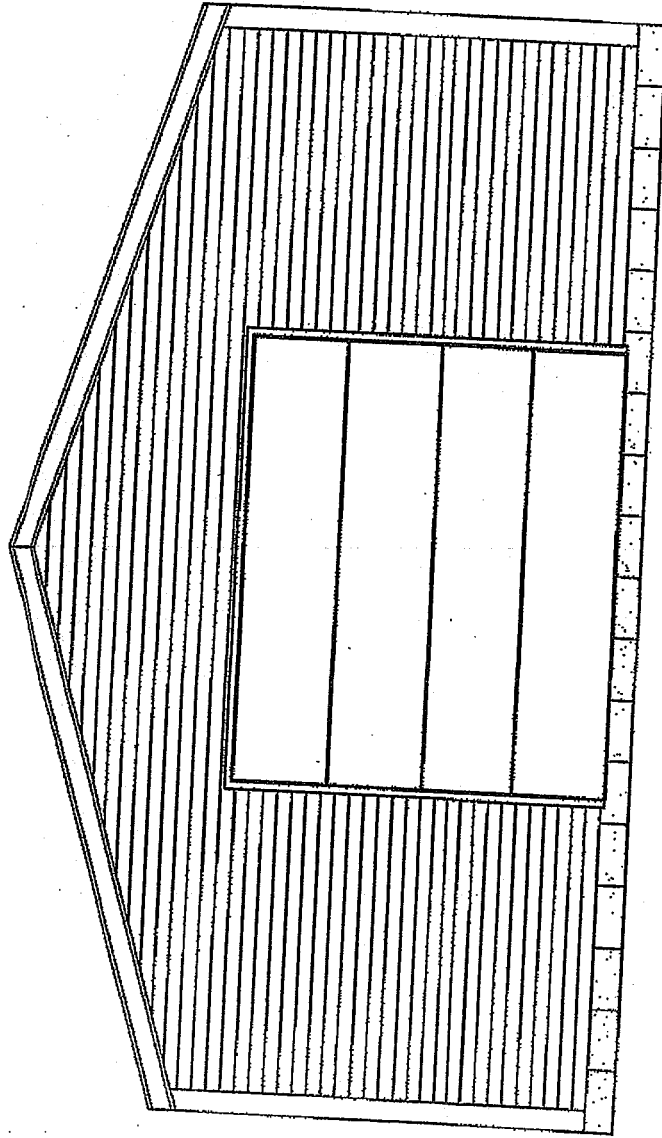


CONSTRUCTION SOFTWARE  
**Maestro**<sup>®</sup>  
Estimating Software  
P.O. Box 100, Gurgaon, India

Jeff Phillips  
Estimate Number: 22951  
6/1/2016



**SOUTH SIDE-GABLE SIDE 1 ELEVATION**



Construction  
**Maestro**<sup>®</sup>  
Estimating Software  
Pole Lines, Gauges & Dials

**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

Michael A. Carter as  
 executor of the Estate of  
 Anita P. Douglas  
 Jeff N. Phillips  
 Heidi S. Phillips, MW

*Joe Dreyer* 11/3/17

SECTION 91 BLOCK 4 LOT 15

RECORD AND RETURN TO:  
 (Name and Address)

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

Marc Kerchman, Esq.  
 600 Stony Brook Ct, Ste 2  
 Newburgh, NY 12550

**DO NOT WRITE BELOW THIS LINE**

INSTRUMENT TYPE: DEED ed 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)         | ___ 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)     |                               |

NO. PAGES 4 CROSS REF \_\_\_  
 CERT. COPY \_\_\_ ADD'L X-REF \_\_\_  
 MAP # \_\_\_ PGS. \_\_\_  
 PAYMENT TYPE: CHECK   
 CASH \_\_\_  
 CHARGE \_\_\_  
 NO FEE \_\_\_

CONSIDERATION \$ 220,000  
 TAX EXEMPT \_\_\_  
 MORTGAGE AMT \$ \_\_\_  
 DATE \_\_\_

- 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

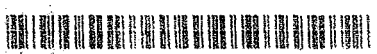
**CITIES**

- \_\_\_ 0900 MIDDLETOWN
- \_\_\_ 1100 NEWBURGH
- \_\_\_ 1300 PORT JERVIS
- \_\_\_ 9999 HOLD

*Donna L. Benson*  
 DONNA L. BENSON  
 Orange County Clerk

RECEIVED FROM: Regency

RECORDED/FILED  
 07/20/2009/ 15:57:25  
 DONNA L. BENSON  
 County Clerk  
 ORANGE COUNTY, NY  
 FILE#20090069731  
 DEED R / BK 12864PG 0575  
 RECORDING FEES 190.00  
 TTX# 007009 T TAX 880.00  
 Receipt#1051860 joanned



## EXECUTOR'S DEED

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT  
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 6<sup>th</sup> day of July, 2009

BETWEEN

MICHAEL A. CARTER AS EXECUTOR OF THE ESTATE OF ANITA P.  
DOUGLASS, residing at 14 Floral Drive, Newburgh, New York 12550,

*party of the first part, and*

~~JEFF~~ <sup>SEK</sup> N. PHILLIPS and HEIDI S. PHILLIPS, h/w, about to reside at 27 Linden  
Drive, Newburgh, New York 12550

*party of the second part,*

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court of the State of New York for the County of Orange on October 23, 2007, and by virtue of the power and authority given in and by said last will and testament, and in consideration of TWO HUNDRED TWENTY THOUSAND and 00/100--(\$10.00)---- dollars actual consideration, lawful money of the United States, 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, consisting of one tax parcel with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, more particularly bounded and described in Schedule "A" which is annexed hereto and made a part hereof by reference.

BEING the same lands and premises conveyed to Anita P. Douglass, who acquired title as follows:

1. Deed dated 12/27/1994 made by Carrie Priscilla Powell and recorded in the Office of the Orange County Clerk on 12/28/1994 in Liber 4158 of Deeds at page 17.
2. Deed dated 01/04/1995 made by Carrie Priscilla Powell and recorded in the Office of the Orange County Clerk on 01/06/1995 in Liber 4162 of Deeds at page 18.

The said Anita P. Douglass died a resident of Orange County on 05/05/2007 leaving Michael A. Carter as her Executor.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

CARL-8707

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 and will apply the same first to the payment of 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 read "parties" whenever the sense of this indenture so requires.

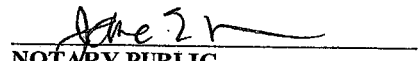
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

**ESTATE OF ANITA P. DOUGLASS**

  
By: Michael A. Carter, Executor

STATE OF NEW YORK :  
                                  :           SS:  
COUNTY OF ORANGE :

On the 6<sup>th</sup> day of July, 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared **MICHAEL A. CARTER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
**NOTARY PUBLIC**  
JANE E. FREEMAN  
NOTARY PUBLIC, State of New York  
Qualified in Dutchess County  
Commission Expires May 2, 20 10

**EXECUTOR'S DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
TITLE NO.**

**SECTION: 91**

**BLOCK: 4**

**ESTATE OF ANITA P. DOUGLASS**

**LOT: 15**

**TO**

**COUNTY OF ORANGE**

**JEFF N. PHILLIPS and HEIDI S. PHILLIPS**

**RETURN BY MAIL TO:**  
Mark Kerchman, Esq.  
1200 Stony Brook Ct., Ste 2  
Newburgh, New York 12550

**SCHEDULE "A"**

Title #: 09RL-8707

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, and State of New York bounded and described as follows:

**BEGINNING** at an iron pipe found on the southeasterly side of Linden Drive, said pipe being the westerly most corner of the lands reputedly of Smith; thence from said point or place of beginning and along the lands reputedly of said Smith, South  $61^{\circ} 40' 00''$  East a distance of 125.00 feet to an iron pin found; thence along the lands reputedly of Morrissey, and passing over a wood hub found on line at 49.39 feet, South  $28^{\circ} 20' 00''$  West a distance of 90.00 feet to an iron pin found; thence along the lands reputedly of D'Elia, North  $61^{\circ} 40' 00''$  West a distance of 125.00 feet to an iron pin found, said pin being North  $28^{\circ} 20' 00''$  East a distance of 90.00 feet from an iron pin found; thence along the southeasterly side of said Linden Drive, North  $28^{\circ} 20' 00''$  East a distance of 90.00 feet to the point or place of **BEGINNING**.



Phillips  
27 Linden DR  
(91-4-15)

