

TOWN OF NEWBURGH

Crossroads of the Northeast

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

CODE COMPLIANCE DEPT.
TELEPHONE 845-564-7801
FAX LINE 845-564-7802

June 23, 2014

Mr. Michael Podlas
71 Cocoa Lane
Newburgh, NY 12550

RE: Order to Remedy 14-0009
SBL: 34-2-71.31

Dear Mr. Podlas:

An application has been sent to you so that you may apply to the Town of Newburgh Zoning Board of Appeals to ask for relief from Town of Newburgh Municipal Code Section 185-15(B). Area variances are required to keep the two front yard sheds on your property.

As I informed you in my last correspondence that I would be giving you deadlines for the submittal of required items and if you do not meet these deadlines that you would be served with an appearance ticket to appear in the Town of Newburgh Municipal Court.

The deadline to submit your completed Zoning Board application to the zoning board secretary to keep the two prior built front yard sheds is **July 11, 2014**.

If you have any questions concerning this matter, do not hesitate to call.

Respectfully,



James Campbell
Building Inspector

Cc: Town of Newburgh Zoning Board of Appeals

Complaint Action Summary

Complaint Number: 14-0009

Complaint #: 14-0009

Type: Work Without Permit

Status: Open

Location: 71 Cocoa Ln

Identifier: 34-2-71.31

Open Date: 01/13/14

Owner: Elisa Podlas

Complainant: Internal

Nature Of Complaint: Constructed two detached garages and a rear deck without building permits being applied for or issued. Have two permits that have expired without obtaining certificates of occupancies. Permit 02-17187 for an above ground swimming pool issued on 9/20/2002 and expired on 9/22/2004 (with extensions) and permit 04-18772 for a pool deck that was issued on 6/7/2004 and expired on 12/7/2005.

| Action Type | Action Date | Action Information |
|---------------|-------------|---|
| Violation | 01/13/14 | A. Improvements or demolition. No person shall commence the construction, alteration, conversion, repair, removal or demolition of any building, structure, sign or sanitary facilities thereto, excepting agricultural equipment in existing farm structures, without first obtaining a building permit from the Building Inspector. No permit shall be required for ordinary nonstructural repairs. Open 01/13/14 |
| Violation | 01/13/14 | B. Certificate of occupancy required before use or occupancy. No building, structure, sign or sanitary facilities thereto, excepting agricultural equipment in existing farm structures, hereafter constructed shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the Building Inspector. No such certificate shall be issued unless the proposed occupancy is in full conformity with the regulations of all codes, standards, ordinances or laws pertaining to the same. Open 01/13/14 |
| General Notes | 01/31/14 | Mr. and Mrs. Podlas came in to fill out applications, will follow up on or about 2/18/14. |
| General Notes | 02/27/14 | Letter sent, follow up 3/14/14. |
| General Notes | 03/14/14 | Mr. Podlas has submitted two applications for the garages and a site inspection is set up for 3/21/14. There are still other issues, at least this is a start. |
| Inspection | 03/21/14 | Inspector: James Campbell Result: Fail Notes: Received applications for the two detached garages, performed a site inspection this date to determine if they were in the front yard. The two accessory structures are considered to be in the front yard. Sent a letter to the homeowner to explain the issues and what needs to be done. I will follow up on or about April 4, 2013. |
| Inspection | 05/02/14 | Inspector: James Campbell Result: Fail Notes: A letter was drafted to the homeowner with a deadline of May 21, 2014 to submit an application for the rear yard shed and to provide a more detailed plot plan for the two front yard sheds, which will have to go to the ZBA. |
| Inspection | 05/15/14 | Inspector: James Campbell Result: Fail Notes: The homeowner dropped off a more detailed plot plan. Building permit applications 14-0135 & 14-0136 have been denied and forwarded to the Town of Newburgh Zoning Board of Appeals. |

Constructed two detached garages and a rear deck without building permits being applied for or issued. Have two permits that have expired without obtaining certificates of occupancies. Permit 02-17187 for an above ground swimming pool issued on 9/20/2002 and expired on 9/22/2004 (with extensions) and permit 04-18772 for a pool deck that was issued on 6/7/2004 and expired on 12/7/2005.

Please Note: The issues above are all still outstanding. Also they have a third accessory structure in the rear yard that does not have a building permit.

TOWN OF NEWBURGH

Crossroads of the Northeast

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

CODE COMPLIANCE DEPT.
TELEPHONE 845-564-7801
FAX LINE 845-564-7802

May 2, 2014

Mr. Michael Podlas
71 Cocoa Lane
Newburgh, NY 12550

RE: Order to Remedy 14-0009
SBL: 34-2-71.31

Dear Mr. Podlas:

It has been over a month, 3/21/14, since the site inspection at your residence. At the inspection you were informed that you needed a more detail plot plan of the two front yard sheds and to complete an application for the rear yard shed. This information is required to complete the review of the applications. We already know that the two front yard sheds will require a variance by the Town of Newburgh Zoning Board of Appeals.

From this point forward I will be giving you deadlines to meet at each step of the way. If a deadline is not met, the Town of Newburgh Police Department or I will be serving you with an appearance ticket to the Town of Newburgh Municipal Court. This issue has been going on since 12/07/2012.

The deadline to submit your completed application for the rear yard shed and the detailed plot plan for the front yard sheds is **May 21, 2014**.

If you have any questions concerning this matter, do not hesitate to call.

Respectfully,



James Campbell
Building Inspector

March 21, 2014

Mr. Michael Podlas
71 Cocoa Lane
Newburgh, NY 12550

RE: Accessory Structure Plan Review
Tracking # 14-0135 & 0136
SBL: 34-2-71.31

Dear Mr. Podlas:

This is the initial plan review for the accessory structures. You will need to complete the following:

- ◆ The 10' X 16' accessory structure does not have a building permit on file. You will need to apply for a building permit and once approved have inspections performed. This item does not have to go to the Zoning Board of Appeals. Typically you want to clear up this violation before bringing the others before the ZBA.
- ◆ The two 24' X 12' accessory structures are required to go to the Zoning Board of Appeals for being in the front yard of the property. According to Town of Newburgh Municipal Code section *185-15(B) No such building shall project closer to the fronting street than the front of the main building. This regulation shall not apply when the fronting street is the right-of-way of Interstate Route 87 or Interstate Route 84.* So you will need to submit a more detailed and accurate plot plan as we discussed, once received I can deny the applications and forward to the ZBA. If a variance is granted than a complete plan review will be performed.

I am enclosing a blank application for the additional accessory building for your use. If you have any questions concerning this matter, do not hesitate to call.

Respectfully,

James Campbell
Building Inspector

Enclosures (1)

February 27, 2014

Mr. Michael Podlas
71 Cocoa Lane
Newburgh, NY 12550

RE: Order to Remedy 14-0009
SBL: 34-2-71.31

Dear Mr. Podlas:

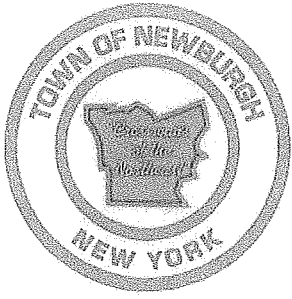
As I stated to you and your wife at the office window is that we look for action towards remediation of the Order to Remedy. By this time you should have submitted an application or two for review. Currently we are no closer towards compliance than over a year ago.

You will have until March 14, 2014 to prove to me that you are serious in resolving the non-compliant issues as previously discussed and documented. By then you should have submitted something. As you know I am willing to help and work with you to resolve the issues, but right now the ball is in your court.

If you have any questions concerning this matter, do not hesitate to call.

Respectfully,

James Campbell
Building Inspector



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

ORDER TO REMEDY

Date: 01/13/2014

Elisa Podlas
71 Cocoa Ln
Newburgh, NY 12550

Michael Podlas
71 Cocoa Ln
Newburgh, NY 12550

SEC-BLK-LOT: 34-2-71.31

COMPLAINT NO: 14-0009

LOCATION: 71 Cocoa Ln, Newburgh

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual(s) did commit or allowed to exist the following offense:

Constructed two detached garages and a rear deck without building permits being applied for or issued. Have two permits that have expired without obtaining certificates of occupancies. Permit 02-17187 for an above ground swimming pool issued on 9/20/2002 and expired on 9/22/2004 (with extensions) and permit 04-18772 for a pool deck that was issued on 6/7/2004 and expired on 12/7/2005.

Based upon the following:

In that on 01/13/2014 at the defendant did:

- A) Constructed or had constructed two detached garages on the side yard of the property without building permits being applied for or issued (Two Counts of 71-8(A)).
- B) Constructed or had constructed a rear deck without building permits being applied for or issued (One Count of 71-8(A)).
- C) Allowed two building permits to expire without obtaining certificates of occupancies. Permit 02-17187 for an above ground swimming pool issued on 9/20/2002 and expired on 9/22/2004 (with extensions) and permit 04-18772 for a pool deck that was issued on 6/7/2004 and expired on 12/7/2005 (Two Counts of 71-8(B)).

Which is in violation of:

Town of Newburgh Municipal Code\Chapter 71 - Building Construction\Article III - Building Permits and Certificates of Occupancy
\71-8 When Required\71-8(A) **Which provides as follows:**

A. Improvements or demolition. No person shall commence the construction, alteration, conversion, repair, removal or demolition of any building, structure, sign or sanitary facilities thereto, excepting agricultural equipment in existing farm structures, without first obtaining a building permit from the Building Inspector. No permit shall be required for ordinary nonstructural repairs.

Which is in violation of:

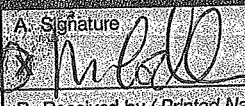
Town of Newburgh Municipal Code\Chapter 71 - Building Construction\Article III - Building Permits and Certificates of Occupancy
\71-8 When Required\71-8(B) **Which provides as follows:**

B. Certificate of occupancy required before use or occupancy. No building, structure, sign or sanitary facilities thereto, excepting agricultural equipment in existing farm structures, hereafter constructed shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the Building Inspector. No such certificate shall be issued unless the proposed occupancy is in full conformity with the regulations of all codes, standards, ordinances or laws pertaining to the same.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the condition above mentioned forthwith on or before 1/31/2014

For the purposes of assessing fines/penalties, your violation shall be deemed to have occurred as of 1/13/2014 1:21:56 PM. Please Note: A violation of the above code provision is punishable by a fine/penalty not to exceed two hundred fifty (\$250.00) or imprisonment for a period not to exceed six (6) months. Each week that a violation continues shall be deemed a separate offense.

James Campbell , Code Compliance Dept.

| SENDER: COMPLETE THIS SECTION | | COMPLETE THIS SECTION ON DELIVERY | |
|--|--|---|--|
| <ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits. | | A. Signature  | <input type="checkbox"/> Agent <input type="checkbox"/> Addressee |
| 1. Article Addressed to: MICHAEL PODIAS 711 COCOA LANE NEWBURGH, NEW YORK 12550 | | B. Received by (Printed Name) Jim | C. Date of Delivery 1/15/14 |
| 2. Article Number (Transfer from service label) | | D. Is delivery address different from item 1? If YES, enter delivery address below: | |
| 7012 2210 0000 5978 1205 | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Service Type | | <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. | |
| 4. Restricted Delivery? (Extra Fee) | | <input type="checkbox"/> Yes | |

TOWN OF NEWBURGH

Crossroads of the Northeast

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

CODE COMPLIANCE DEPT.
TELEPHONE 845-564-7801
FAX LINE 845-564-7802

August 6, 2013

Mr. Michael Podlas
71 Cocoa Lane
Newburgh, NY 12550

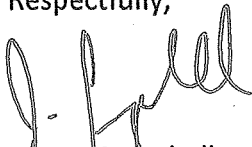
RE: Order to Remedy 13-1
Work Without Building Permits
SBL: 34-2-71.31

Dear Mr. Podlas:

This letter is to remind that the above mentioned Order to Remedy is still an open violation. This violation is for enclosing the garages and constructing two detached garages on your property without building permits. I will be taking further action on or about August 16, 2013 to ensure compliance.

If you have any questions concerning this matter, do not hesitate to call.

Respectfully,



James Campbell
Asst. Building Inspector

**CODE ENFORCEMENT OFFICE
TOWN OF NEWBURGH**

308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7801

ORDER TO REMEDY VIOLATION

DATE: 01/04/2013

TO: MICHAEL PODLAS
ELISA PODLAS
71 COCOA LANE
NEWBURGH, NY 12550

SEC-BLK-LOT: 34-2-71.31

VIOL NO: 13-1
ORIG. COMP NO: 12-258

LOCATION: 71 COCOA LANE, NEWBURGH, NY 12550

PLEASE TAKE NOTICE, there exists a violation at the location described above, in that the above named individual(s) did commit or allow to exist the following offense:

SEE ATTACHED SCHEDULE A

which is in violation of:

Town of Newburgh Municipal Code

SEC: 71-8

SUB-DIV: 71-8(A)

TITLE: BLDG. PERMITS & CERT. OF OCCUPANCY

PAGE: 71:4

Based upon the following:

SEE ATTACHED SCHEDULE B

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the condition above mentioned forthwith on or before: 01/25/2013

Failure to remedy the conditions aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine or imprisonment or both.

JAMES CAMPBELL, ASST. BUILDING INSPECTOR

YOUR IMMEDIATE AND PROMPT RESPONSE TO THIS NOTICE IS MANDATORY.

SEC-BLK-LOT: 34-2-71.31

PAGE: 2

DATE: 01/04/2013

LOCATION: 71 COCOA LANE, NEWBURGH, NY 12550

INCIDENT NO: 13-1

ORDER TO REMEDY VIOLATION

- SCHEDULE A -

IN VIOLATION OF:

71-8(A). Improvements or demolition. No person shall commence the construction, alteration, conversion, repair, removal or demolition of any building, structure, sign or sanitary facilities thereto, excepting agricultural equipment in existing farm structures, without first obtaining a building permit from the Building Inspector. No permit shall be required for ordinary nonstructural repairs.

ORDER TO REMEDY VIOLATION

- SCHEDULE B -

BASED UPON THE FOLLOWING:

THE TOWN OF NEWBURGH ASSESSOR'S OFFICE HAS FILED A COMPLAINT, THE COMPLAINT WAS VERIFIED ON 12/12/12, AGAINST THE OWNERS THAT THEY HAVE CLOSED IN THE GARAGES (2) ON THE RESIDENCE TO CREATE MORE LIVING SPACE AND HAVE BUILT TWO (2) ONE CAR GARAGES (ACCESSORY STRUCTURES) AND ADDED A REAR DECK. THIS WAS ALL DONE WITHOUT BUILDING PERMITS.

CODE ENFORCEMENT OFFICE
TOWN OF NEWBURGH
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845) 564-7801

NOTICE OF COMPLAINT

DATE: 12/11/2012

TO: MICHAEL PODLAS
ELISA PODLAS
71 COCOA LANE
NEWBURGH, NY 12550

SEC-BLK-LOT: 34-2-71.31

COMPL NO: 12-258

LOCATION: 71 COCOA LANE, NEWBURGH, NY 12550

PLEASE TAKE NOTICE, a complaint has been registered against the location described above, in that the above named individual(s) did commit or permit to occur the following offense:

SEE ATTACHED SCHEDULE A

YOU ARE THEREFORE DIRECTED AND ORDERED to contact this office immediately to arrange for an inspection of the above described condition.

Failure to promptly comply with this directive may result in a fine or imprisonment or both

JAMES CAMPBELL, ASST. BUILDING INSPECTOR

**CODE ENFORCEMENT OFFICE
TOWN OF NEWBURGH**

308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

SEC-BLK-LOT: 34-2-71.31

PAGE: 2

DATE: 12/11/2012

LOCATION: 71 COCOA LANE, NEWBURGH, NY 12550

COMP NO: 12-258

NOTICE OF COMPLAINT

- SCHEDULE A -

COMPLAINT:

THE TOWN OF NEWBURGH ASSESSOR'S OFFICE HAS FILED A COMPLAINT AGAINST THE OWNERS THAT THEY HAVE CLOSED IN THE GARAGES (2) ON THE RESIDENCE TO CREATE MORE LIVING SPACE AND HAVE BUILT TWO (2) ONE CAR GARAGES (ACCESSORY STRUCTURES) AND ADDED A REAR DECK. THIS WAS ALL DONE WITHOUT BUILDING PERMITS.

TOWN OF MUNICIPAL CODE SAYS:

71-8(A). Improvements or demolition. No person shall commence the construction, alteration, conversion, repair, removal or demolition of any building, structure, sign or sanitary facilities thereto, excepting agricultural equipment in existing farm structures, without first obtaining a building permit from the Building Inspector. No permit shall be required for ordinary nonstructural repairs.

HISTORY OF A COMPLAINT

COMP #: 12-258 **DATE REPORTED:** 12/11/2012 **S-B-L:** 34-2-71.31

LOCN: 71 COCOA LANE, NEWBURGH, NY 12550

BY:ASSESSORS OFFICE
1496 ROUTE 300
NEWBURGH, NY 12550

PHONE: (845) 564-4550

AGNST:MICHAEL PODLAS
ELISA PODLAS
71 COCOA LANE
NEWBURGH, NY 12550
PHONE:

OWNER:MICHAEL PODLAS
ELISA PODLAS
71 COCOA LANE
NEWBURGH, NY 12550
PHONE:

COMPLNT:

INSPECTION 1 conducted on 12/12/2012 at 0:
COPY OF THE COMPLAINT WAS MAILED. FOLLOW UP 01/04/13 JWC

INSPECTION 2 conducted on 01/04/2013 at 0: AM
NO RESPONSE TO MAILED COMPLAINT. SENDING ORDER TO REMEDY. JWC

MESSAGE FROM
Assessor's Office

MESSAGE TO
Building Dept.

Message Reply

SUBJECT
 Michael + Elisa M Padbar
 71 Cocoa Lane
 Newburgh, NY 12550
 342-7131

URGENT ASAP NO REPLY

MESSAGE
 Owners have removed the two first floor garages
 to create more living space and have built a
 one car garage and at same point there was
 a back deck added.

12-258

DATE 12/7/12 SIGNED Tank You

REPLY

DATE _____ SIGNED _____

SENDER - Keep yellow part - send white and pink parts intact. RECIPIENT - Reply on pink copy - Retain white copy

| | | | | | | | | | | | |
|---------|--|--|--|--|--|--|------|--|--|--|--|
| TAXABLE | | | | | | | PARK | | | | |
|---------|--|--|--|--|--|--|------|--|--|--|--|

PROPERTY IDENTIFICATION

B L SUFFIX

PARCEL NO. 576 732 N 56.5273
 GRID COORDINATE
 COORDINATE

SALE PRICE
 1.13350

| UNCONFIRMED | 1 | 2 | 3 | 4 | 5 | VALIDITY |
|-------------|---|---|---|---|---|----------|
| 1 | | | | | | 2 |
| 2 | 1 | 2 | 3 | 4 | 5 | 1 |
| 3 | 1 | 2 | 3 | 4 | 5 | 2 |
| 4 | 1 | 2 | 3 | 4 | 5 | 1 |
| 5 | 1 | 2 | 3 | 4 | 5 | 2 |

SITE NUMBER _____ PROPERTY CLASS (PRCLAS) 40406

FARM 07 - MIXED
 COMMERCIAL 08 - GOVERNMENT
 INDUSTRIAL

D 2-FAIR 3-POOR 4-VERY POOR 1
 3-ENHANCING
 R 2-AVERAGE 3-GOOD
 MIXED 3-OFTEN 4-SOME 5-NEVER
 ADE 2-LEVEL 3-ABOVE GRADE
 T 10- FEET
 VED 3-IMPROVED 3
 3-COMM/PUBLIC 10
 3-COMM/PUBLIC 12
 3-ELECTRIC 4-GAS AND ELECTRIC 3
 URBAN: 3- URBAN 4-COMMERCIAL 4
 OR 2-TYPICAL 3- SUPERIOR 2
 ENT 2 GOOD 3 FAIR 4 POOR 5 NONE 3
 ROVED 3- IMPROVED 43
 2- MEDIUM 3- LIGHT 3

PERMIT RECORD

AMOUNT _____ NUMBER _____

April 28, 2008

Mr. Michael Podlas
71 Cocoa Lane
Newburgh, NY 12550

RE: Response to March 24, 2008 correspondence
Building Permits 17187-02 and 18772-04
SBL: 34-2-71.31

Dear Mr. Podlas:

This letter is in response to your correspondence dated March 24, 2008 regarding the building permits pertaining to an above ground pool and pool deck. The following is a chronologically order of the events that transpired to the best of my knowledge:

- ◆ 08-23-2002 Above ground pool permit application received.
- ◆ 09-13-2002 Above ground pool permit application reviewed.
- ◆ 09-16-2002 Above ground pool permit application approved.
- ◆ 09-20-2002 Above ground pool permit issued (17187-02). Expired 03-22-2004, extension granted to 09-22-2004.
- ◆ 05-20-2004 Pool deck permit application received.
- ◆ 06-03-2004 Pool deck permit reviewed and approved. Our paperwork has a note by plan reviewer, typically when there is a change the reviewer contacts the owner or the builder, that (3) 2x12's required for girder spans.
- ◆ 06-07-2004 Pool deck permit issued (18772-04). Expired 12/07/2005.
- ◆ 06-11-2004 Pool deck sono-tubes inspected.
- ◆ 09-22-2004 Pool permit 17187-02 expired.
- ◆ 07-12-2004 Pool deck framing inspection performed. Violations included used (3)2x10's instead of (3)2x12's, riser backs when height is greater than 30 inches, graspable handrail, solid landing.

- ◆ 08-16-2004 Received fax about possible girder repair. Returned answer same day by phone. No to the repair and that (2) additional sono-tubes required.
 - ◆ 12-07/2005 Pool deck permit 18772-04 expired.
 - ◆ 03-01-2007 Order to Remedy #07-42 issued for failure to correct violations, expired building permit without a certificate of occupancy obtained.
 - ◆ 07-31-2007 Site inspection by another inspector and wrote up that the gate swings wrong way.
 - ◆ 09-28-2007 Site inspection: issues not corrected

| | | |
|--------------|----------|----------------------------------|
| Girder spans | Options: | Use (3) 2x12's |
| | | Architect or engineer to approve |
| | | Add (2) additional footings |
- Gate: Needs to be self closing and latching
 Latch to be placed on the inside of gate
 Protect latch 18" around
- All items we explained fully on inspection.
- ◆ 01-08-2008 Above ground pool permit and pool deck permits closed out in violation. Did not receive certificates of occupancies.

Now I am going to address the concerns that mention in your letter.

Item 1: You mention during an August, 2007 inspection that the inspector did not mention the girder spans as an issue. You already knew this to be an issue from my 7/12/04 inspection.

Item 2: You state the only issue that remains is the rear girders, not so see 9/28/07 inspection.

Item 3: You are correct in stating that I am not an architect. Your girder spans do not meet the Residential Code of New York State (see attached), you are not required to prove me wrong, you are required to prove that you meet the requirements of the state code. I am limited to the chart in the book; a licensed professional can crunch numbers to see if the spans are acceptable.

To get the certificates of occupancy for the two permits you will have to do the following:

- 1) Renew both permits with new fees and applications. They were closed out in violation on 1/8/08.
- 2) Correct the items from the 9/28/07 inspection.
- 3) A pool alarm that conforms to ASTM F-2208 will now be required, this is now required because new permits are necessary.

If you have any questions concerning this matter, do not hesitate to call.

Respectfully,

James Campbell
Asst. Building Inspector



Property Description Report For: 70 Cocoa Ln, Municipality of Newburgh

No Photo Available

| | | | |
|----------------------------|------------------|-----------------------------|---------------------------------------|
| | | Status: | Active |
| | | Roll Section: | Taxable |
| | | Swis: | 334600 |
| | | Tax Map ID #: | 34-2-71.31 |
| | | Property Class: | 210 - 1 Family Res |
| | | Site: | RES 1 |
| | | In Ag. District: | No |
| | | Site Property Class: | 210 - 1 Family Res |
| | | Zoning Code: | - |
| | | Neighborhood Code: | 40406 |
| | | School District: | Newburg |
| | | Total Assessment: | 2012 - \$79,400 |
| Total Acreage/Size: | 5.00 | Legal Property Desc: | Lt 1 Sound Associates Sub Map 8146 |
| Land Assessment: | 2012 - \$15,000 | Deed Page: | 207 |
| Full Market Value: | 2012 - \$203,500 | Grid North: | 990396 |
| Equalization Rate: | ---- | | |
| Deed Book: | 5160 | | |
| Grid East: | 613275 | | |

Area

| | | | |
|-------------------------------|---------------|---------------------------|-------------|
| Living Area: | 1,872 sq. ft. | First Story Area: | 624 sq. ft. |
| Second Story Area: | 1,248 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 2 |

Structure

| | | | |
|-----------------------------|---------------|---------------------------------|--------------|
| Building Style: | Colonial | Bathrooms (Full - Half): | 2 - 1 |
| Bedrooms: | 3 | Kitchens: | 1 |
| Fireplaces: | 0 | Basement Type: | Slab/pier |
| Porch Type: | Porch-covered | Porch Area: | 130.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | Good | Overall Grade: | Average |
| Year Built: | 1998 | | |

Owners

| | |
|--|--|
| Michael L Podlas 71 Cocoa Ln Newburgh NY 12550 | Elisa M Podlas 71 Cocoa Ln Newburgh NY 12550 |
|--|--|

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|-----------|-----------|--------------------|-----------------|-------------------|--------------|-------------|---------------|--------------------|
| 10/5/1999 | \$173,250 | 210 - 1 Family Res | Land & Building | Sound, Associates | No | Yes | No | 5160/207 |

Utilities

| | | | |
|--------------------|----------|----------------------|-------------|
| Sewer Type: | Private | Water Supply: | Private |
| Utilities: | Electric | Heat Type: | Hot wtr/stm |
| Fuel Type: | Oil | Central Air: | No |

Improvements

| Structure | Size | Grade | Condition | Year |
|-----------------|-----------|---------|-----------|------|
| Porch-coverd | 130 sq ft | Average | Good | 1998 |
| Porch-open/deck | 144 sq ft | Average | Good | 1998 |
| Pool-abv grn | 540 sq ft | Average | Good | 2002 |
| Shed-machine | 144 sq ft | Economy | Good | 2002 |
| Porch-open/deck | 0 x 0 | Average | Good | 2004 |

Land Types

| Type | Size |
|-------------|------------|
| Primary | 1.00 acres |
| Undeveloped | 4.00 acres |

Special Districts for 2012

| Description | Units | Percent | Type | Value |
|-------------------|-------|---------|------|-------|
| Cronomer vly fire | 0 | 0% | | 0 |

Exemptions

| Year | Description | Amount | Exempt % | Start Yr | End Yr | V Flag | H Code | Own % |
|------|-------------|----------|----------|----------|--------|--------|--------|-------|
| 2012 | STAR RES | \$15,420 | 0 | | | | | 0 |