

12X24 #1
2429-14
TOWN OF NEWBURGH
Crossroads of the Northeast

A¹

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 7/7/14

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

I (WE) MICHAEL & ELISA PODIAS PRESENTLY

RESIDING AT NUMBER 71 COCOA LN

TELEPHONE NUMBER 845 926 7624

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:

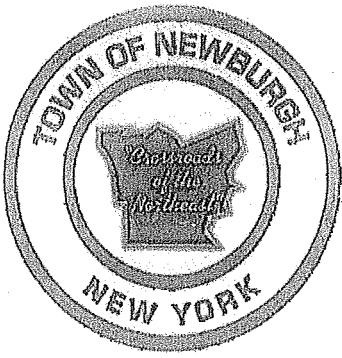
34-2-71.31 (TAX MAP DESIGNATION)

71 COCOA LN (STREET ADDRESS)

R2 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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-B



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: MAY 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 VARIANCE

FOR 12'x24' ACCESSORY STRUCTURE

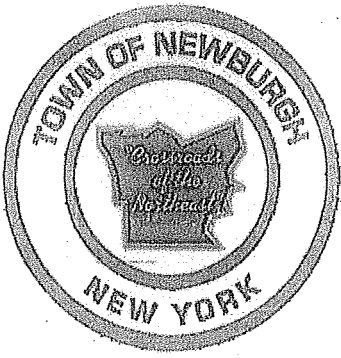
IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

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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308 GARDNERTOWN ROAD
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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:

the structures match current residence in color and shape and sits on lower ground. It is also located adjacent to heavily wooded area of property with a significant distance to property lines.

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:

of the desired location. I believe the location is best fit for convenience and is not intruding on surrounding properties.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

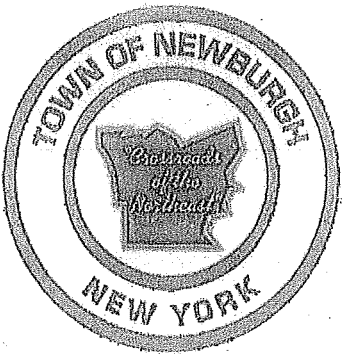
it is well within my property lines and secluded within the surrounding foliage.

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

the surrounding trees were kept and there is no water in the area to disturb.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

there is no reasonable use of the property, in the absence of a variance.



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

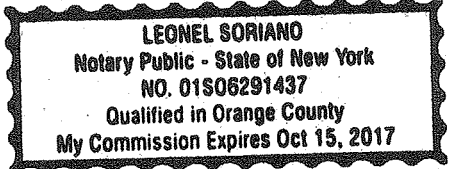
7. ADDITIONAL REASONS (IF PERTINENT):

NEIGHBOR AT 50 COCOA LN HAD AREA
VARIANCE APPROVED FOR AN ACCESSORY BUILDING.
HIS STRUCTURE IS MUCH MORE VISIBLE FROM
COCOA LN AND ALSO FROM INTERSECTING WEYANTS
LN.

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF July 20 14

NOTARY PUBLIC

(Notary for info on files 4 pages)

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)

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: MICHAEL PODIAS			
Project Location (describe, and attach a location map): 71 COCOA LN NEWBURGH NY 12558			
Brief Description of Proposed Action: Addition of 12x24 ACCESSORY STRUCTURE			
Name of Applicant or Sponsor: MICHAEL PODIAS		Telephone: 845 926 7624	
		E-Mail: just@mike@verran.net	
Address: 71 COCOA LN			
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 YES
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:			NO YES
3.a. Total acreage of the site of the proposed action?		5 acres	
b. Total acreage to be physically disturbed?		0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

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
_____	X	
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
_____	X	
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
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Medical College</u>	Date: <u>5/11/14</u>	
Signature: <u>MICHAEL POOLAS</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

~~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)

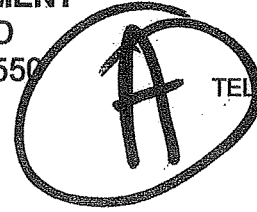


TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

2429-14



TELEPHONE 845-564-7801
FAX LINE 845-564-7802

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/15/2014

Application No. 14-0135

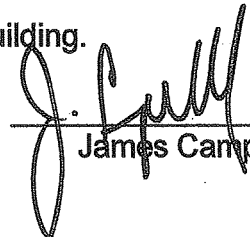
**To: Michael Podlas
71 Cocoa Ln
Newburgh, NY 12550**

**SBL: 34-2-71.31
ADDRESS: 71 Cocoa Ln**

ZONE: R2

PLEASE TAKE NOTICE that your application dated 03/13/2014 for permit to keep a prior built 12' x 24' accessory structure. on the premises located at 71 Cocoa Ln is returned herewith and disapproved on the following grounds:

**Town of Newburgh Municipal Code
185-15-B No building shall project closer to the fronting street of the main building.**


James Campbell

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: Michael Podlas

ADDRESS: 71 Cocoa Lane, Newburgh, NY 12550

2429-14
A

PROJECT INFORMATION:

TYPE OF STRUCTURE: 12' X 24' Accessory Building (Number 1)

SBL: 34-2-71.31 ZONE: R2

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
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

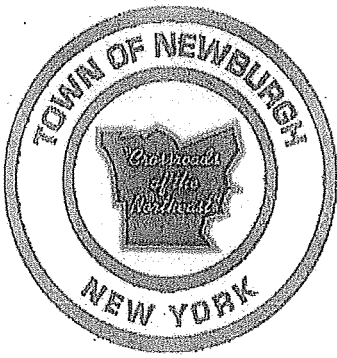
NOTES: Prior built without a building permit 12' X 24' accessory building. This building is 1 of 2 .

VARIANCE(S) REQUIRED:

- 1 185-15-B No building shall project closer to the fronting street of the main building.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: James Campbell

DATE: 15-May-14



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: 7/7/14

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

I (WE) MICHAEL PODIAS PRESENTLY

RESIDING AT NUMBER 71 COCOA LN

TELEPHONE NUMBER 845 926 7624

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:

34-2-71.31 (TAX MAP DESIGNATION)

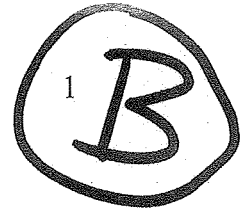
71 COCOA LN (STREET ADDRESS)

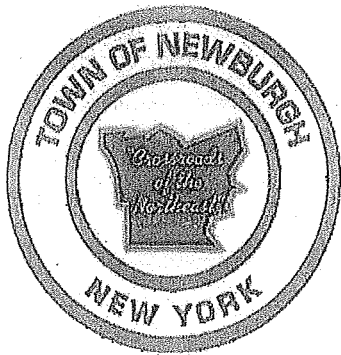
R2 (ZONING DISTRICT)

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-B

12X24 #2 2430-14





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: MAY 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 VARIANCE
FOR 12'x24' ACCESSORY STRUCTURE

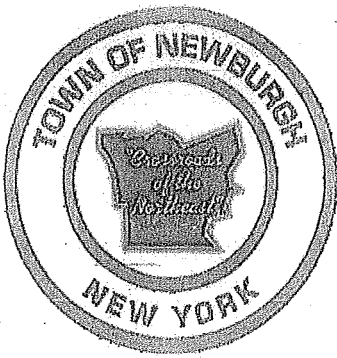
IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

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(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:

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TOWN OF NEWBURGH

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ZONING BOARD OF APPEALS

OLD TOWN HALL

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

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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:

the structure matches current residence in color and shape and sits on lower ground. It is also located adjacent to heavily wooded area of property with a significant distance to property lines.

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of the desired location. I believe the location is best fit for convenience and is not intruding on surrounding properties

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it is well within my property lines and secluded within the surrounding foliage

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the surrounding trees were kept and there is no water in the area to disturb.

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TOWN OF NEWBURGH

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

7. ADDITIONAL REASONS (IF PERTINENT):

NEIGHBOR AT 50 COCOA LN HAD AREA VARIANCE
APPROVED FOR AN ACCESSORY BUILDING. HIS
STRUCTURE IS MUCH MORE VISIBLE FROM COCOA LN
AND ALSO FROM INTERSECTING WEYANTS LN.

Michael Cole
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF July 20 14

[Signature]
NOTARY PUBLIC

LEONEL SORIANO
Notary Public - State of New York
NO. 01S06291437
Qualified in Orange County
My Commission Expires Oct 15, 2017

(notary for first 4 pages)

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.

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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: MICHAEL PODIAS			
Project Location (describe, and attach a location map): 71 COCOA LN, NEWBURGH, NY 12550			
Brief Description of Proposed Action: Addition of 12x24 ACCESSORY STRUCTURE			
Name of Applicant or Sponsor: MICHAEL PODIAS		Telephone: 845 926 7624	
		E-Mail: just@mike@verizon.net	
Address: 71 COCOA LN			
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	YES
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:		NO	YES
3.a. Total acreage of the site of the proposed action?		5 acres	
b. Total acreage to be physically disturbed?		<0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

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
_____	X	
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
_____	X	
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
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Date: <u>7/7/14</u>	
Signature: <u>Michael Podias</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
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~~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.

- 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

2430-14
B

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/15/2014

Application No. 14-0136

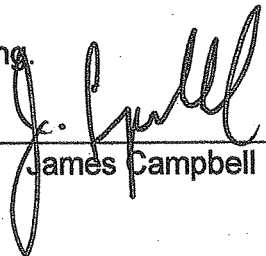
**To: Michael Podlas
71 Cocoa Ln
Newburgh, NY 12550**

**SBL: 34-2-71.31
ADDRESS: 71 Cocoa Ln**

ZONE: R2

PLEASE TAKE NOTICE that your application dated 03/13/2014 for permit to keep a prior built 12' X 24' accessory structure on the premises located at 71 Cocoa Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code
185-15-B No building shall project closer to the fronting street of the main building.


James Campbell

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: Michael Podlas

ADDRESS: 71 Cocoa Lane, Newburgh, NY 12550

2430-14

B

PROJECT INFORMATION:

TYPE OF STRUCTURE: 12' X 24' Accessory Building (Number 2)

SBL: 34-2-71.31 ZONE: R2

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
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: **Prior built without a building permit 12' X 24' accessory building. This building is 2 of 2 .**

VARIANCE(S) REQUIRED:

- 1 185-15-B No building shall project closer to the fronting street of the main building.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: James Campbell DATE: 15-May-14

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

Ronjan Adman Inc
Michael & Podlas
Elisa M.

SECTION 17 BLOCK 2 LOT 71.34

RECORD AND RETURN TO:
(Name and Address)

Paul Epstein, Esq
7-11 Boersman Rd
Beacon, NY 12508

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

CONSIDERATION \$ 178,250
TAX EXEMPT

MORTGAGE AMT \$
DATE 5-14-99

- 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

- CITIES
- 0900 MIDDLETOWN
 - 1100 NEWBURGH
 - 1300 PORT JERVIS
 - 8999 HOLD

Donna L. Benson
DONNA L. BENSON
Orange County Clerk

RECEIVED FROM: *Talbotman*

LIBER 5059 PG 124

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 05/14/99 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbit
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS
ORANGE COUNTY JULY 8, 2014

LIBER 5059 PAGE 124

ORANGE COUNTY CLERKS OFFICE 87741 MLV
RECORDED/FILED 05/14/1999 03:14:40 PM
FEES 50.00 EDUCATION FUND 3.00
SERIAL NUMBER: 008637
DEED CNTL NO 56838 RE TAX 694.00

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

THIS INDENTURE, made the 14th day of May, nineteen hundred and ninety-nine

BETWEEN RONJON HOMES, INC., doing business at 42 Millhouse Road, Marlboro, NY 12542

party of the first part, and

MICHAEL L. PODLAS and ELISA M. PODLAS, Husband and Wife, residing at 140 Elgar Place, Apt. 9G, Bronx, NY 10475,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN Dollars and 00/100—
~~(\$10.00)~~—dollars,

lawful money of the United States, and other valuable consideration 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, Orange County, and State of New York, known and designated as Lot No. 4 on a certain map entitled "Subdivision Plan Lands of Sound Associates" and filed in the Orange County Clerk's Office on March 10, 1987 as Filed Map No. 8146.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is of premises which do not constitute all or substantially all of the assets of the party of the first part, and further, this conveyance is made in the regular course of business actually conducted by the party of the first part.

The premises are (are not) in an agricultural district.

The parcel is entirely owned by the transferors.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

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 or successors and assigns of the party of the second part forever.

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 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.

9911040096
RF 253-14
LIBER 5059PG 125

SCHEDULE "A" DESCRIPTION

9911040096

Page 1

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, being bounded and described as follows:

Beginning at a point in the centerline of Cocoa Lane, private road, said point being the intersection of said centerline of said Cocoa Lane with the Northerly line of lands of Lot No. 2 as shown on a certain map entitled "SOUND ASSOCIATES" and recorded in the Orange County Clerk's Office as map no. 10360 and running thence along the Northerly line of lands of said Lot No. 2, SOUTH 70-53-23 WEST 411.41 feet to a point on the Easterly line of lands of now or formerly Hulse; thence leaving said line and running along the Easterly line of lands of now or formerly said Hulse, generally the remains of a stone wall, the following: NORTH 15-31-00 West 228.76 feet to a point; thence NORTH 14-40-00 WEST 224.30 feet to a point; thence leaving said line and running along the Southeasterly line of lands of now or formerly Booth, the following: NORTH 53-29-00 EAST 177.00 feet to a point; thence NORTH 59-09-10 EAST 105.20 feet to a point; thence leaving said line and running along the Southerly line of lands of now or formerly Alterson, generally along the remains of a stone wall, SOUTH 73-29-00 EAST 265.31 feet to a point in the centerline of aforesaid Cocoa Lane; thence leaving said line and running along the centerline of said Cocoa Lane, SOUTH 02-55-50 EAST 387.07 feet to the point of beginning

SUBJECT TO A RIGHT-OF-WAY for road purposes, said roadway is known as Cocoa Lane and said reservation is bounded and described as follows: Beginning at a point in the centerline of Cocoa Lane, private road, said point being the intersection of said centerline with the Northerly line of lands of Lot No. 2 as shown on a certain map entitled "SOUND ASSOCIATES" and recorded in the Orange County Clerk's Office as map no. 10360 and running thence along the Northerly line of lands of said Lot No. 2, SOUTH 70-53-23 WEST 26.03 feet to a point; thence leaving said line and running over and through lands of the above herein described parcel, NORTH 02-55-50 WEST 403.15 feet to a point on the Southerly line of lands of now or formerly Alterson;

DESCRIPTION

LIBER 5059P 126

SCHEDULE "A" DESCRIPTION

9911040096

Page 2

thence leaving said line and running along the southerly line of lands of now or formerly said Alterson, SOUTH 73-29-00 EAST 26.51 feet to a point in the centerline of aforesaid Cocoa Lane; thence leaving said line and running along the centerline of said Cocoa Lane, SOUTH 02-55-50 EAST 387.07 feet to the point of beginning.

DESCRIPTION

LIBER 5059C 127

In Presence of:

RONJON HOMES, INC.

John Quinn
JOHN QUINN, PRESIDENT

STATE OF NEW YORK)

COUNTY OF ORANGE) ss:

On the 14th day of May in the year 1999 before me personally came JOHN QUINN, to me known, who, being by me duly sworn, did depose and say that he/she/they reside(s) in Marlboro, New York; that he/she/they is (are) the President of Ronjon Homes, Inc., the corporation described in and which executed the above instrument; and that he/she/they signed his/her/their name(s) thereto by authority of the board of directors of said corporation.

NOTARY PUBLIC

JOEL D. HANIG

Notary Public, State of New York
Qualified in Dutchess County No. 4519382
Commission Expires November 30, 2000

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 99-71-040096

RONJON HOMES, INC.

Section 17
Block 2
Lot 71.34

County of Orange/Town of Newburgh

TO

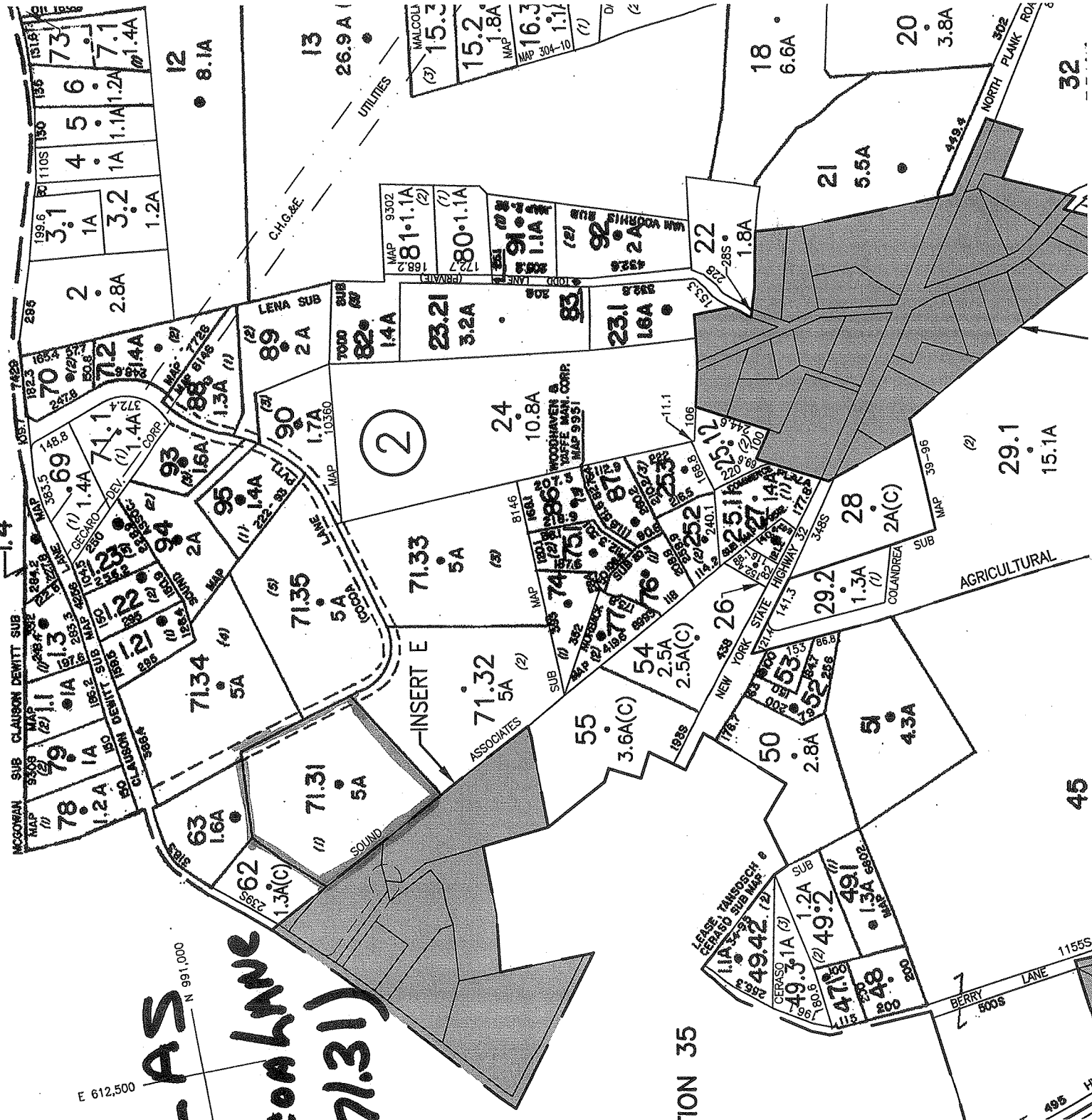
MICHAEL L. PODLAS and ELISA M. PODLAS

RECORD AND RETURN TO:

Paul Epstein, Esq.
7-11 Beekman Road
Beacon, NY 12508

PODLAS
71 COCOA LANE
(34-2-71.31)

E 612,500
 N 991,000



SECTION 35

495 FT