

Zoning Board

From: "Zoning Board" <zoningboard@hvc.rr.com>
To: <snpolhamus@verizon.net>
Cc: "Tilford Stiteler" <newburghcode@hotmail.com>
Sent: Monday, March 30, 2009 10:07 AM
Subject: re: 65 Balmville Rd - OTR 8-311

Dear Ms. Polhamus,

As per the Zoning Board of Appeals Attorney you must reapply.

Your time period has expired and a new application to the Zoning Board of Appeals is required.

Sincerely,

Betty Gennarelli, Secretary
Zoning Board of Appeals

To: Zoning Board of Appeals
From: Sally and Peter Polhamus
Re: 65 Balmville Road – Code Violation, S/B/L 43-3-34.2
Date: 2/23/09

ZBA
CODE COMPLIANCE DEPT
MAR 03 2009
Sign x *Bell*

We received the attached Order to Remedy Violation, dated 12/2/08, on February 20, 2009, and would like to belatedly respond. We believe the order was received late due to our address change. We moved from Cornwall into the house on Balmville Road last summer. Due to the complications and expense of the move along with our uncertainty as to what we would ultimately do with the property, we neglected to remove the shed in the fall as we had previously promised. We apologize for the delay.

Now that we have settled in, we have decided to remove the pool (which would not pass inspection and is very costly), thereby freeing up some space on the property. Since the pool takes up more space than the shed, we are hoping that the Zoning Board will consider allowing us to substitute the removal of the pool for the removal of the shed in our variance agreement.

We have contacted an excavation firm and are waiting for spring weather to proceed with the pool removal.

Please confirm that this substitution can be made and that it will remove the violation. We can be reached by email at snpolhamus@verizon.net, or by mail at 65 Balmville Road, Newburgh, NY 12550. Please remove the 102 Mountain Road address from your files.

We appreciate your consideration.

Sally Polhamus

cc J. Mattina

**CODE ENFORCEMENT OFFICE
TOWN OF NEWBURGH**

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

ORDER TO REMEDY VIOLATION

TO: **SALLY POLHAMUS**
102 MOUNTAIN RD
CORNWALL ON HUDSON 12520

DATE: 12/02/2008

SEC-BLK-LOT: 43-3-34.2

VIOL NO: 8-311

LOCATION: 65 BALMVILLE RD 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:

VARIANCE HAS EXPIRED WITH OUT OBTAINING A BUILDING PERMIT.

which is in violation of:

Town of Newburgh Municipal Code

SEC: 185-55

SUB-DIV: D

TITLE: PROCEDURE, CONSTRUAL OF PROVISIONS

PAGE: 185:93

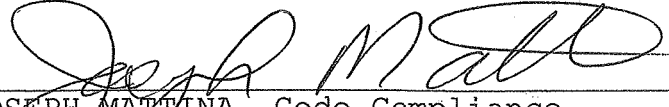
*2-23-9 spoke w/ her
Attorney. write ZBA
letter of Req. for
extension. @ 1:45 pm*

Based upon the following:

A VARIANCE WAS ISSUED FOR A POOL, TENNIS COURT AND GAZEBO WITH A REQUIREMENT THAT A SHED LOCATED ON THE PROPERTY BE REMOVED. AS OF THIS DATE THE SHED REMAINS AND NO PERMITS CAN BE ISSUED DUE TO THAT STIPULATION NOT BEING MET. THE TIME LIMIT OF 6 MONTHS HAS EXIRED SO YOU MUST REAPPLY TO THE ZONING BOARD AGIAN.

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the condition above mentioned forthwith on or before: 02/06/2009

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.


JOSEPH MATTINA, Code Compliance

YOUR IMMEDIATE AND PROMPT RESPONSE TO THIS NOTICE IS MANDATORY.

SENDER: COMPLETE THIS SECTION

- 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. **43-3342**

1. Article Addressed to:
SALLY POLHAMMUS
102 MOUNTAIN ROAD
GERMANTON HUDSON NY
12520

2. Article Number
 (Transfer from service label)
7008 0500 0000 6973 2405
 PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION

- A. Signature
 JSM
- B. Received by (Printed Name)
- D. Is delivery address different? If YES, enter delivery address below:

- 3. Service Type
 Certified Mail
 Registered
 Insured Mail
- 4. Restricted Delivery?

7008 0500 0000 6973 2405

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provider)**

OFFICIAL USE

For delivery information visit our website at www.usps.com
 Postage \$
 Certified Fee
 Return Receipt Fee (Endorsement Required)
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ **5.33**

Sent to **Sally Polhammus**
 Street, Apt. No., or PO Box No. **102 Mountain Road**
 City, State, ZIP+4® **Germantown Hudson 12520**

JSM
 Postmark Here
123/09

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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. **43-3342**

1. Article Addressed to:
SALLY POLHAMMUS
500 SE 21ST AVE
DEERFIELD BEACH FLORIDA
33441-5152

2. Article Number
 (Transfer from service label)
7003 1010 0001 7762 2586
 PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 Peter Polhammus
- B. Received by (Printed Name)
Peter Polhammus
- C. Date of Delivery
2/20/09
- D. Is delivery address different from item 1? If YES, enter delivery address below:
 Yes
 No

- 3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Return Receipt for Merchandise
 C.O.D.
 Express Mail
 Restricted Delivery? (Extra Fee)
 Yes



102595-02-M-15-40

**CODE ENFORCEMENT OFFICE
TOWN OF NEWBURGH**

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

845 567-9378

ORDER TO REMEDY VIOLATION

TO: **SALLY POLHAMUS**
102 MOUNTAIN RD
CORNWALL ON HUDSON 12520

DATE: 12/02/2008

*rec'd 2/20/09
Certified mail*

SEC-BLK-LOT: 43-3-34.2

VIOL NO: 8-311

LOCATION: 65 BALMVILLE RD NEWBURGH NY 12550

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

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Town of Newburgh Municipal Code

SEC: 185-55

SUB-DIV: D

TITLE: PROCEDURE, CONSTRUCTION OF PROVISIONS

PAGE: 185:93

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JOSEPH MATTINA, Code Compliance

YOUR IMMEDIATE AND PROMPT RESPONSE TO THIS NOTICE IS MANDATORY.

Prior Built shed
 TOWN OF NEWBURGH, ORANGE COUNTY N.Y.

Receipts
 49710
 49711

Examined _____ 20 _____ 50.00
 10.00
 Approved _____ 20 _____ B.P. 60.00
 Disapproved a/c _____ C.O. 25.00
 Permit No. _____ 85.00
 CHK 25.99

Old Town Hall
 308 Gardnertown Rd.
 Newburgh, NY 12550
 Telephone: Area Code 845-564-7801
 FAX Telephone: 845-564-7802

BA Disapproved
 CODE COMPLIANCE DEPT
 AUG - 9 2007
 07-357

Plot
 28A
 Shed must be removed
 10/15/07
 CONSTRUCTION

APPLICATION FOR BUILDING PERMIT
 Pursuant to New York State Building Code and Town Ordinances

Date August 8 2007

7-50
 INSTRUCTIONS & All Accessory Structures UP to Code

- a. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by a complete set of plans, if a commercial building, showing proposed construction and complete set of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of Newburgh for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

PRINT NAME OF APPLICANT SUSAN CARLSTRUM

Susan Carlstrom
 (Signature of Applicant)

27 Holmes Rd, Newburgh, NY 12550
 (Address of Applicant)

BP 50
CC 25

7-50

1827-07

CODE COMPLIANCE DEPT

JAN 21 2007

Old Town Hall
300 Gardnertown Rd.
Newburgh, NY 12550
Telephone: Area Code 845-564-7801
FAX Telephone: 845-564-7802

Disapproved a/c 6/25/7
Joe

~~Prior Built~~ Tennis Court

APPLICATION FOR BUILDING PERMIT

Pursuant to New York Building Code and Town Ordinances

ZBA AMENDED
APPROVED
10/25/07

CK# SB

June 20 2007

Remove Shed - BRING
TENNIS COURT
Access Street up to Code

BA Disapproved
8/23/07

INSTRUCTIONS
CONDITIONS

- a. This application must be completely filled in by typewriter or ink on a suitable surface.
- b. Plot plan showing location of lot and buildings on premises; relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by a complete set of plans, if a commercial building, showing proposed construction and complete set of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of Newburgh for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

PRINT NAME OF APPLICANT Sally Polhamus

Sally Polhamus
(Signature of Applicant)

102 Mustard Road Cornwall-on-Hudson
(Address of Applicant) NY 12520

43-3-34.2

Prior Built

Ingr. Pool

TOWN OF NEWBURGH

Crossroads of the North

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

CODE COMPLIANCE DEPT.
TELEPHONE 914-564-7801
FAX LINE 914-564-7802

7-50

50
BP 10
60
CO 25
85.00

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK

Examined _____ 20
Approved _____ 20
Disapproved _____ 20

62007
A-548

Office of Building Inspector
Gerald Canfield
Old Town Hall
308 Gardnertown Road
Newburgh, New York 12550
Telephone: (914) 564-7801
FAX: (914) 564-7802

ZBA
Disapproved 8/23/07
4/4/07
6/12

APPLICATION FOR SWIMMING POOL PERMIT
Pursuant to New York State Building Code and Town Ordinances

ZBA AMENDED
APPROVED

Date 8/6 2007

INSTRUCTIONS
Conditions of Remove Shed Bring
Access Stairs & Pool up
to Code

- a. Plot plan showing location of the pool on the premises in relationship to the house, adjoining premises or public streets or areas. A detailed description or layout of property must be drawn on the diagram which is part of this application.
- b. The work covered by this application may not be commenced before the issuance of the Building Permit.
- c. No pool shall be filled with water until a protective fence of a minimum of four (4) feet in height has been installed completely around the pool.
- d. Please state on this application the method to be used and the source of water supply for filling the pool.
- e. Please state whether the pool is in ground or above the ground.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York State Building Construction Code and Ordinances of the Town of Newburgh for construction of a swimming pool, or for the removal or demolition thereof.

Sally Polhamos
Print Name of Applicant

(Signature of Applicant)

102 Mountain Rd Cornwall-on-Hudson NY 12520
(Address of Applicant)

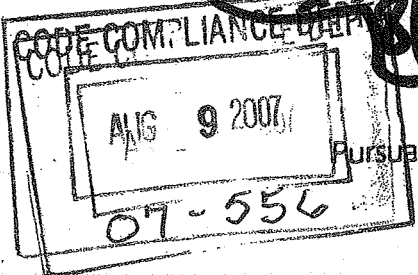
ck
584

10' Round
Receipts
49708
49709

7-50

Examined _____ 20 _____ 50.00
Approved _____ 20 _____ 30.00
Disapproved a/c _____ 20 _____ 80.00
Permit No _____ 25.00
10500
chk 2599

Old Town Hall
108 Gardnertown Rd.
Newburgh, NY 12550
Telephone: Area Code 845-564-7801
FAX Telephone: 845-564-7802



ZBA Disapproved
8/23/07

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State and Town Ordinances

ZBA AMENDED
APPROVED
10/25/07

Date August 2007

INSTRUCTION CONDITIONS
Remove shed & Access to structure
BRING UP
GAZEBO UP
TO CODE

- a. This application must be completely filled in by typewriter or ink and submitted to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by a complete set of plans, if a commercial building, showing proposed construction and complete set of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of Newburgh for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

PRINT NAME OF APPLICANT Susan Carlstrom

Susan Carlstrom
(Signature of Applicant)

27 Holmes Rd Newburgh, NY 12550
(Address of Applicant)