



Steven M. Neuhaus  
County Executive

Orange County Department of Planning  
Submittal Form for Mandatory Review of Local Planning Action  
as per NYS General Municipal Law §239-l,m, & n

Referral ID#:  
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh
Local Referring Board:	Zoning Board of Appeals
Applicant:	ROSARIA PUZZILLO
Project Name:	
Location of Project Site:	14 BREEZY KNOLL DRIVE

Tax Map #:	81-3-1.2
Tax Map #:	
Tax Map #:	
Local File No.:	2527-15
Size of Parcel*:	200 X 53

\*If more than one parcel, please include sum of all parcels.

Reason for County Review: ADJACENT TO I-87 & within 500ft. of City of Newburgh

Current Zoning District (include any overlays): R-3

Type of Review:

- Comprehensive Plan Update/Adoption
- Zoning Amendment
  - Zoning District Change from \_\_\_\_\_ to \_\_\_\_\_
  - Ordinance Modification (cite section): \_\_\_\_\_
- Local Law
- Site Plan
  - Sq. feet proposed (non-residential only): \_\_\_\_\_
  - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Subdivision
  - Number of lots proposed: \_\_\_\_\_
  - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Special Use Permit
- Lot Line Change
- Variance
  - AREA / USE (circle one) I-84 FRONT YARD SETBACK & FRONT YARD BREEZY KNOLL DR. INCREASING DEGREE NON-CONFORMITY
- Other

Is this an update to a previously submitted referral? YES / NO (circle one)

Local board comments or elaboration:

Signature of local official: Date: 11/2/15 Title: Chairperson Zoning Board of Appeals

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924  
Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com



# 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: 10/29/15 *J*

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

I (WE) ROSARIA POZZI PRESENTLY  
RESIDING AT NUMBER 14 Breezy Knoll Dr. Newburgh NY 12550  
TELEPHONE NUMBER (845) 565-2952

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

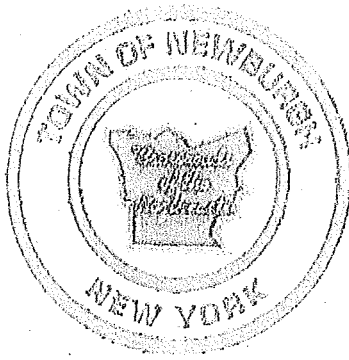
- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

81-3-1.2 (TAX MAP DESIGNATION)  
14 Breezy Knoll Dr (STREET ADDRESS)  
R-3 (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).

185-19-C-1  
Bulk Table Schedule 5



# 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: September 22, 2015
- 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: To Keep Prior Building attached garage

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:

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

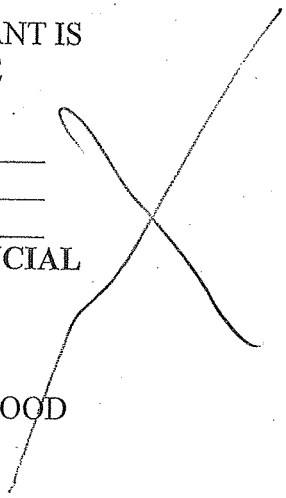
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- 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:

All homes on Street Have Attached Garages





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NEWBURGH, NEW YORK 12550

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:

All The homes on the street Have  
Attached garages  
\_\_\_\_\_  
\_\_\_\_\_

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:

It is not Feasible and its Been a  
Structure Since 1980  
\_\_\_\_\_  
\_\_\_\_\_

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

its An existing Structure on property Fea. 1980  
\_\_\_\_\_  
\_\_\_\_\_

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

It will not Have NO effect or Impact  
on the physical or Environmental conditions in the Neighborhood.  
\_\_\_\_\_

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

We Never Knew that it was A Hardship  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN OF NEWBURGH

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OLD TOWN HALL  
308 GARDNERTOWN ROAD  
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7. ADDITIONAL REASONS (IF PERTINENT):

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

*Rosario Puzillo*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 15<sup>th</sup> DAY OF October 20 15

*Ivette Igartua*  
NOTARY PUBLIC

**IVETTE IGARTUA**  
Notary Public, State of New York  
No. 011G4992305  
Qualified in Orange County  
Commission Expires Feb. 24, 2018

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)



# TOWN OF NEWBURGH

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

## PROXY

ROSARIA PIZZILLO, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 14 Breezy Knoll Dr.

IN THE COUNTY OF ORANGE AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 14 Breezy Knoll Dr  
Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Angelina Velazquez  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 10/31/15 X Rosaria Pizzillo

OWNER'S SIGNATURE

[Signature]  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 31 DAY OF October 2015

[Signature]  
NOTARY PUBLIC

**IVETTE IGARTUA**  
Notary Public, State of New York  
No. 011G4992305  
Qualified in Orange County  
Commission Expires Feb. 24, 2018



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

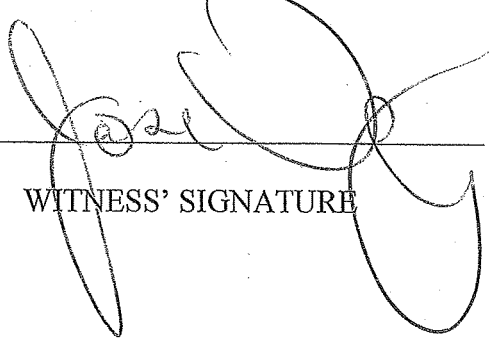
ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

## PROXY

ROSARIA Pozzillo, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 14 Breezy Knoll Dr.  
IN THE COUNTY OF Orange AND STATE OF New York  
AND THAT HE/SHE IS THE OWNER IN FEE OF 14 Breezy Knoll Dr.  
Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Frank Pozzillo (son)  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

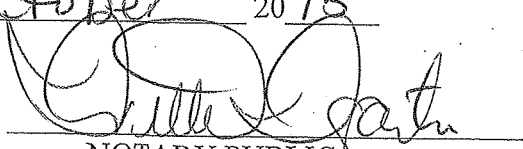
DATED: 10/15/15 Rosaria Pozzillo

  
WITNESS' SIGNATURE

OWNER'S SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 15<sup>th</sup> DAY OF October 2015

  
NOTARY PUBLIC

**IVETTE IGARTUA**  
Notary Public, State of New York  
No. 011G4992305  
Qualified in Orange County  
Commission Expires Feb. 24, 2018

## 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:							
Project Location (describe, and attach a location map): <b>14 Breezy Knoll Dr. Newburgh, NY 12570</b>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <b>ROSARIA PUZZILLO</b>		Telephone: <b>565-2952</b>					
		E-Mail: <b>—</b>					
Address: <b>14 Breezy Knoll Dr.</b>							
City/PO: <b>Newburgh</b>		State: <b>NY</b>	Zip Code: <b>12570</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? _____ acres							
b. Total acreage to be physically disturbed? _____ 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 checked="" 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>ITS A Garage</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ITS A Garage</u>	NO	YES	
	<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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<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 type="checkbox"/> Suburban			
			N/A
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: ROSARIA Puzallo Date: 10/29/15  
 Signature: *Rosaria Puzallo*

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

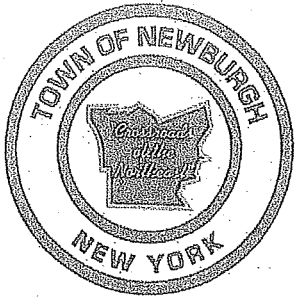
Project:	
Date:	

*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.



<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**

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

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 10/29/2015**

**Application No. 13-0294**

**To: Rosaria Puzzillo  
14 Breezy Knoll Dr  
Newburgh, NY 12550**

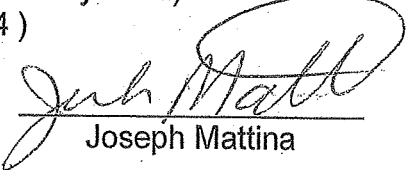
**SBL: 81-3-1.2  
ADDRESS: 14 Breezy Knoll Dr**

**ZONE: R-3**

PLEASE TAKE NOTICE that your application dated 04/16/2013 for permit to keep a prior built 24' x 26' attached garage on the premises located at 14 Breezy Knoll Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-19-C-1 Shall not increase the degree of non-conformity. (Front yard Breezy Knoll)
- 2) Bulk table schedule 5 requires a front yard setback of 50' minimum. ( I-84 )

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**      *BUILT WITH OUT A PERMIT*       **YES**

**NAME:**      ROSARIA PUZZILLO

**ADDRESS:**      14 BREEZY KNOLL DR NEWBURGH NY 12550

**PROJECT INFORMATION:**

**TYPE OF STRUCTURE:**      PRIOR BUILT 24 X 26 GARAGE

**SBL:**      81-3-1.2      **ZONE:**      R-3

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
BREEZY KNOLL FRONT YARD	40'	30.80	INCREASING DEGREE NON CONFORMITY		
I-84 FRONT YARD	50'		10'	40'	80.0%
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE	OK				
SURFACE COVERAGE	OK				

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1      ( BREEZY KNOLL DR )       **YES**  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY      -----       **YES**  
 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:**      24 x 26 attached 2 car garage

**VARIANCE(S) REQUIRED:**

- 1 BULK TABLE SCHEDULE 5 REQUIRES 50' FRONT YARD SETBACK ( I-84 SIDE )
- 2 185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY ( FRONT YARD BREEZY KNOLL )
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**REVIEWED BY:**      JOSEPH MATTINA      **DATE:**      16-Apr-13

# Percentage Calculator

Percentage Calculator is a free online tool to calculate percentages.

What is  % of  ?

is what percent of  ?   %

What is the percentage increase/decrease from  to  ?   %

**Tips:** Use tab to move to the next field. Use shift-tab to move to the previous field. Press enter to calculate.

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FRONT YARD I-84

CODE 0

APR 1 200

Sign x

GARAGE HOLD

26'-0"

EXISTING

+/- 20'0"

24'-0"

8"

8"

EXISTING  
MASONRY  
WALL

EXISTING  
GARAGE

624 SQFT

MASONRY  
OPENING  
(ARCH)

1'-9"

18'-0"

2'-6"

3'-0"

# EXISTING GARAGE PLAN

SCALE 1/4" = 1'-0"

624 SQUARE FEET



# GP A

GIOVANNI PALLADINO ARCHITECT

52 Cronomer Heights Dr.  
Newburgh, New York 12550  
(845) 391-0070

gpalladino@gpadesignservices.com

OR TO HOUSE  
D

## OBSERVATIONS:

EXISTING GARAGE WALLS ARE REINFORCED 8" CMU BLOCK APPROXIMATELY 8'-0" HIGH.

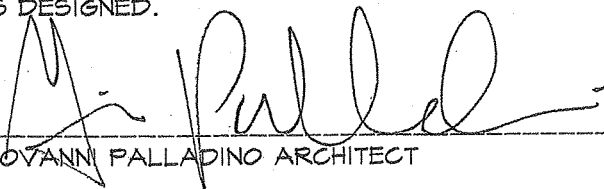
BLOCK CONTINUE TO A MINIMUM DEPTH BELOW GRADE OF 18" RESTING ON A FOOTING APPROXIMATELY 16" WIDE X 8" THICK.

GARAGE SLAB IS POURED CONCRETE APPROXIMATELY 4" THICK.

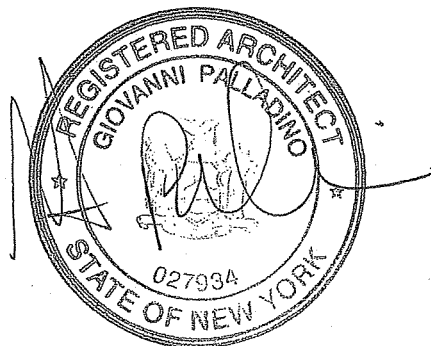
DOOR ACCESS TO HOUSE FROM GARAGE SHALL BE SELF CLOSING FIRE DOOR WITH A MINIMUM RATING OF 3/4 HOUR.

EXISTING ROOM FRAMING IS TO BE REMOVED FOR SECOND FLOOR ADDITION.

IT IS MY OPINION THAT THE EXISTING GARAGE STRUCTURE IS CAPABLE OF HANDLING THE NEW SECOND FLOOR ADDITION AS DESIGNED.



GIOVANNI PALLADINO ARCHITECT



## EXISTING GARAGE

PUZZILLO RESIDENCE  
14 BREEZY KNOLL DR  
NEWBURGH, NY 12550

No	Date	Issue
01		BLDG. DEPT

Date:

Project No:

Drawn By: GP

Checked By: GP

Scale: None

Copyright © Giovanni Palladino Architect

# A101a

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

THIS INDENTURE, made the 14<sup>th</sup> day of JULY, nineteen hundred and Seventy-nine,  
BETWEEN MICHELE BUCCIARELLI, residing at 175 Windsor Highway,  
Town of New Windsor, County of Orange and State of New York,  
and JOSEPH BUCCIARELLI, residing at 3 Breezy Knoll Drive, Town of  
Newburgh, County of Orange and State of New York, Co-partners  
Doing Business as M. Bucciarrelli & Sons.

party of the first part, and SALVATORE PUZILLO and ROSARIA PUZILLO, husband  
and wife, as tenants by the entirety, both residing at  
437 First Street, City of Newburgh, County of Orange and State  
of New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN & 00/100 (\$10.00)----- dollars,

lawful money of the United States, and other good and 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 lot, piece or parcel of land, with the buildings and improvements thereon erected, situate  
being and being in the~~

situate in the Town of Newburgh, Orange County, New York, known  
and designated as Lot Nos. 14, 15, 16 and 17 on a map entitled  
"SUNNYSIDE ACRES", Town of Newburgh, Orange County, New York,  
dated April 30, 1955 and filed in the office of the Clerk of Orange  
County July 12, 1955 as Map No. 1622.

EXCEPTING AND RESERVING therefrom that portion thereof appro-  
priated by the State of New York for Interstate Route 503-1-7.2,  
Thruway to existing Route 9W, which is included in the parcel known  
and designated as Parcel No. 157 on Map No. 127, dated March 28, 1962  
made by the New York State Department of Public Works and filed in  
the Orange County Clerk's Office on May 8, 1962.

SUBJECT to zoning and building ordinances of the Town of  
Newburgh and to grants to utility companies as the same appear  
of record.

SUBJECT to the following restrictions, reservations, covenants  
and conditions which shall run with the title to the land forever:

1. Not more than one dwelling house shall be erected on any one lot.
2. No lot shall be subdivided nor shall any lot be sold except as a whole.
3. There shall not be erected on any one lot any building or structure other than a one family dwelling house with an attached garage for the storage of passenger type automobiles.
4. No building or structure of any kind shall be erected on any lot, the front foundation wall of which is less than 30 feet from the street line on which it fronts, nor less than five feet from the side lines or rear line of the lot on which it is erected, except that in the case of Lots Nos. 1 and 18, no building or structure of any kind shall be erected, the front foundation wall of which is less than 30 feet from Gidney Avenue and the side foundation wall of which is less than 30 feet from Gidney Avenue and the side foundation wall of which is less than 30 feet from Breezy Knoll Drive, as shown on said map.
5. No business or trade of any kind whatsoever shall be

4.43

Law  
11/2/60  
Original

+

conducted on the described premises.

6. No border or division fences shall be constructed or erected on the premises except that hedges may be planted or grown thereon.

7. No livestock, poultry or other animals shall be kept on the premises except that a reasonable number of household pets may be kept thereon.

8. No temporary structures, trailers, outbuildings or any other structures or buildings other than the main dwelling house may be erected on the premises for dwelling purposes, storage of materials, or for any other purpose, and no merchandise or materials of any kind shall be stored on the premises.

9. All septic tanks, cesspools, or other means of disposing of sewage shall be installed, or permitted only in accordance with all applicable laws, rules and regulations, and in accordance with the requirements set forth on the map herein mentioned.

BEING a part of the same premises described in a certain Deed dated June 7, 1955 from Clement D. Cabodi and Anita M. Cabodi, his wife, to Michele Bucciarelli and Joseph Bucciarelli and recorded in the Orange County Clerk's Office on June 3, 1955 in Liber 1348 of Deeds at Page 493.

Said premises more particularly described and bounded according to a survey by George W. Corwin, P.L.S. dated June 7, 1980 as follows:

ALL THAT certain lot, piece or parcel of land, situate in the Town of Newburgh, Orange County, New York, known and designated as a portion of Lots Nos. 14, 15, 16 and 17 on a map entitled "SUNNY-SIDE ACRES", Town of Newburgh, Orange County, New York, dated April 30, 1955 and filed in the office of the Clerk of Orange County July 12, 1955 as Map No. 1622, being more particularly bounded and described as follows:

BEGINNING at a point in the north line of Breezy Knoll Drive which is marked by a stone monument found at the southeasterly corner of lands of the State of New York - Interstate Highway Route 84 - and runs thence along the north line of Breezy Knoll Drive south 76 degrees 05 minutes east for 290.35 feet to the southeast corner of Lot 14 as shown on a map entitled "SUNNYSIDE ACRES", Town of Newburgh, Orange County, New York, dated April 30, 1955 and filed in the office of the Clerk of Orange County July 12, 1955 as map No. 1622 and runs thence along the division line between Lot 14 and Lot 13 north 13 degrees 55 minutes east for 77.6 feet to the southerly right of way line of the lands of the State of New York, aforesaid; thence along said line north 84 degrees 09 minutes west for 110.43 feet to a stone monument; thence still along lands of the State of New York north 83 degrees 23 minutes west for 181.3 feet to a stone monument; thence along said lands south 15 degrees 39 minutes west for 39.1 feet to the place of beginning.

IN WITNESS WHEREOF, I, the Clerk of the County of Orange, New York, have hereunto set my hand and the seal of said County at Newburgh, New York, this 10th day of June, 1980.

CLERK OF ORANGE COUNTY, NEW YORK

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.

RECORDED  
117 2200000  
11/20/2000  
COUNTY OF ...

RECORDED  
117 2200000  
11/20/2000  
COUNTY OF ...

RECORDED  
117 2200000  
11/20/2000  
COUNTY OF ...

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 incumbered 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.

IN PRESENCE OF:  
[Faint text describing witnesses]

*Michele Bucciarelli* L.S.  
Michele Bucciarelli  
*Joseph Bucciarelli* L.S.  
Joseph Bucciarelli

On the 14<sup>th</sup> day of JULY 1979, before me personally came

On the day of 19, before me personally came

---MICHELE BUCCIARELLI & JOSEPH BUCCIARELLI---

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

*Albert P. Pacione*

ALBERT P. PACIONE JR.  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires Mar. 30, 1981

STATE OF NEW YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

983

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

that he knows

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. (80)883,59640

MICHELE BUCCIARELLI and JOSEPH BUCCIARELLI

TO

SALVATORE PUZILLO and ROSARIA PUZILLO.

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

480  
13-

RETURN BY MAIL TO:

ROSKOSKI & PACIONE  
Attorneys at Law  
710 Broadway  
Newburgh, N.Y. Zip No. 12550

CH

Reserve this space for use of Recording Office.

RECEIVED  
\$ 7.50  
REAL EST.  
JUL 22 1980  
TRANT  
ORANGE COUNTY

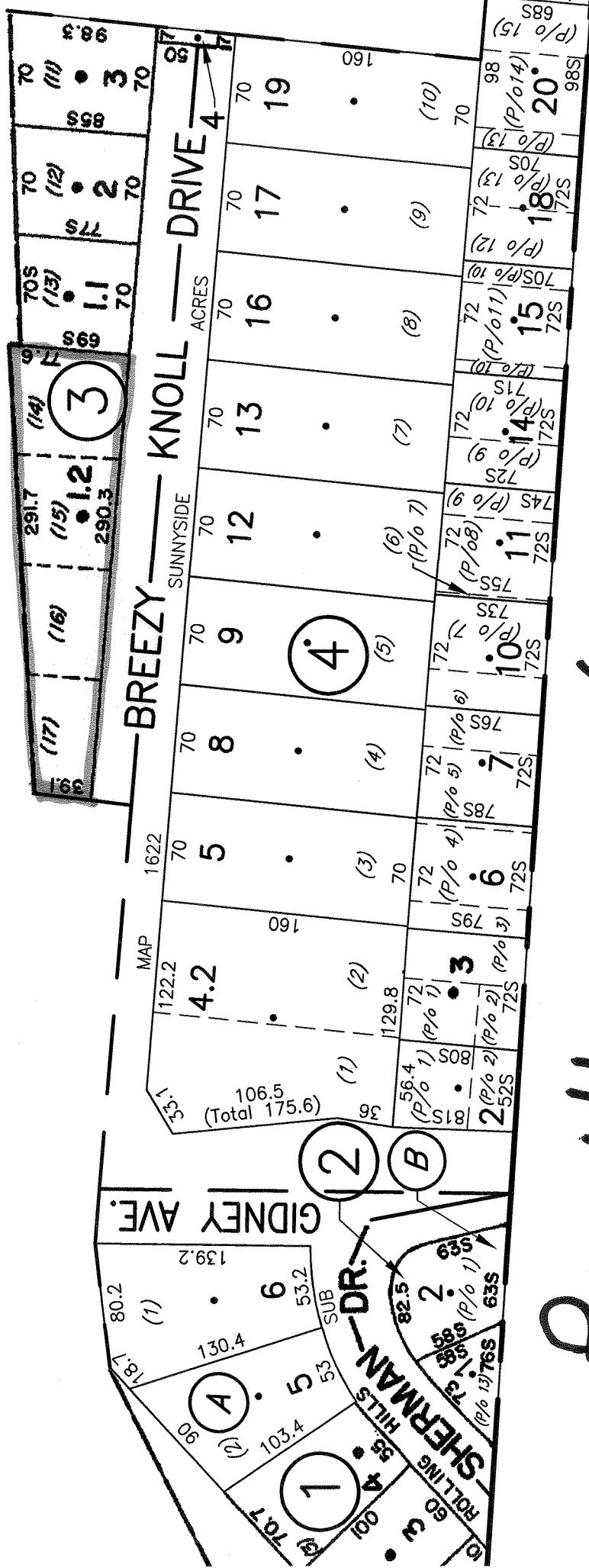
Orange County Clerk's Office S.S.  
Recorded on the 22<sup>nd</sup> day  
of July 1980 at 12:16  
o'clock P.M. in Liber 2170  
at page 894  
and Examined  
Jack A. Sullivan Clerk

INTERSTATE

HIGHWAY

NO.

84



Puzzillo  
 14 Breezy Knoll Drive  
 (81-3-1.2)