



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:

Robert Webb - Advanced Modulars

Project Name:

Location of Project Site

Parkview Street South

Tax Map #:

52-15-11.2

Tax Map #:

Tax Map #:

Local File No.:

2625-17

Size of Parcel*:

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

Reason for County Review:

Within 500ft of NYS Routes 2

Current Zoning District (include any overlays):

R-1

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): _____

Subdivision

Number of lots proposed: _____

Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Special Use Permit

Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Lot Line Change

Variance

AREA / USE (circle one) ^{minimum} lot area, lot width, lot depth, front yard, side yard, combined side yards, maximum lot building coverage & surface covering

Other

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

Local board comments or elaboration:

Signature of local official

5/4/17

Date

Chairperson
Zoning Board of Appeals

Title

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: 04/28/17

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

I (WE) ROBERT WEBB / ADVANCED MOD. PRESENTLY
RESIDING AT NUMBER 17 REXING JANE QUADRY, N.Y. 12586
TELEPHONE NUMBER 718 459 9130 6462

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:

52-15-11.2 (TAX MAP DESIGNATION)
Parkview St S (STREET ADDRESS)
R1 (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).

IK table schedule 3: requires 40,000sf lot size, 150' min lot width, 150' min lot pth, 50' min front yard setback, 30' min side yard setback, 80' combined side yard setback and lot building coverage 10% max, lot surface coverage of 20% max.



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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: 04/20/17
- 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: 29,000sf lot area, 50' lot width, 40' lot dept

49' front yard, 15' one side yard, 38.75' combined side yard, 9% building coverage, 20% ^{surface} coverage

N/A

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

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

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

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:



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

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

EXIST LOT 7 PROPOSED HOUSE ARE SIMILAR IN
SIZE TO EXISTING IN NEIGHBORHOOD

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:

DU TO ZONING CHANGE (SEE C BELOW) LOT IS
NOT BUILDABLE WITH OUT VARIANCES. THE ONLY
VIABLE SDS AREA IS ON THE REAR OF THE LOT

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

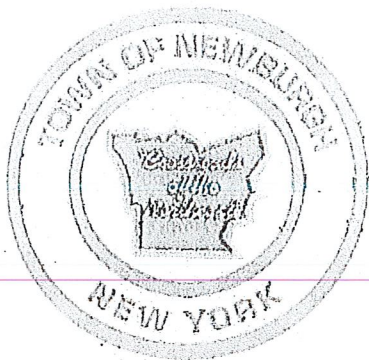
THE PROPOSAL MEETS THE SETBACKS, EXCEPT FRONT FOR
THE PRE 2006 BUILDING. THE FRONT VARIANCE IS REQUIRED DUE
TO THE SEPTIC. THE LOT IS EXISTING

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 HOUSE WILL ONLY BE A 1.5SD SF ONE
STORY RANCH.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

THE LOT OWNER HAS OWNED SINCE BEFORE THE ZONING
CHANGE (CC NO 3-2006 OR 3-E-2006). LOT MET
ZONING PRIOR TO THAT



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

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

THE BUYER IS A WIDOW WHO LOST HER SON. SHE
NEEDS A SMALL HOUSE ON A SMALL PIECE OF
PROPERTY

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF May 2017

Maureen Hargraves
Notary Public, State of New York
Qualified in Orange County
Commission Expires Feb. 28, 2018


[Handwritten Signature]
NOTARY PUBLIC

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.
(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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

May 3, 2017

I certify to the Town of Newburgh that I, Robert S. Webb, is the sole proprietor of
Advanced Modulars, LLC.



Robert S. Webb



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

MARY POWELL ADVANCE MOP, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 17 PERRY LANE, WARDEN N.Y 12586
IN THE COUNTY OF ORANGE AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

SEC. 52 BK 15 LOT 11.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED ^{"Charlie Brown"} Talcott Engineering, Mary Powell
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/3/17

[Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF May 2017

Maureen Hargraves
Notary Public, State of New York
Qualified in Orange County
Commission Expires Feb. 28, 2018

[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

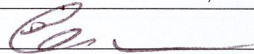
Part 1 - Project Information

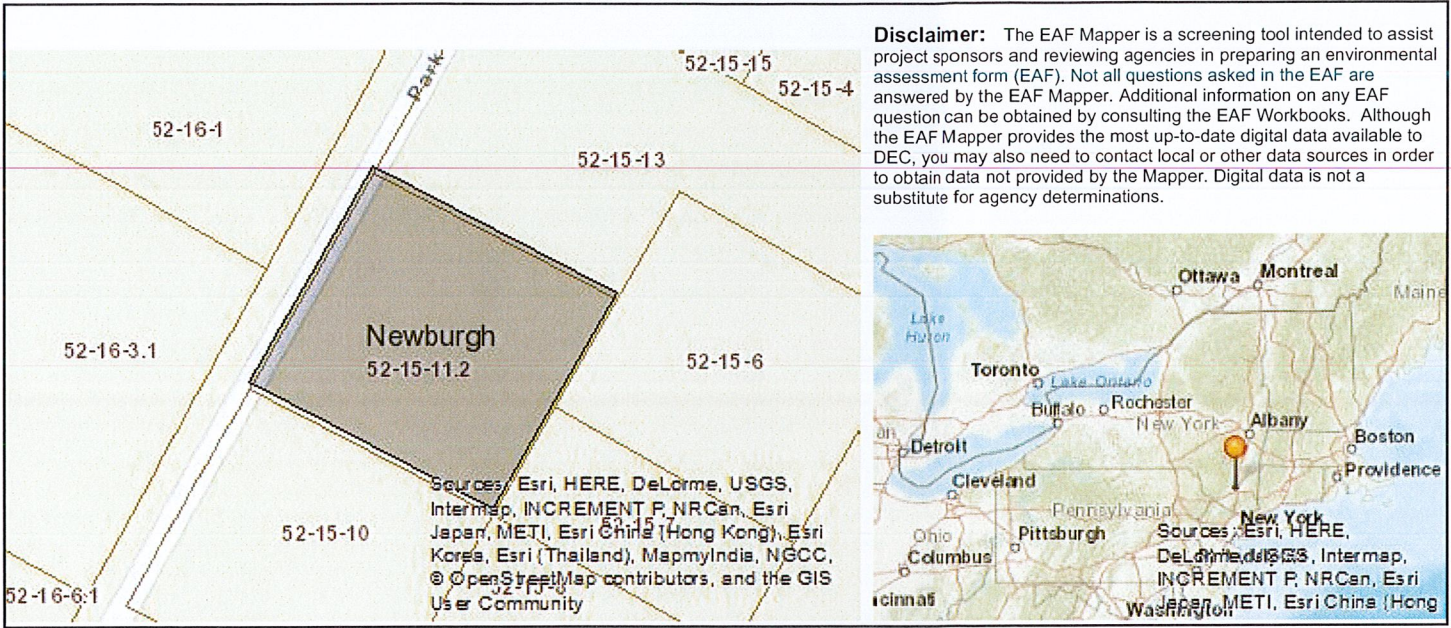
Instructions for Completing

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: POWELL VARIANCES JOB # 17009-MMR			
Project Location (describe, and attach a location map): PARK VIEW STREET, NEWBURGH			
Brief Description of Proposed Action: VARIANCES TO PERMIT CONSTRUCTION OF A SINGLE FAMILY RESIDENCE			
Name of Applicant or Sponsor: Robert Webb Advanced Modular LLC		Telephone: 845-913-6462	
		E-Mail:	
Address: 17 Perry Lane			
City/PO: Walden		State: NY	Zip Code: 12586
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 <input checked="" type="checkbox"/>
			YES <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: BUILDING PERMIT FROM TOWN BUILDING DEPARTMENT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.25 acres	
b. Total acreage to be physically disturbed?		0.18 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/^{or sponsor} name: CHARLES T. BROWN, PE _____ Date: 4-28-2017 _____</p> <p>Signature:  _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

ANGELINA ARGENIO a/k/a
ANGELINE ARGENIO

TO

ADVANCED MODULARS, LLC

SECTION 52 BLOCK 15 LOT 11 & 12

RECORD AND RETURN TO:
(name and address)

Gary A. Galati, Esq.
263 Rt. 17K
Newburgh, New York 12550

Just original
5/31/17
[Signature]

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

K051362

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)	___ 4289 MONTGOMERY (TN)	NO. PAGES <u>4</u> CROSS REF. _____
___ 2001 WASHINGTONVILLE (VLG)	___ 4201 MAYBROOK (VLG)	CERT. COPY <input type="checkbox"/> ADD'L X-REF. _____
___ 2289 CHESTER (TN)	___ 4203 MONTGOMERY (VLG)	MAP# _____ PGS. _____
___ 2201 CHESTER (VLG)	___ 4205 WALDEN (VLG)	PAYMENT TYPE: CHECK <input checked="" type="checkbox"/>
___ 2489 CORNWALL (TN)	___ 4489 MOUNT HOPE (TN)	CASH _____
___ 2401 CORNWALL (VLG)	___ 4401 OTISVILLE (VLG)	CHARGE _____
___ 2600 CRAWFORD (TN)	___ 4600 NEWBURGH (TN)	NO FEE _____
___ 2800 DEER PARK (TN)	___ 4800 NEW WINDSOR (TN)	CONSIDERATION \$ <u>35,000.00</u>
___ 3089 GOSHEN (TN)	___ 5089 TUXEDO (TN)	TAX EXEMPT _____
___ 3001 GOSHEN (VLG)	___ 5001 TUXEDO PARK (VLG)	MORTGAGE AMT. \$ _____
___ 3003 FLORIDA (VLG)	___ 5200 WALK KILL (TN)	DATE _____
___ 3005 CHESTER (VLG)	___ 5489 WARWICK (TN)	MORTGAGE TAX TYPE:
___ 3200 GREENVILLE (TN)	___ 5401 FLORIDA (VLG)	___ (A) COMMERCIAL/FULL 1%
___ 3489 HAMPTONBURGH (TN)	___ 5403 GREENWOOD LAKE (VLG)	___ (B) 1 OR 2 FAMILY
___ 3401 MAYBROOK (VLG)	___ 5405 WARWICK (VLG)	___ (C) UNDER \$10,000
___ 3689 HIGHLANDS (TN)	___ 5600 WAWAYANDA (TN)	___ (E) EXEMPT
___ 3601 HIGHLAND FALLS (VLG)	___ 5889 WOODBURY (TN)	___ (F) 3 TO 6 UNITS
___ 3889 MINISINK (TN)	___ 5801 HARRIMAN (VLG)	___ (I) NAT. PERSON/CR. UNION
___ 3801 UNIONVILLE (VLG)		___ (J) NAT. PER-CR. UN/1 OR 2
___ 4089 MONROE (TN)		___ (K) CONDO
___ 4001 MONROE (VLG)		
___ 4003 HARRIMAN (VLG)		
___ 4005 KIRYAS JOEL (VLG)		

CITIES
___ 0900 MIDDLETOWN
___ 1100 NEWBURGH
___ 1300 PORT JERVIS

___ 9999 HOLD

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Kar [Signature]*

RECORDED/FILED
10/11/2005/ 09:32:22
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050106739
DEED C / BK 11963 PG 0394
RECORDING FEES 207.00
TTX# 002329 T TAX 140.00
Receipt#483487 suemay

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 Oct 11, 2005 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbitt *May 2, 2017*
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY



NY2005 — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 4th day of October, in the year 2005,
a/k/a Angeline Argenio
BETWEEN Angelina Argenio, presently residing at 518 Washington Avenue,
Newburgh, New York 12550,

party of the first part, and Advanced Modulars, LLC, a New York Limited Liability
Company with offices located at 17 Penny Lane, Walden, New York 12586,

party of the second part,
WITNESSETH, that the party of the first part, in consideration of -----TEN-----
----- (\$10.00) ----- dollars
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

SEE SCHEDULE "A" ANNEXED HERETO.

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.

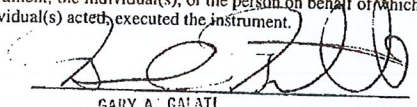
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party 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.

IN PRESENCE OF:

Angelina Argenio a.k.a.
Angeline Argenio
ANGELINA ARGENIO a/k/a
ANGELINE ARGENIO

STATE OF NEW YORK, COUNTY OF ORANGE
On the 10 day of October in the year 2005,
before me, the undersigned, personally appeared
Angelina Argenio a/k/a Angeline
Argenio, personally known to me or proved to me on
the basis of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument and acknowl-
edged to me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person on behalf of which the
individual(s) acted, executed the instrument.


GARY A. GALATI
Notary Public, State of New York
Certified in Orange County
Commission Expires Oct. 31, 2005

STATE OF _____, COUNTY OF _____
On the _____ day of _____ in the year _____,
before me, the undersigned, a Notary Public in and for said State,
personally appeared _____,
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/she/they reside(s) in _____

(if the place of residence is in a city, include the street and street number if any, thereof);
that he/she/they know(s) _____

to be the individual described in and who executed the foregoing
instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed
his/her/their name(s) as a witness thereto

[add the following if the acknowledgment is taken outside NY State]
and that said subscribing witness made such appearance before
the undersigned in the _____ (insert the city or other political subdivision and
the State or country or other place the proof was taken).

STATE OF _____
On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared _____

_____, personally known to me or proved to me on
the basis of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument and acknowl-
edged to me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person on behalf of which the
individual(s) acted, executed the instrument

[add the following if the acknowledgment is taken outside NY State]
and that said subscribing witness made such appearance before
the undersigned in the _____ (insert the city or other political subdivision and the State or
country or other place the acknowledgment was taken).

STATE OF _____, COUNTY OF _____
On the _____ day of _____ in the year _____
before me personally came _____

to me known, who, being by me duly sworn, did depose and say
that he resides at _____
that he is the _____
of _____

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.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

ANGELINA ARGENIO a/k/a ANGELINE ARGENIO

TO

ADVANCED MODULARS, LLC

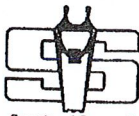
SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____
STREET ADDRESS _____

Recorded at the request of
Kar-Vin Abstract Corp.
New Windsor NY 12553
(846) 662-2822 FAX 665-9737

Recorded at Request of STEWART TITLE®

RETURN BY MAIL TO:

Gary A. Galati, Esq.
263 Route 17K
Newburgh, New York 12550


Distributed by
STEWART TITLE®
INSURANCE COMPANY
300 EAST 42nd STREET, 10th FLOOR
NEW YORK, NEW YORK 10017
(212) 922-0050 Fax (212) 983-1133
Sanctity of Contract®

Schedule A Description

Parcel 1

ALL that tract, piece or parcel of land, being and situate on the East side of Park View Street in the Town of Newburgh, County of Orange and State of New York, known and designated as Lot No. 81, Section C on map of lands of Orange Lake Land Corporation which map has been duly filed in the Orange County Clerk's Office.

Parcel 2

ALL that tract, piece or parcel of land lying, being and situate on the east side of Park View Street in the Town of Newburgh, County of Orange and State of New York, more particularly known and designated as Lot No. 80, Section C, on Map of Lands of Orange Lake Land Corporation, which Map has been duly filed in the Orange County Clerk's Office.

Parcel 1

BEING AND INTENDED TO BE the same premises as conveyed by Paul Magliato & Arthur D. Magliato to Arthur Argenio & Angelina Argenio by Deed dated July 21, 1952 and recorded in the Orange County Clerk's Office on July 26, 1952 in Liber 1238 of Deeds at page 145. The said Arthur Argenio, having died a resident of Orange County on January 16, 1965, having left surviving him, his spouse, the Grantor herein.

Parcel II

BEING AND INTENDED TO BE the same premises as conveyed by Arthur D. Magliato & Paul N. Magliato to Arthur T. Argenio & Angeline Argenio by Deed dated August 18, 1952 and recorded in the Orange County Clerk's Office on November 14, 1952 in Liber 1250 of Deeds at page 384. The said Arthur T. Argenio having died a resident of Orange County on January 16, 1965, and having left surviving him, his spouse, the Grantor herein.



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

2625-17

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/03/2017

Application No. 17-0223

**To: Advanced Modulars LLC
2 Lira Ln
Walden, NY 12586**

**SBL: 52-15-11.2
ADDRESS: Parkview St S**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 04/06/2017 for permit to construct a single family dwelling unit on the premises located at Parkview St S is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Codes Sections:

- 1) Bulk table schedule 3 requires 40000 sf lot size
- 2) Bulk table schedule 3 requires 150' minimum lot width
- 3) Bulk table schedule 3 requires 150' minimum lot depth
- 4) Bulk table schedule 3 requires 50' minimum front yard setback
- 5) Bulk table schedule 3 requires 30' minimum side yard setback
- 6) Bulk table schedule 3 requires 80' combined side yard setback
- 7) Bulk table schedule 3 allows a maximum lot building coverage of 10%
- 8) Bulk table schedule 3 allows a maximum lot surface coverage of 20%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

2625-17

Town of Newburgh Code Compliance

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

NAME: Advanced Modular LLC Building Application # 17-0223

ADDRESS: 2 Lira Lane Walden NY 12586

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: Single family dwelling / Parkview St. South

SBL: 52-15-11.2 ZONE: R-1

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

Pg 1 of 2

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	40000 SF	11000 SF		29000 SF	72.50%
LOT WIDTH	150'	100'		50'	33.3%
LOT DEPTH	150'	110'		40'	26.60%
FRONT YARD	50'		18.51'	31.49'	62.97%
REAR YARD	ok				
ONE SIDE YARD	30'		15'	15'	50.00%
COMBINED SIDE YARDS	80'		41.25	38.75	48.43%
BUILDING COVERAGE	10%		19%	9%	990 SF
SURFACE COVERAGE	20%		24%	4%	440 SF

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: **8 Total variances / 2 pages**

VARIANCE(S) REQUIRED:

- 1 Bulk Table schedule 3 requires a minimum side yard of 30'
- 2 Bulk Table schedule 3 requires a minimum combined side yard of 80'
- 3 Bulk Table schedule 3 limits lot building coverage to 10% maximum
- 4 Bulk Table schedule 3 limits lot surface coverage to 20% maximum.

REVIEWED BY: Joseph Mattina DATE: 20-Apr-17

2625-17

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 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES / NO
 CORNER LOT - 185-17-A YES / NO

ACCESSORY STRUCTURE:

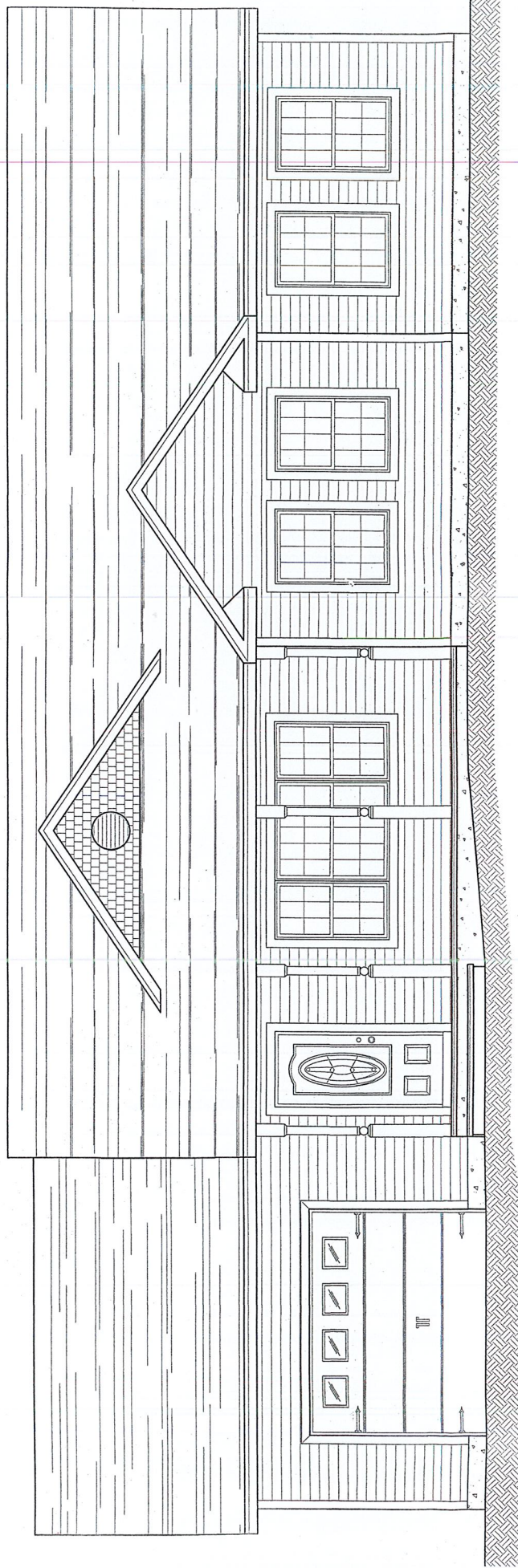
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A YES / NO
 STORAGE OF MORE THEN 4 VEHICLES YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

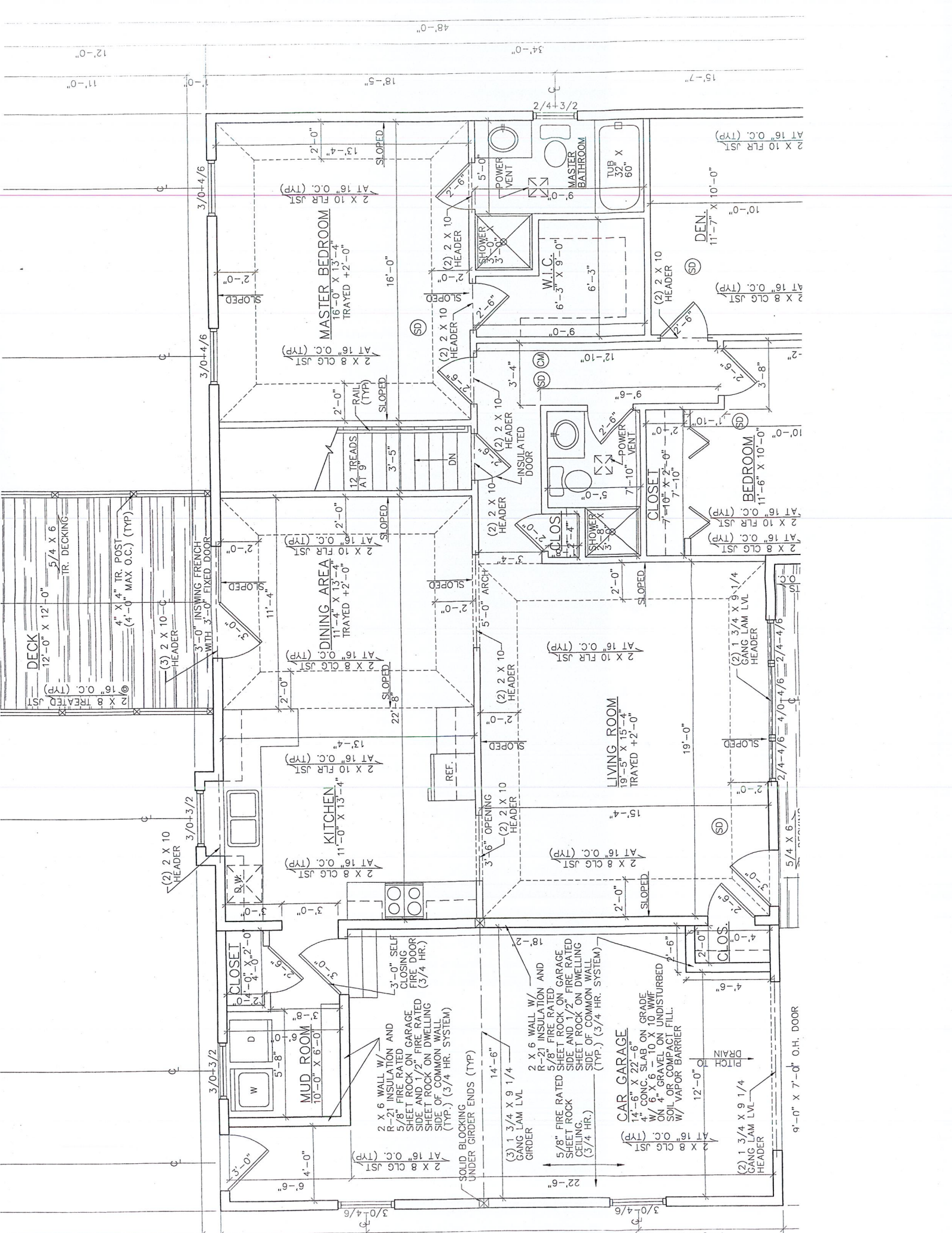
NOTES: **8 Total variances / 2 pages**

VARIANCE(S) REQUIRED:

- 5 Bulk Table schedule 3 requires 40000 sf minimum lot size
- 6 Bulk Table schedule 3 requires 150' minimum lot width
- 7 Bulk Table schedule 3 requires 150' minimum lot depth
- 8 Bulk Table schedule 3 requires 50' minimum front yard setback

REVIEWED BY: Joseph Mattina DATE: 20-Apr-17





DECK
12'-0" X 12'-0"
5/4 X 6
TR. DECKING

4" X 4" TR. POST
(4'-0" MAX O.C.) (TYP.)

(3) 2 X 10-C
HEADER

3'-0" INSWING FRENCH
DOOR WITH 3'-0" FIXED DOOR

DINING AREA
11'-4" X 13'-4"
TRAYED +2'-0"

12 TREADS
AT 9"

DN

3'-5"

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

2 X 10 FLOOR JOIST (TYP.)

(2) 2 X 10
HEADER

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

3'-0" X 3'-2"

MUD ROOM
10'-0" X 6'-0"

2 X 6 WALL W/
5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

3'-0" SELF
CLOSING
FIRE DOOR
(3/4 HR.)

2 X 6 WALL W/
5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

SOLID BLOCKING
UNDER GIRDER ENDS (TYP.)

(3) 1 3/4 X 9 1/4
GANG LAM LVL
GIRDER

2 X 6 WALL W/
5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

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5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

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(TYP.) (3/4 HR. SYSTEM)

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SIDE OF COMMON WALL
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SIDE OF COMMON WALL
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SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

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5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

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5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

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SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

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5/8" FIRE RATED
SHEET ROCK ON GARAGE
SIDE AND 1/2" FIRE RATED
SHEET ROCK ON DWELLING
SIDE OF COMMON WALL
(TYP.) (3/4 HR. SYSTEM)

CAR GARAGE
14'-6" X 22'-6"
4" CONC. SLAB ON GRADE
W/ 6" X 6" - 10 X 10 WWF
ON 4" GRAVEL ON UNDISTURBED
SOIL OR COMPACT FILL.
W/ VAPOR BARRIER

(2) 1 3/4 X 9 1/4
GANG LAM LVL
HEADER

(2) 1 3/4 X 9 1/4
GANG LAM LVL
HEADER

(2) 1 3/4 X 9 1/4
GANG LAM LVL
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HEADER

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GANG LAM LVL
HEADER

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

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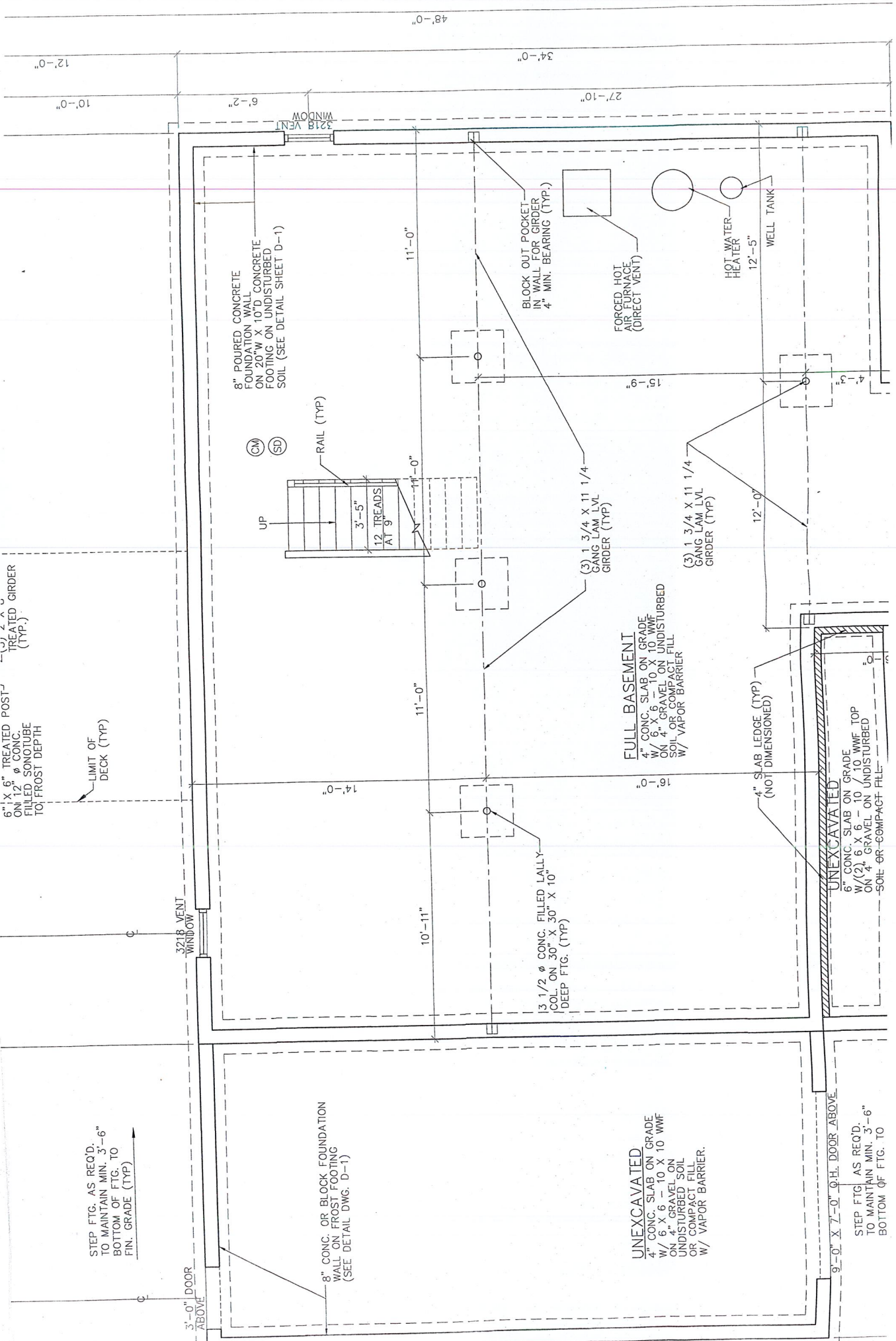
9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR

9'-0" X 7'-0" O.H. DOOR



6" X 6" TREATED POST-
ON 12" Ø CONC.
FILLED SONOTUBE
TO FROST DEPTH

LIMIT OF
DECK (TYP)

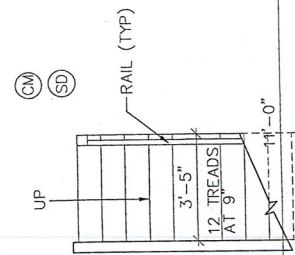
STEP FTG. AS REQD.
TO MAINTAIN MIN. 3'-6"
BOTTOM OF FTG. TO
FIN. GRADE (TYP)

321B VENT
WINDOW

321B VENT
WINDOW

3'-0" DOOR
ABOVE

8" POURED CONCRETE
FOUNDATION WALL
ON 20"W X 10"D CONCRETE
FOOTING ON UNDISTURBED
SOIL (SEE DETAIL SHEET D-1)



8" CONC. OR BLOCK FOUNDATION
WALL ON FROST FOOTING
(SEE DETAIL DWG. D-1)

11'-0"

11'-0"

11'-0"

10'-11"

14'-0"

34'-0"

27'-10"

FULL BASEMENT
4" CONC. SLAB ON GRADE
W/ 6" X 6" - 10 X 10 WWF
ON 4" GRAVEL ON UNDISTURBED
SOIL OR COMPACT FILL
W/ VAPOR BARRIER

UNEXCAVATED
4" CONC. SLAB ON GRADE
W/ 6" X 6" - 10 X 10 WWF
ON 4" GRAVEL ON
UNDISTURBED SOIL
OR COMPACT FILL
W/ VAPOR BARRIER.

BLOCK OUT POCKET
IN WALL FOR GIRDER
4" MIN. BEARING (TYP.)

(3) 1 3/4 X 11 1/4
GANG LAM. LVL
GIRDER (TYP)

(3) 1 3/4 X 11 1/4
GANG LAM. LVL
GIRDER (TYP)

FORCED HOT
AIR FURNACE
(DIRECT VENT)

HOT WATER
HEATER

12'-5"
WELL TANK

4" SLAB LEDGE (TYP)
(NOT DIMENSIONED)

UNEXCAVATED
6" CONC. SLAB ON GRADE
W/ (2) 6" X 6"
ON 4" GRAVEL ON UNDISTURBED
SOIL OR COMPACT FILL

9'-0" X 7'-0" Ø H. DOOR ABOVE
STEP FTG. AS REQD.
TO MAINTAIN MIN. 3'-6"
BOTTOM OF FTG. TO

FOUNDATION

48'-0"

12'-0"

10'-0"

6'-2"

15'-0"

4'-4"

12'-0"

ORANGE LAKE

Powell
PARKVIEW
Street S
(52-15-11.2)

