

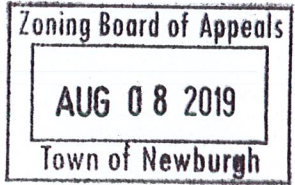


OFFICE OF ZONING BOARD  
(845) 566-4901

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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



## APPLICATION

DATED: 08/07/19

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

I (WE) Stephen Williamson PRESENTLY  
RESIDING AT NUMBER 292 North Plank Road  
TELEPHONE NUMBER 845-564-7535

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

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

35-5-2 (TAX MAP DESIGNATION)  
292 North Plank (STREET ADDRESS)  
B (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4  
185-15-A-1  
Bulk table 7

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: 07/18/19
- 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: Maximum allowed accessory building

SF, Max accessory height 24'-2", Maximum garage car storage over 4

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:

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

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 property is in a Business Zone. Properties in this area are much more developed.*

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:

*The Applicant has 3 cars and needs storage.*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

*(See above)*

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

*(See above)*

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

*The building has not yet been built.*

7. ADDITIONAL REASONS (IF PERTINENT):

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

*[Handwritten Signature]*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF August 20 19

Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01FO1262300  
Commission Expires October 31, 2021

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

MARY ANN FOGG  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01FO1262300  
Commission Expires October 31, 2021

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)

TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS

PROXY

Stephen Williamson, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 292 North Plank Road  
IN THE COUNTY OF Orange AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF 292 North Plank Road

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED Talcott Engineering/Charles T Brown PE  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 8/7/2019 Stephen Williamson

OWNER'S SIGNATURE

[Signature]  
WITNESS' SIGNATURE

MARY ANN FOGG  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 01FO1262300  
Commission Expires October 31, 2021

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF August 2019

Mary Ann Fogg

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.

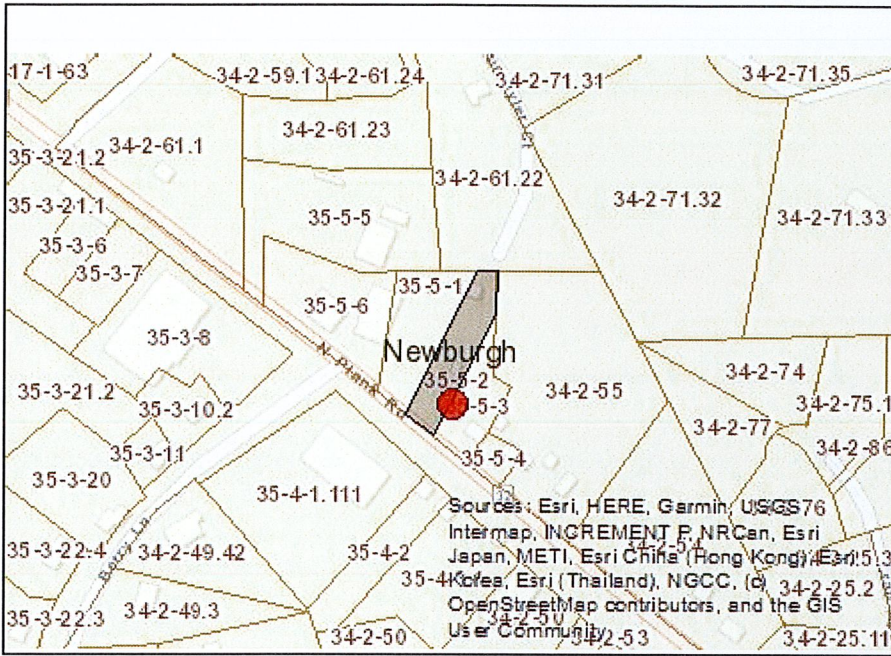
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: WILLIAMSON GARAGE VARIANCES <span style="float: right;">TED # 19140-MMR</span>			
Project Location (describe, and attach a location map): 92 North Plank Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Variances for Proposed 34'X40'24'-2" Garage			
Name of Applicant or Sponsor: STEPHEN WILLIAMSON		Telephone: 845-564-7535	
		E-Mail:	
Address: 292 NORTH PLANK ROAD			
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NEWBURGH BUILDING DEPARTMENT PERMIT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.54 acres	
b. Total acreage to be physically disturbed?		_____ 0.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.54 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the 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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ NONE REQUIRED	<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: _____ NONE REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			







**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 or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

PRINT OR TYPE: BLACK INK ONLY

F-682-022

RUTH JENNINGS

TO

MARCELLA

STEPHEN WILLIAMSON & MARLA WILLIAMSON

SECTION 35 BLOCK 5 LOT 2

RECORD AND RETURN TO:  
(Name and Address)

JEFFREY R. OTTO, ESQ.  
ROSKOSKI & OTTO  
710 BROADWAY  
NEWBURGH, NY 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 55918 DATE 5/15/92 AFFIDAVIT FILED \_\_\_\_\_ 19\_\_\_\_

INSTRUMENT TYPE: DEED  MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

- BG20 Blooming Grove \_\_\_\_\_
- CH22 Chester \_\_\_\_\_
- CO24 Cornwall \_\_\_\_\_
- CR26 Crawford \_\_\_\_\_
- DP28 Deerpark \_\_\_\_\_
- GO30 Goshen \_\_\_\_\_
- GR32 Greenville \_\_\_\_\_
- HA34 Hamptonburgh \_\_\_\_\_
- HI36 Highlands \_\_\_\_\_
- MK38 Minisink \_\_\_\_\_
- ME40 Monroe \_\_\_\_\_
- MY42 Montgomery \_\_\_\_\_
- MH44 Mount Hope \_\_\_\_\_
- NT46 Newburgh (T)
- NW48 New Windsor \_\_\_\_\_
- TU50 Tuxedo \_\_\_\_\_
- WL52 Wallkill \_\_\_\_\_
- WK54 Warwick \_\_\_\_\_
- WA56 Wawayanda \_\_\_\_\_
- WO58 Woodbury \_\_\_\_\_
- MN09 Middletown \_\_\_\_\_
- NC11 Newburgh \_\_\_\_\_
- PJ13 Port Jervis \_\_\_\_\_
- 9999 Hold \_\_\_\_\_

SERIAL NO. \_\_\_\_\_  
 Mortgage Amount \$ \_\_\_\_\_  
 Exempt Yes \_\_\_\_\_ No \_\_\_\_\_  
 3-6 Cooking Units Yes \_\_\_\_\_ No \_\_\_\_\_  
 Received Tax on above Mortgage  
 Basic \$ \_\_\_\_\_  
 MTA \$ \_\_\_\_\_  
 Spec. Add. \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_

CHECK  CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
 MORTGAGE TAX \$ \_\_\_\_\_  
 TRANSFER TAX \$ 260.00  
 ED. FUND \$ 5.00  
 RECORD. FEE \$ 20.00  
 REPORT FORMS \$ 30.00  
 CERT. COPIES \$ \_\_\_\_\_

MARION S. MURPHY  
Orange County Clerk

by: \_\_\_\_\_

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on JUN 15 1992  
 at 12:40 O'Clock \_\_\_\_\_ M.  
 in Liber/Film 3616 Deed  
 at page 165 and examined.

Marion S. Murphy  
 County Clerk

RECEIVED  
 \$ 260.00  
 REAL ESTATE  
 JUN 15 1992  
 TRANSFER TAX  
 ORANGE COUNTY  
 mp

LIBER 3616 PAGE 165

ORG 06/15/92 12:40:19 27607 50.00

\*\*\*\*\* EDUCATION FUND: 5.00 \*\*\*\*\*

DEED CONTROL NO: 55918 260.00 \*  
 \*\*\*\*\* SERIAL NUMBER: 006910 \*\*\*\*\*

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

THIS INDENTURE, made the 15<sup>th</sup> day of May, nineteen hundred and ninety-two BETWEEN RUTH JENNINGS, residing at 5816 21st Street West, Bradenton, FL 34207

party of the first part, and STEPHEN WILLIAMSON and MARCELLA WILLIAMSON, husband and wife, residing at 329 North Plank Road, Newburgh, New York 12550

party of the second part,

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

TEN AND NO/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,

PARCEL I - 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, County of Orange, and State of New York, bounded and described as follows:

BEGINNING at an iron pipe set on the northeasterly side of the Newburgh and Shawangunk Plank Road at the southwesterly end of a stone wall which is about 172 feet northwesterly of easterly boundary of the premises of which the parcel herein described is a part; thence along the northeasterly side of the said road N 40° 10' West 50 feet to a chisel cross on a rock; thence through the lands of Darwin L. Dickinson N 39° 30' East 347.2 feet to an iron pipe set in a stone wall; thence along other lands and along a stone wall for two courses, S 78° 23' East 13.4 feet to an iron pipe set at a stone wall junction, along a stone wall S 16° 00' West 94.3 feet to an iron pipe set; thence through the lands of the aforesaid Dickinson, S 39° 30' West 108.0 feet to an iron pipe set at the northeasterly end of a stone wall; thence through the lands along a stone wall, S 39° 30' West 167.9 feet to the place of beginning.

PARCEL 2 - ALL THAT certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, Orange County, New York, described as follows:

BEGINNING at an iron pipe in the northeasterly bounds State Route 32 and 300 leading to Newburgh from Wallkill, said point being the southwesterly corner of lands now of Elmer and Ruth Jennings; and runs from thence along said lands, North 39° 30' East 347.2 feet to an iron pipe in a stone wall; thence along said wall North 78° 33' West 25.0 feet to an iron pipe; thence through the lands of Dickinson, South 39° 19' West 330.02 feet to an iron pipe in the northeasterly bounds of the above routes; thence along the same, South 37° 09' East 23.0 feet to the place of beginning.

More accurately described on attached Schedule "A" taken from survey dated 5/5/92, revised 5/29/92 made by Francis E. Whitaker, L.L.S.

**SCHEDULE A**

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, bounded and described as follows:

Beginning at a point marked by a found iron pipe on the northeasterly line of the North Plank Road, AKA New York State Route 32, said point being the southwesterly corner of lands conveyed to Pisani by a deed found in the Orange County Clerks Office in Liber 2042, Page 942, thence from said point of beginning and along the road line South 39 degrees 35 minutes 59 seconds East, 73.16 feet to a point marked by a found iron pipe, thence along lands now or formerly of Leroy, North 39 degrees 30 minutes East 275.85 feet to a point marked by an iron pin found in a stone wall, thence along lands now or formerly of Jockers North 15 degrees 27 minutes 12 seconds East, 95.71 feet to a point, thence along lands now or formerly of Hulse, North 78 degrees 14 minutes 53 seconds West 38.40 feet to a point, thence along the aforementioned Pisani, South 39 degrees 18 minutes 07 seconds West 331.53 feet to a point on the northeasterly line of the North Plank Road marked by a found iron pipe and the point of beginning.

*For conveyancing only,  
if intended to be conveyed.*

{ Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof

**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 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:

RUTH JENNINGS

BY: Walter E. Dolan Sr  
WALTER E. DOLAN, SR. - Attorney-in-fact

STATE OF FLORIDA )  
 ) SS.:  
COUNTY OF MANATEE )

On this 15 day of May, 1992, before me personally came WALTER E. DOLAN, Sr. to me personally known to be the person described and appointed attorney-in-fact in and by a certain Power of Attorney executed by Ruth Jennings, dated October 16, 1991 and intended to be recorded in the Office of the Orange County Clerk simultaneously with the foregoing instrument and he acknowledged that he had executed the foregoing instrument as the act of the said Ruth Jennings.

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

ss:

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.

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.

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.

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.

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

TO

Recorded At Request of  
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by

First American Title Insurance Company  
of New York



Zip No.

LIBER 3616 PAGE 169

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



## 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

# 2778-19

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 07/18/2019

Application No. 19-0715

To: Stephen Williamson  
292 N Plank Rd  
Newburgh, NY 12550

SBL: 35-5-2  
ADDRESS: 292 N Plank Rd

ZONE: B

PLEASE TAKE NOTICE that your application dated 07/12/2019 for permit to build a 34' x 40' x 24'-2" accessory building on the premises located at 292 N Plank Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-14-A-4: Maximum allowed square footage is 365.10 per the formula
- 2) 185-14-A-1: Maximum allowed height of an accessory building is 15'
- 3) Bulk table schedule 7: Permits the storage of no more than 4 vehicles

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

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

**NAME:** Stephen Williamson      **Building Application #** 19-0715

**ADDRESS:** 292 North Plank Rd. Newburgh NY 12550

**PROJECT INFORMATION:**      **AREA VARIANCE**      USE VARIANCE

**TYPE OF STRUCTURE:** 34' x 40' 24'-2" accessory building

**SBL:** 35-5-2      **ZONE:** B      **ZBA Application #** 2778-19

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FEET	365.10 sf	576 sf	1936 sf	1570.9 sf	430.26%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		24'-2"	9'-2"	61.11%
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:** has 2 existing 12' x 24' (1) car garages

**VARIANCE(S) REQUIRED:**

- 1 185-15-A-4: Maximum allowed accessory building square feet per the formula is 365.10 sf
- 2 185-15-A-1: Maximum allowed height of an accessory building is 15'
- 3 Bulk table 7: Maximum garage or carport storage of vehicles is 4
- 4 \_\_\_\_\_

**REVIEWED BY:** Joseph Mattina      **DATE:** 18-Jul-19







STAIRS  
2 PILES, J&S  
CONCRETE

**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I Rudy Mejia, being duly sworn, depose and say that I did on or before

August 8, 2019, post and will thereafter maintain at

292 N Plank Rd 35-5-2 B Zone in the Town of Newburgh, New York, at or near the front property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

*Rudy Mejia*

Sworn to before me this 9

day of August, 2019.

*Joseph P. PEDI*  
Notary Public

JOSEPH P. PEDI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01PE6370913  
Qualified in Orange County  
Commission Expires February 12, 2022



[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this affidavit.]





295

292