

TOWN OF



. Crossroads of the Northeast _

ZONING BOARD OF APPEALS OLD TOWN HALL

OFFICE	OF	ZONING	BOARD
(8	45)	566-49	01

WOY W		GARDNERTOWN ROAD RGH, NEW YORK 12550
		APPLICATION
OF ZONING BOARD 845) 566-4901		DATED: 7/7/14
	IING BOARD O	F APPEALS GH, NEW YORK 12550
I (WE) MICHA	EL & ELISA	PODIAS PRESENTLY
RESIDING AT	NUMBER 71	COCOA IN
TELEPHONE N	UMBER 845	926 7624
HEREBY MAK		TO THE ZONING BOARD OF APPEALS FOR
		_ A USE VARIANCE
	×	AN AREA VARIANCE
		INTERPRETATION OF THE ORDINANCE
		SPECIAL PERMIT
1. LOCAT	ION OF THE PRO	OPERTY:
34	-2-71-31	(TAX MAP DESIGNATION) (STREET ADDRESS)
_71	COCOA UN	(STREET ADDRESS)
	R2	(ZONING DISTRICT)
SECTIO		ONING LAW APPLICABLE, (INDICATE THE STION OF THE ZONING LAW APPLICABLE BY OTE THE LAW).
	5-15-B	



TOWN OF NEWBURGH Crossroads of the Northeast

V YORK	OLD TOWN HALL 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550
3. IF VAF	RIANCE TO THE ZONING LAW IS REQUESTED:
	APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: MAY 15, 2014
J)	OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:
4. DESCI	RIPTION OF VARIANCE SOUGHT: AREA VARIANCE
FOR	12'X24' ACCESSORY STRUCTURE
LAW	SE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT: 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:

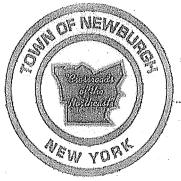


TOWN OF NEWBURGH _____Crossroads of the Northeast _____

ZONING BOARD OF APPEALS

OLD TOWN HALL 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550

	d)	THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:
5.) _{IF}	AN	AREA VARIANCE IS REQUESTED:
	a)	THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:
-		the structures match current residence in color and shape and sits on lower ground. It is also located adjacent to heavily wooded area of property with a significant distance to property lines
	b)	THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE: of the desired location. I believe the location is best fit for convenience and is not intruding on surrounding properties.
	c)	THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE: 1t is well within my property lines and Sectuded within the surrounding foliage.
	d)	THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE: He surrounding trees were kept and there is no water in the area to disturb.
	e)	THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE: there is no reasonable use of the property, in the absence of a variance.



Crossroads of the Northeast ____

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

7.	ADDIT	IONAL	REAS	ONS (II	PER	TINEN	(T):				
		NEIG	SHBOR	AT	50	Col	COA	LN	HAD	AREA	
		VARU	ANCE	APPRO	VED	FOR	AN	ACC	LESSORY	BUILDIN	16
		HIS	STRUC			nuch			VISIBLE	FROM	L.
		COCOP	_	AND	ALS		om		PLSECTIN (-	NTS
		W,				Mu	lae	1	Adle		
					PE	TITION	VER (S) SIG	GNATURE	<u> </u>	
, T	r or Ni		DIV. CO	T TATTYZZ	OE O	D ANIO			,		

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 14 DAY OF July 20 14

NOTARY PUBLIC

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

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

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

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information	•		
Name of Action or Project:			,
MICHAEL PODVAS			
Project Location (describe, and attach a location map):			
21 (25-1 (1) WELBURGH M 128	18		
71 GOA (N NEWBURGH M 128 Brief Description of Proposed Action:	A		
Addition of 12x24 Accessory STM	14.00125	•	
Addition of 10x of 14ciestoicy 311	MCIVIEC		
Name of Applicant or Sponsor:	Telephone: 845 926	7624	
MICHAEL PODEAS	E-Mail: justomike	@ Verro	n.net
Address:			
71 COLOA IN			
71 Co Co A UN City/PO:	State:	Zip Code:	ļ
MONBURGH	NY	12550	2
1. Does the proposed action only involve the legislative adoption of a plan,	local law, ordinance,	NO	YES
administrative rule, or regulation?		hat	
If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	o question 2.	iai	
2. Does the proposed action require a permit, approval or funding from any		NO	YES
If Yes, list agency(s) name and permit or approval:	omor go vorminoniar rigorroj i	-110	
11 165, list agonoy(s) hamo and pointer of approxim			
			1
3.a. Total acreage of the site of the proposed action?	S acres O • Q 2 acres		
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	O see et acres		
or controlled by the applicant or project sponsor?	acres		
,			
4. Check all land uses that occur on, adjoining and near the proposed action	n.	nan)	
4. Check all land uses that occur on, adjoining and near the proposed action ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comr	nercial 🏿 🗷 Residential (suburi		
4. Check all land uses that occur on, adjoining and near the proposed action ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comr	n. nercial AResidential (suburl (specify):		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			į i
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural	J	NO	YES
landscape?			×
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		8	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		×	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?	X	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		X	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
		,	
If No, describe method for providing potable water:		X	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
		3	
If No, describe method for providing wastewater treatment:		<i>[[[[[[[[[[</i>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic	MENDOCCHIA PORTICO	NO	YES
Places?		8	
b. Is the proposed action located in an archeological sensitive area?		8	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta	ıin	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?	0	X	<u> </u>
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:	?	X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check	all that	t apply:	1
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succes	sional		
□ Wetland □ Urban 🗵 Suburban		1516	Tring
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		X	
16. Is the project site located in the 100 year flood plain?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?	,,	NO	YES
If Yes.		X	1
a. Will storm water discharges flow to adjacent properties? □ NO □ YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm dra	iins)?		
If Yes, briefly describe: □ NO □ YES			
		1	i

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)?	. /	
If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?	. /	
If Yes, describe:	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE	BEST C	F MY
KNOWLEDGE () A A A A A A A A A A A A A A A A A A		
Applicant/sponsor name: Multiple Date: 5/1/19		
Signature: MICHAEL POCAS		

Part 2—Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		· · · · · ·

Part 3° Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

	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.								
0	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							
Pr	int 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)							



~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12559



NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/15/2014

Application No. 14-0135

To: Michael Podlas 71 Cocoa Ln Newburgh, NY 12550

SBL: 34-2-71.31

ADDRESS:71 Cocoa Ln

ZONE: R2

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

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

James Campbell

Cc: Town Clerk & Assessor (500')

File

Town of Newburgh Code Compliance

OWNER INFORMATION	BUIL	T WITH OUT	TA PERMIT	VES	/ NO						
NAME:	Michael Pod	las	gamamana kapangapapana kapangapanaka			461					
ADDRESS:	DDRESS: 71 Cocoa Lane, Newburgh, NY 12550										
PROJECT INFORMATIC	M.										
TYPE OF STRUCTURE:	4	2' X 24' Acc	essory Buil	ding (Numb	er 1)						
SBL: 34-2-71.31	ZONE:	R2	39er#hatonessorssandasso								
TOWN WATER: YES /	NO	TOWN	I SEWER:	YES / N							
	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE						
LOT AREA											
LOT WIDTH		n (Aldren Filipe - American channiche philosophico fra constitute (a channiche de chine de la chine de la chine									
LOT DEPTH											
FRONT YARD											
REAR YARD											
SIDE YARD											
MAX. BUILDING HEIGHT					·						
BUILDING COVERAGE			·		,						
SURFACE COVERAGE					George Ge						
INCREASING DEGREE OF N 2 OR MORE FRONT YARDS CORNER LOT - 185-17-A ACCESSORY STRUCTU	FOR THIS PI	KOPERIY	,		YES	S / NO					
GREATER THEN 1000 S.F. C		ULA - 185-15-	-A-4		YES	s / NO					
FRONT YARD - 185-15-A STORAGE OF MORE THEN HEIGHT MAY 15 FEFT 195		properties four processed test decorated and likelishing	tack each extension has Exclusive the Austrack tree	PRINCIPLE THE PRINCIPLE AND ENGINEERS AND ADDRESS.	YES	edentification of the control of the					
HEIGHT MAX. 15 FEET - 185	4 VEHICLES -15-A-1	encount on whereat had reduction	a del medicioni der percepter per uprofesso son	PERSONAL BEST DESCRIPTE AND STREET,	YES						
10% MAXIMUM YARD COVE	RAGE - 185-	15-A-3	n and employed and employed has employed the	specifics may tendence and formations but Standard progress any management and formation for formation	AE(
NOTES: Prior built withou	rt a building	permit 12' X	Z 24' accesso	, ory building.	This building	is 1 of 2 .					
VARIANCE(S) REQUIRE	ED:										
1 185-15-B No building shall	project close	r to the frontin	g street of the	e main building).						
2		,			•						
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4				THE PROPERTY OF THE PROPERTY O	column side en	delittidensinalliseerisessinen oppgesen op hittereday <u>desir desi</u>					
REVIEWED BY:		npbell		A now past to		Tellerfelt-Wilderfelt-Franklanderen webstoombesteze zeltre					



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OFFIC

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	ZONING BOARD OF APPEALS
	OLD TOWN HALL
EM YOUR	308 Gardnertown Road Ewburgh, New York 12550
IVE	APPLICATION
e Of Zoning Board	, ,
845) 566-4901	DATED: 7/7/14
TO: THE ZONING BOAR	D OF APPEALS
THE TOWN OF NEWI	BURGH, NEW YORK 12550
I (WE) /MICHAEL PO	DIAS PRESENTLY
RESIDING AT NUMBER	71 COGA (A)
TELEPHONE NUMBER	545 926 7624
HEREBY MAKE APPLICAT	TION TO THE ZONING BOARD OF APPEALS FOR
THE FOLLOWING:	
	A USE VARIANCE
	11 COL VINGILION
	AN AREA VARIANCE
	INTERPRETATION OF THE ORDINANCE
	SPECIAL PERMIT
1. LOCATION OF THE	PROPERTY:
34-2-71.	(TAX MAP DESIGNATION)
71 COCOA	(STREET ADDRESS)
p ₃	
	(ZONING DISTRICT)
	ZONING LAW APPLICABLE, (INDICATE THE SECTION OF THE ZONING LAW APPLICABLE BY
NUMBER; DO NOT	
185-15-B	



TOWN OF NEWBURGH Crossroads of the Northeast

	ZONING BOARD OF APPEALS
all a	OLD TOWN HALL
N YORK	308 Gardnertown Road Newburgh, New York 12550
And the second second	. INDUNGII, INDUNGII, INDUNGII, INDUNGII
3. IF VA	RIANCE TO THE ZONING LAW IS REQUESTED:
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	ACCOMPANYING NOTICE DATED: MAY 15, 2014
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_	
	OR 12'X24' ACCESSORY STRUCTURE
N	
J. IF A U	JSE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:
LAW	WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:
	IDIDED ADDITION DE COMBIG DECLE ACTION COMPLANDE COMPLE
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)
1.1	THE HADDSHIP IS INIOHE AND DOESNOT ADDITIONAL
D)	THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A
	SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:
	DECAUSE.
c)	THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
•	



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ZONING BOARD OF APPEALS

OLD TOWN HALL 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550

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

N.	AREA VARIANCE IS REQUESTED:
ı)	THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO
	NEARBY PROPERTIES BECAUSE: the structure matches current residence in color and shape and sits on lower ground.
o)	It is also located adjacent to heavily wooded area of property with a significant distance to property line THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED
,	BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE: of the desired location to believe the location is
	best fit for convenience and is not intruding on surrounding properties
e)	THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE: it is well within my property lines and secluded within the surrounding foliage
1)	THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE: HE Surrounding trees were kept and there is no water in the area to disturb.
e)	THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE: There is no reasonable use of the property In the absence of a variance.



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OLD TOWN HALL 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550

7. ADDITIONAL REASONS (IF PERTINENT):
NEIGHBOR AT 50 COGOA W HAD AREA VARIANCE APPROVED FOR AN ACCESSORY BUILDING. HIS
STRUCTURE IS MUCH MORE USIBLE FROM COLOR
AND ALSO FROM INTERSECTING WEYANTS LN.
PETITIONER (S) SIGNATURE
STATE OF NEW YORK: COUNTY OF ORANGE:
SWORN TO THIS 11 DAY OF July 20 14
LEONEL SORIANO Notary Public - State of New York NO. 01S06291437 Qualified in Orange County My Commission Expires Oct 15, 2017 (notary for firsty rouges)

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

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

Part 1 - Project and Sponsor Information		·		
Name of Action or Project:				
MICHAEL PROCAS Project Location (describe, and attach a location map):				
Project Location (describe, and attach a location map):		,		
71 COCOA W NEWBURGH NY 12	.550			
Brief Description of Proposed Action:				
7 (COCOA 4) NEWBURGH NY 12 Brief Description of Proposed Action: Addition of (2x24 Accessory ST.	NUCTURE			
Name of Applicant or Sponsor:	Telephone: 845 926 E-Mail: JUSTOMIKE	7624		
MICHAEL PODIAS Address:	E-Mail: Justomike	@ Venz	on.ne	
Address:	U			
71 COCOA W				
City/PO:	State:	Zip Code:	anne Za	
NONBURGH	NY	1522	,0	
1. Does the proposed action only involve the legislative adoption of a plan, l	ocal law, ordinance,	NO	YES	
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	the environmental resources t	hat		
2. Does the proposed action require a permit, approval or funding from any		NO	YES	
If Yes, list agency(s) name and permit or approval:	omer governmentar regency:	110	T L	
a roo, not again, (e) among the again of a grant of a g				
3.a. Total acreage of the site of the proposed action?	5 acres			
b. Total acreage to be physically disturbed?	0.02 acres			
c. Total acreage (project site and any contiguous properties) owned	acres			
or controlled by the applicant or project sponsor?	acies			
4. Check all land uses that occur on, adjoining and near the proposed action ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comm	n. nercial KResidential (subur	ban)		
□ Forest □ Agriculture □ Aquatic □ Other (specify):				
	(5)			
□ Parkland	(0)			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural	L	NO	YES
landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
1. (A) well-bloom and a site of the proposed notion?		LX,	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?	X	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		1/	
		X	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No describe method for providing notable yeater			
If No, describe method for providing potable water:		X	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
11. Will the proposed action connect to existing wastewater defined.			
If No, describe method for providing wastewater treatment:		1 X	
		NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	IES
b. Is the proposed action located in an archeological sensitive area?		X	ļ
		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, containing the proposed action a	iin	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?	0	X	
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:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-success	all that sional	apply:	
☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		X	
16. Is the project site located in the 100 year flood plain?		NO	YES
10. 15 the project site located in the 100 year need plant.		X	†
17. Will the proposed action create storm water discharge, either from point or non-point sources?		ŇO	YES
If Yes,		\ \ \ \	
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES		//	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm dra	ins)?		
If Yes, briefly describe:			

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:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:	X	-
	1	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:	X	
TO THE TO THE AND ACCURATE TO THE	DEST C	EMV
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE	DESI C	AL TARK
KNOWLEDGE		
Applicant/sportsor name: // MICHAEL PODGAS Date: 7/7/14		
Applicant/sporsor name: MICHAR PODCAS Date: 7/7/14 Signature: Multiple College		

Part 2 Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3. Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

	·			
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.				
Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.				
Name of Lead Agency	Date			
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer			
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)			



~Crossroads of the Northeast~

308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12560

LEPHONE 845-564-7801 FAX LINE 845-564-7802

2430-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/15/2014

Application No. 14-0136

To: Michael Podlas 71 Cocoa Ln Newburgh, NY 12550

SBL: 34-2-71.31

ADDRESS:71 Cocoa Ln

ZONE: R2

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

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

∕James Campbell

Cc: Town Clerk & Assessor (500')

File

Town of Newburgh Code Compliance OWNER INFORMATION BUILT WITH OUT A PERMIT NAME: Michael Podlas 71 Cocoa Lane, Newburgh, NY 12550 ADDRESS: PROJECT INFORMATION: TYPE OF STRUCTURE: 12' X 24' Accessory Building (Number 2) **SBL:** 34-2-71.31 **ZONE:** R2 TOWN WATER: YES / NO TOWN SEWER: YES / NO VARIANCE MINIMUM EXISTING PROPOSED VARIANCE PERCENTAGE **LOT AREA** LOT WIDTH LOT DEPTH FRONT YARD REAR YARD SIDE YARD MAX. BUILDING HEIGHT **BUILDING COVERAGE** SURFACE COVERAGE INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO 2 OR MORE FRONT YARDS FOR THIS PROPERTY NO CORNER LOT - 185-17-A YES / **ACCESSORY STRUCTURE:** GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO FRONT YARD - 185-15-A STORAGE OF MORE THEN 4 VEHICLES NO YES /
YES /
10% MAXIMUM YARD COVERAGE - 185-15-A-3

NOTES: Prior built without a building marrie 2011 NO NO NO NOTES: Prior built without a building permit 12' X 24' accessory building. This building is 2 of 2. VARIANCE(S) REQUIRED: 1 185-15-B No building shall project closer to the fronting street of the main building.

DATE: 15-May-14

REVIEWED BY: James Campbell

Orange County Clerk's Office Recarding Page

•.	· THIS PAGE IS PART O)f the instrument – Do	DRUMU PAGE
	TYPE NAME(S) OF PARTY(S) TO DOCUMENT:		MOLHEMOAE (S. 12)
	Ronjon Homen Janc	BLACK INK	
	Michael J. Podlas	SECTION 17	BLOCK 2 LOT 71.34
	Elisa M. Podlas	3	
•		RECOR	D AND RETURN TO:
	THIS IS PAGE ONE OF THE RECORDING	Paul Epstern,	(13)
	ATTACH THIS SHEET TO THE FIRST PAGE OF EACH	7-11 Boet MAN	RI J.WI
	RECORDED INSTRUMENT ONLY	BANGH, NY 1	
		WRITE BELOW THIS LIP	Æ
	INSTRUMENT TYPE: DEED V MORTGAGE S	ATISFACTION ASSIGNMENT	OTHER
	PROPERTY LOCATION	, ,	. The state of the
	2001 WASHINGTONVILLE (VLG) 4201	MAYBROOK (VLG)	NO. PAGES CROSS REF
	2289 CHESTER (TN) 4203 2201 CHESTER (VLG) 4205	MONTGOMERY (VLG)	CERT. COPY ADD'L X-REF
	2489 CORNWALL (TN) 4489	WALDEN (VLG) MOUNT HOPE (TN)	PAYMENT TYPE: CHECK
	2600 CRAWFORD (TN) X 4600	OTISVILLE (VLG) NEWBURGH (TN)	CASH
	2800 DEERPARK (TN) 4800	NEW WINDSOR (TN)	CHARGE NO FEE
	3001 GOSHEN (VLG) 5001	TUXEDO (TN) TUXEDO PARK (VLG)	CONSIDERATION & 173 257.
	3003 FLORIDA (VLG) 5200 3005 CHESTER (VLG) 5489	WALLKILL (TN)	TAX EXEMPT
	3200 GREENVILLE (TN) 5401	WARWICK (TN) FLORIDA (VLG)	MORTGAGE ANT \$
	3489 HAMPTONBURGH (TN) 5403 3401 MAYBROOK (VLG) 5405	GREENWOOD LAKE (VLG)	DATE 5-14.99
	3689 HIGHLANDS (TN) 5600	WARWICK (VLG) WAWAYANDA (TN)	MORTGAGE TAX TYPE:
	3601 HIGHLAND FALLS (VLG) 5889 3889 MINISINK (TN) 5801	WOODBURY (TN)	(A) COMMERCIALIFULL 198 (B) 1 OR 2 FAMILY
	3801 UNIONVILLE (VLG)	HARRIMAN (VLG)	(C) UNDER \$10,000
		TIES	(E) EXEMPT (F) 3 TO 6 UNITS
	4003 HARRIMAN (VLG) 1100	MIDDLETOWN NEWBURGH	(I) NAT. PERSON/CR. LINION
	4005 KIRYAS JOEL (VLG) 59 1300	PORT JERVIS	(J) NAT.PER-CR.UN/1 OR 2
	() (D) 9999	HOLD	(K) CONDO
	Corred Denocar	RECEIVED FROM:	Lea
	DONNA L. BENSON Oranga County Clerk		The first first of the party of the first of the second se
			1324 124
STATE OF N	EW YORK (COUNTY OF OPANGE) SS:		
I ANN G PI	BBITT, COUNTY CLERK AND CLERK OF THE ND COUNTY COURTS, ORANGE COUNTY, DO		•
LIEDEOV CO	OTIEV THAT I HAVE LIMMPARED THIS OUT I VAILLE		
THE ORIGIN	AL THEREOF FILED OR RECORDED IN MY OFFICE). ·
ONCS	THEREOF IN WITNESS WHEREOF, I HAVE	. •	
TRANSCRIP HEREUNT(SET MY HAND AND AFFIXED MY OFFICIAL SEAL.	LIBER 50	59 PAGE 124
	ling 6 Kalbul	ARANGE COUNTY CLER RECORDED/FILED 05/	ks office 27741 MLV
COUNTY C	ERK & CLERK OF THE SUPREME COUNTY COURT	Generous	14/1999 03:14:40 PM CATION FUND 5.00
ORANGE (OUNTY JULY 8, 2014	SERIAL NUMBER : 0	08637 5.00

consult your lawyer before signing this instrument—this instrument should be used by lawyers only.

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

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

party of the first part, and

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

party of the second part, the sea and the second

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

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece of parcel of land, with the huildings and improvements thereon erected, situate, lying and heing in the Town of Newburgh, Orange, County, and State of New York, known and designated as Lot No. 4 on a certain map entitled "Subdivision Plan Lands of Sound Associates" and filed in the Orange County Clerk's Office on March 10, 1987 as Filed Map No. 8146.

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

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

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

The parcel is entirely owned by the transferors.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

9911040096 RF 253-14 SCHEDULE 'A' DESCRIPTION

9911040096

Page 1

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being bounded and described as follows:

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

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

DESCRIPTION

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SCHEDULE "A" DESCRIPTION

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

The second secon

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DESCRIPTION

1111505SPG 127

RONION HOMES, INC.

JOHN QUINN, PRESIDEN

STATE OF NEW YORK

COUNTY OF ORANGE

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

JOEL D. HANIG

Notary Public, State of New York Ovalified in Dutchess County No. 4519362 Commission Expires November 30, 2000

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

1/1-040096

N HOMES, INC.

MICHAEL L. PODLAS and ELISA M. PODLAS

Section Block

Lot 71.34

County of Orange/Town of Newburgh

RECORD AND RETURN TO: Paul Epstein, Esq. 7-11 Beekman Road Beacon, NY 12508

