



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

Tax Map #:

64-2-2

Local Referring Board:

Zoning Board of Appeals

Tax Map #:

Applicant:

Grace Community Church -

Tax Map #:

Project Name:

119 Old South Plank Rd LLC

Local File No.:

PB/aff

Location of Project Site

128 OLD SOUTH PLANK RD

Size of Parcel*:

2.1 Acres

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

Reason for County Review:

ON NYS Route 300

Current Zoning District (include any overlays):

B

Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from _____ to _____

Ordinance Modification (cite section): _____

Local Law

Site Plan

Sq. feet proposed (non-residential only): _____

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

Subdivision

Number of lots proposed: _____

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

Special Use Permit

Lot Line Change

Variance

AREA / USE (circle one) 2 side yard set backs combined side yard set

Other

Back, minimum lot width, maximum lot surface

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

Local board comments or elaboration:

Signature of local official

12/8/15

Date

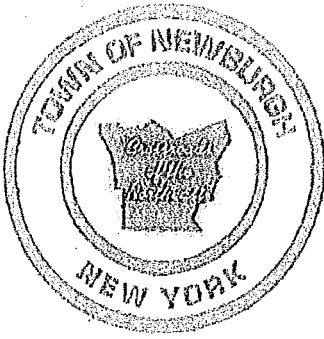
Chairperson
Zoning Board of Appeals

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: NOV. 25, 2015

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

ERIC SAVA COOL FOR
I (WE) GRACE COMMUNITY CHURCH PRESENTLY

RESIDING AT NUMBER 2839 RTE 94 WASHINGTONVILLE, NY 10992

TELEPHONE NUMBER 845-521-4584 845-576-0730

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:

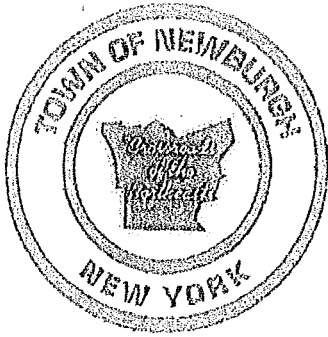
64-2-2 (TAX MAP DESIGNATION)

123 OLD SO PLANK RD (STREET ADDRESS)

B (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).

135-11 UTILIZATION OF BULK TABLE
B DISTRICT SCHEDULE
SIDE YARDS, COMBINED SIDE YARD, LOT WIDTH
AND LOT SURFACE COVERAGE



TOWN OF NEWBURGH

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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: _____
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: NOVEMBER 24, 2015

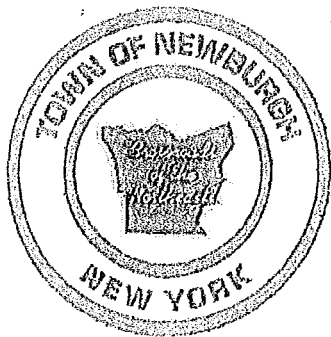
4. DESCRIPTION OF VARIANCE SOUGHT: AREA VARIANCE
SIDEYARDS OF 41.3' + 44.6' WHERE 50' IS REQUIRED
COMBINED SIDE YARD OF 85.9' WHERE 100' IS REQUIRED
LOT WIDTH OF 174' WHERE 200' IS REQUIRED
BY SURFACE COVERAGE OF 60% WHERE 50% IS THE MAX.
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING 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: *SEE ATTACHED ADDENDUM*

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

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:

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

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

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:



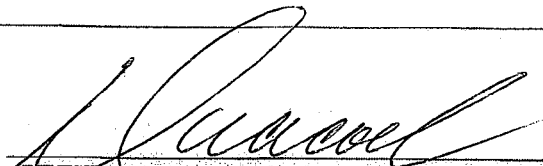
TOWN OF NEWBURGH

Crossroads of the Northeast

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

OFFICE OF ZONING BOARD
(845) 566-4901

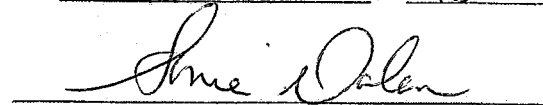
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 19 DAY OF November 20 15



NOTARY PUBLIC

SONIA DOLAN
Notary Public, State of New York
#01DO6160139
Qualified in Orange County
Commission Expires January 29, 2019

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)

Addendum

6. IF AN AREA VARIANCE IS REQUESTED:

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

The non-conformities pertain to an existing building and lot. The variance is only required because the applicant is proposing a place of worship for a site that was previously approved as an office use. The zoning table bulk requirements differ for an office use and a place of worship. The physical appearance of the site will remain unchanged. The same precautions and designs that were approved for the previous office site plan will continue to apply for this site plan

- 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 adjacent lots have no land available that would negate the need for the area variance. The owner to the north has been considering developing his site and removing land from this parcel would have a negative effect on his development plans. The parcel to the south contains an existing building that does not conform to the required minimum rear yard setback. Obtaining land from this parcel would increase its degree of non-conformity.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The lot surface coverage variance, as well as the other 3 variances, are only necessary due to the fact that the existing building setbacks and lot coverage are allowable for office use but are not allowable for church use. Ironically, the actual lot surface coverage and building location is the same for either use, office or church. The building coverage itself does not require a variance. The building and attendant parcel will look identical in either case; the building on the site will look exactly the same whether the building houses a church or an office.

- 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 site is developed with a very aesthetically pleasing building. The physical appearance of the site will not change. The only difference will be that the building will be used as a place of worship rather than an office/bank. The traffic impacts in the area are considerably lessened by the use as a place of worship rather than an office/bank.

Furthermore, an existing vacant building will have its landscaping completed and will be occupied and maintained attractively, thereby removing the possibility of a long time vacant building being removed from the tax rolls.

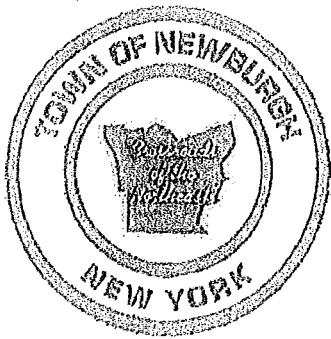
- e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

Since the project has been approved, the building owner has attempted to lease the site for an office use as originally intended. The intended original users for the

Addendum

building are no longer interested and there has been no expressed interest from any other parties. There just has been no interest in the building for an office use. The building has been on the market for nine years.

The only legitimate interest in the building has been shown by Grace Community Church. The church has been looking for space to lease for some time and the subject building is the one they believe will satisfy their needs. They've looked at many buildings that were either too large, too small or the cost of renovations too high. Since this is new construction the cost of fit-out is manageable.



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

MATTHEW CRINIERI, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 30 SYCAMORE DRIVE, WALLKILL, NY 12589
IN THE COUNTY OF ULSTER AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF TAX PARCEL
SECTION 64 BLDK 2 LOT 2
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED VINCENT J. DOCE ASSOCIATES
FOR GRACE COMMUNITY CHURCH
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/23/15

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 23rd DAY OF Nov. 20 15

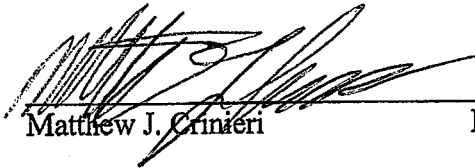
NOTARY PUBLIC

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 20 17

November 30, 2015

To Whom It May Concern,

I, Matthew J. Crinieri, am the sole owner of 119 Old South Plank Road, LLC.


Matthew J. Crinieri 12/1/2015
Date

Witness:


Richard F. Lease 12/1/15
Date



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

GRACE COMMUNITY CHURCH, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 2839 RTE 94 WASHINGTONVILLE
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE ~~OWNER~~ ^{PROSPECTIVE} ~~INTEE~~ ^{LEASEE} OF THE BUILDING ON
TAX PARCEL SECTION 64 BLOCK 2 LOT 2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED VINCENT J. DOCE ASSOC.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11-19-15

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 19 DAY OF November 2015

NOTARY PUBLIC

SONIA DOLAN
Notary Public, State of New York
#01D06160139
Qualified in Orange County
Commission Expires January 29, 2018

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: AMENDED SITE PLAN FOR ROUTE 300 REALTY LLC							
Project Location (describe, and attach a location map): 128 OLD SOUTH PLANK RD TOWN OF NEWBURGH, ORANGE CO							
Brief Description of Proposed Action: CHANGE IN USE FROM THE APPROVED OFFICE BUILDING TO A PROPOSED PLACE OF WORSHIP. THIS IS AN EXISTING DEVELOPED SITE.							
Name of Applicant or Sponsor: GRACE COMMUNITY CHURCH		Telephone: 845-576-0730					
Address: 2839 RTE 9A							
City/PO: WASHINGTONVILLE		State: NY	Zip Code: 10992				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>2.1</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.1</u> 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 checked="" 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/sponsor name: <u>DARREN C. DOCE</u> <u>VINCENT J. DOCE ASSOC.</u> Date: <u>11/24/15</u></p> <p>Signature: <u>Darren Doce</u></p>		

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

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

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

Project:	
Date:	

**Short Environmental Assessment Form
Part 3 Determination of Significance**

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

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

PRINT FORM

Dickover, Donnelly & Donovan, LLP
Attorneys and Counselors at Law

David A. Donovan
Michael H. Donnelly
Robert J. Dickover

James G. Sweeney, P.C., of Counsel

James B. Biagi, of Counsel

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@diddllpaw.com
Fax (845) 294-6553
(Not for Service of Process)

November 24, 2015

Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh, New York 12550

RE: Route 300 Realty Amended Site Plan
64-2-22 (Zone B)
128 Old South Plank Road (15.30)

119 Old South Plank Rd LLC

Members of the Board:

I write to you on behalf of the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting of November 19, 2015 seeking amended site plan approval permitting the applicant to construct a place of worship on a site earlier approved for an office building. The following variances are required for that use:

- An area variance allowing a side yard setback of 41.3 feet where 50 feet is required;
- An area variance allowing a side yard setback of 44.6 feet where 50 feet is required
- An area variance allowing a combined side yard of 85.9 feet where 100 feet is required;
- An area variance allowing a lot width of 174 feet where 200 feet is required; and
- An area variance allowing a lot surface coverage of 60% where 50% is the maximum allowed.

The planning board has no particular matters to bring to your attention. We believe that uncoordinated review may be appropriate under the New York State Environmental

Quality Review Act.

Very truly yours,

A handwritten signature in black ink, appearing to read "MHD", written in a cursive style.

MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board
Vincent J. Doce Associates

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

James C. Crinieri &
 - Matthew J. Crinieri

TO

119 Old South Plank Road, LLC

SECTION 64 BLOCK 2 LOT 2

RECORD AND RETURN TO:
 (name and address)

Philip W. Schunk, P.C.
 P.O. Box 10009
 Newburgh, NY 12552-0009



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

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2289 CHESTER (TN)
- 2201 CHESTER (VLG)
- 2489 CORNWALL (TN)
- 2401 CORNWALL (VLG)
- 2600 CRAWFORD (TN)
- 2800 DEERPARK (TN)
- 3089 GOSHEN (TN)
- 3001 GOSHEN (VLG)
- 3003 FLORIDA (VLG)
- 3005 CHESTER (VLG)
- 3200 GREENVILLE (TN)
- 3489 HAMPTONBURGH (TN)
- 3401 MAYBROOK (VLG)
- 3689 HIGHLANDS (TN)
- 3601 HIGHLAND FALLS (VLG)
- 3889 MINISINK (TN)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)

- 4289 MONTGOMERY (TN)
 - 4201 MAYBROOK (VLG)
 - 4203 MONTGOMERY (VLG)
 - 4205 WALDEN (VLG)
 - 4489 MOUNT HOPE (TN)
 - 4401 OTISVILLE (VLG)
 - 4600 NEWBURGH (TN)
 - 4800 NEW WINDSOR (TN)
 - 5089 TUXEDO (TN)
 - 5001 TUXEDO PARK (VLG)
 - 5200 WALLKILL (TN)
 - 5489 WARWICK (TN)
 - 5401 FLORIDA (VLG)
 - 5403 GREENWOOD LAKE (VLG)
 - 5405 WARWICK (VLG)
 - 5600 WAWAYANDA (TN)
 - 5889 WOODBURY (TN)
 - 5801 HARRIMAN (VLG)
- CITIES**
- 0900 MIDDLETOWN
 - 1100 NEWBURGH
 - 1300 PORT JERVIS
 - 9999 HOLD

NO PAGES 4 CROSS REF. _____
 CERT. COPY _____ ADD'L X-REF. _____
 MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
 CASH _____
 CHARGE _____
 NO FEE _____

Taxable
 CONSIDERATION \$ 200,000
 TAX EXEMPT _____

Taxable
 MORTGAGE AMT. \$ _____
 DATE _____

MORTGAGE TAX TYPE:

- ___ (A) COMMERCIAL/FULL 1%
- ___ (B) 1 OR 2 FAMILY
- ___ (C) UNDER \$10,000
- ___ (E) EXEMPT
- ___ (F) 3 TO 6 UNITS
- ___ (I) NAT.PERSON/CR. UNION
- ___ (J) NAT.PER-CR.UN/1 OR 2
- ___ (K) CONDO

Donna L. Benson
DONNA L. BENSON
 ORANGE COUNTY CLERK

RECEIVED FROM: *[Signature]*

RECORDED/FILED
 12/22/2005/ 09:41:06
 DONNA L. BENSON
 County Clerk
 ORANGE COUNTY, NY

FILE # 20050135966
 DEED C / BK 12031 PG 1159
 RECORDING FEES 207.00
 TTX# 004902 T TAX 800.00
 Receipt#514637 dab

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 December 22, 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 November 09, 2015
 COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
 ORANGE COUNTY



DEED

HN 34925

THIS INDENTURE, made the 20th day of December, 2005 between

MATTHEW J. CRINIERI, whose address is 30 Sycamore Drive, Wallkill, New York 12589 and **JAMES C. CRINIERI**, whose address is 7 Balmville Road Newburgh, New York 12550, parties of the first part and

119 OLD SOUTH PLANK ROAD, LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of New York, with its offices located at 30 Sycamore Drive, Wallkill, New York 12589, party of the second part,

WITNESSETH, that the parties of the first part, in consideration of Ten and no/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever, the 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, as described in Schedule A attached hereto and made a part hereof.

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

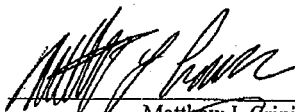
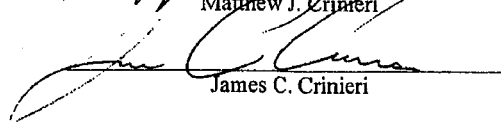
TOGETHER with the appurtenances and also and all the estate and rights of the parties of the first part in and to said premises,

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

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.


AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that they 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.

IN WITNESS WHEREOF, the parties of the first part have duly executed this deed the day and year first above written


Matthew J. Crinieri

James C. Crinieri

STATE OF NEW YORK)
)
COUNTY OF DUTCHESS) ss.:


On this 20th day of December, in the year 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared **MATTHEW J. CRINIERI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
PHILIP W. SCHUNK
Notary Public, State of New York
No. 02SC6040616
Qualified in Ulster County
Commission Expires May 15, 2006

STATE OF NEW YORK)
)
COUNTY OF DUTCHESS) ss.:

On this 20th day of December, in the year 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared **JAMES C. CRINIERI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
PHILIP W. SCHUNK
Notary Public, State of New York
No. 02SC6040616
Qualified in Ulster County
Commission Expires May 15, 2006

HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

SCHEDULE A

ALL that certain lot, piece or parcel of land, together with the improvements thereon situate, lying and being in the Town of Newburgh, Orange County, New York, bounded and described as follows, to wit:

BEGINNING at a point in the easterly side of Union Avenue, said point being the southwest corner of lands of Clarence Scheer, and running thence easterly along the southerly side of the lands of Clarence Scheer South 64 degrees 30' East for 290 feet to the center of a now abandoned 20 foot wide lane; thence still along said land South 70 degrees 15' East for 320.93 feet to a point in the westerly line of lands of Disciglio as recorded in Liber 1143 of Deeds at page 356; thence southerly along the westerly line of lands of Disciglio South 21 degrees 05' West 150 feet, more or less, to the northeast corner of lands formerly known as "Crawford Mills"; thence on a course North 76 degrees 45' West 425 feet, more or less, along said "Crawford Mills" lands to a point; thence still along same North 60 degrees 15' West 190 feet to a point in the easterly side of Union Avenue; thence northerly along the easterly line of Union Avenue 170 feet, more or less, to the point or place of beginning.

BEING also described as follows:

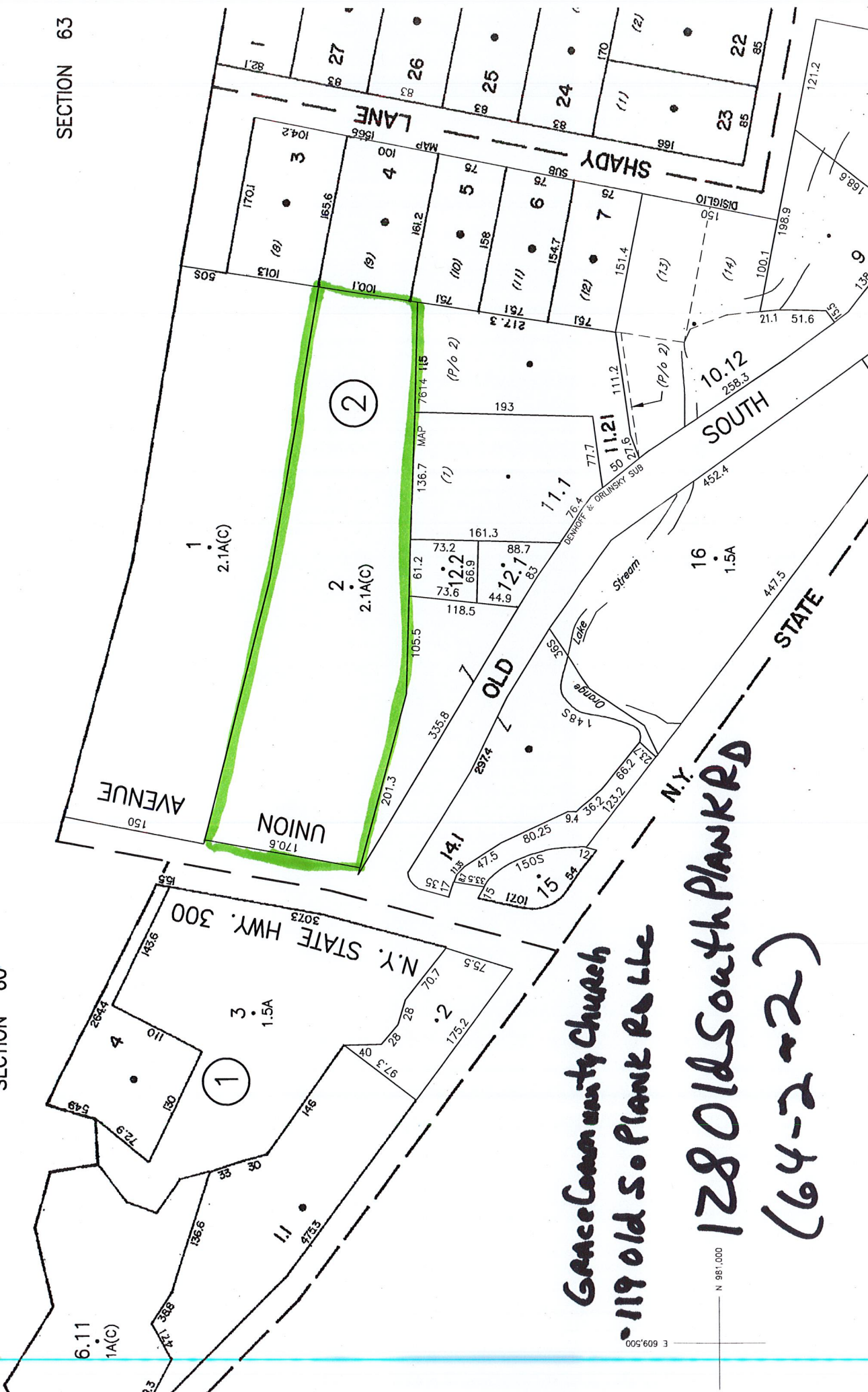
Beginning at a point in the easterly line of New York State Highway 300, said part being the southwesterly corner of lands N/F Little Brick House Properties, LLC and running thence

- (1) Along said lands S 65 degrees 03' 04" E 290.00 feet; thence
- (2) Further along said lands S 70 degrees 48' 04" E 320.93 feet to a point at the northwest corner of lands N/F Hoey; thence
- (3) Along Hoey and lands N/F St. John, S 17 degrees 58' 57" W 109.44 feet to a point; the northerly corner of lands N/F Seagraves and Haloi; thence
- (4) Along said lands and Land N/F Roman; lands N/F SNJ Realty Group and lands N/F 119 Old South Plank Road, LLC N 78 degrees 19' 43" W 425.00 feet to a point; thence
- (5) Further along lands N/F 119 Old South Plank Road, LLC N 63 degrees 78' 00" W 194.00 feet to a point in the easterly line of said New York State Highway 300; thence
- (6) Along New York State Highway 300, N 20 degrees 11' 06" E 170.63 to the point or place of beginning.

BEING the same premises as conveyed by Richard Ponesse to James C. Crinieri and Matthew J. Crinieri, as tenants in common, be deed dated June 16, 1997 and recorded in the Orange County Clerk's Office on June 24, 1997 in Liber 4588 of Deeds at page 286.

SECTION 60

SECTION 63



Grace Community Church
 119 Old So Plank Rd Llc
 128 Old South Plank Rd
 (64-2-22)

N 981,000
 E 609,500