

TOWN OF NEWBURGH

Crossroads of the Northeast

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 04/04/2016

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

I (WE) WENDY AFFRON PRESENTLY

RESIDING AT NUMBER 14 WINDING LANE, NEWBURGH, NEW YORK 12550

TELEPHONE NUMBER 845-242-8375

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:

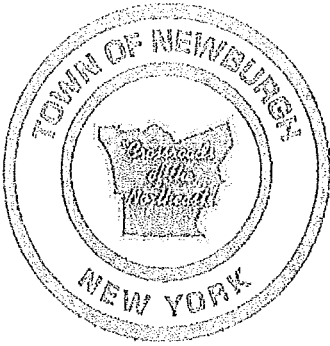
80-2-10 (TAX MAP DESIGNATION)

14 WINDING LANE (STREET ADDRESS)

R-1 SINGLE FAMILY RESIDENTIAL (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185 - ATTACHMENT 7: R-1 BULK REQUIREMENTS FOR SINGLE FAMILY RESIDENCE
185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY



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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: 12/1/15 *WS*
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: 04/03/2015 *ECR*

4. DESCRIPTION OF VARIANCE SOUGHT: AREA VARIANCE FOR FRONT YARD SETBACK FROM STREETLINE. CURRENT PROPERTY LINE GOES TO CENTER OF WINDING LANE, AS TOWN HAS NEVER DONE FORMAL TAKING FOR 50' ROW FROM CENTER OF WINDING LANE.

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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7. ADDITIONAL REASONS (IF PERTINENT):

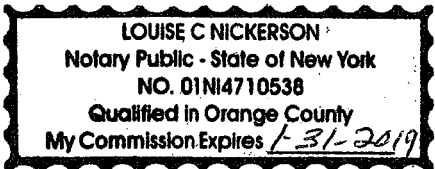
1. BASED UPON TAKING SETBACK LINES FROM STRET 50' ROW LINES THE PROPERTY WOULD HAVE NO BUILDING ENVELOPE AND THE EXISTING BUILDING WOULD BE ENCROACHING.
2. THE EXISTING COVERED PATIO AND BREEZEWAY WERE EXISTING WHEN THE CURRENT OWNER PURCHASED THE PROPERTY AND THE ADDITION WILL BE UNDER THE EXISTING ROOF ON TOP OF PORTION OF THE EXISTING PATIO AND PROPOSED FRONT YARD SETBACKS WILL REMAIN THE SAME AS EXISTING FRONT YARD SETBACKS.

WENDY AFFRON 
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

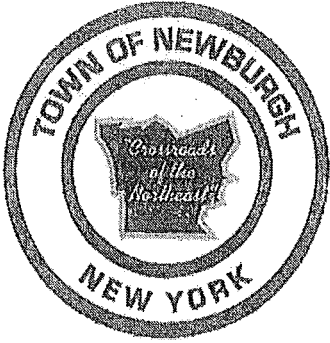
SWORN TO THIS 1st DAY OF April 20 16


NOTARY PUBLIC



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

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



TOWN OF NEWBURGH

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

PROXY

WENDY AFFRON, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 14 WINDING LANE, NEWBURGH, NEW YORK 12550

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

14 WINDING LANE (S/B/L: 80-2-10), TOWN OF NEWBURGH, ORANGE COUNTY, NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICATION AND THAT HE/SHE HAS AUTHORIZED JONATHAN CELLA, P.E. TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 4/1/16 _____

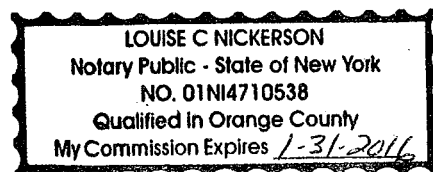
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF April 20 16

Louise C Nickerson
NOTARY PUBLIC



617.20
Appendix B
Short Environmental Assessment Form

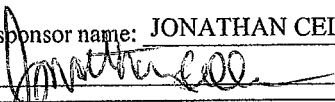
Instructions for Completing

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			
LANDS OF WENDY AFFRON			
Name of Action or Project:			
PROPOSED RESIDENTIAL SITE PLAN FOR SINGLE FAMILY RESIDENTIAL ADDITION			
Project Location (describe, and attach a location map): 14 WINDING LANE (S/B/L:80-2-10) AT NORTHEAST CORNER OF WINDING LANE AND SUNSET DRIVE			
Brief Description of Proposed Action: CONSTRUCTION OF PROPOSED 330 SQARE FOOT ADDITION FOR AN EXISTING SINGLE FAMILY RESIDENCE. MAJORITY (270 S.F.) OF THE PROPOSED ADDITION WILL BE ON TOP OF CURRENTLY IMPERVIOUS AREAS, WHERE AN EXISTING SUNROOM WILL BE CONVERTED TO FINISHED LIVING AREA, AND PORTION OF AN EXISTING COVERED FLAGSTONE/CONCRETE FRONT PORCH WILL BE FINISHED INTO LIVING SPACE.			
Name of Applicant or Sponsor:		Telephone: 845-222-3884	
WENDY AFFRON		E-Mail: uwe@leakfinders.org	
Address: 14 WINDING LANE			
City/PO: NEWBURGH		State: NEW YORK	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	YES
		X	
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: TOWN ZONING BOARD OF APPEALS APPROVAL FOR AREA VARIANCES RELATED TO FRONT YARD SETBACK FROM WINDING LANE.		NO	YES
			X
3.a. Total acreage of the site of the proposed action?		0.57	acres
b. Total acreage to be physically disturbed?		0.01	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.57	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
		X	
		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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 action?	NO	YES	
	X		
			X
	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>EXISTING RESIDENCE IS SERVICED BY AN ONSITE SDS, AND FLOW RATES WILL REMAIN THE SAME.</u>	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	X		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: JONATHAN CELLA, P.E.	Date: 04/04/2016	
Signature: 		

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:	X	
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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.

<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.	
<u>TOWN OF NEWBURGH ZONING BOARD OF APPEALS</u> _____	
Name of Lead Agency	Date
<u>JAMES E. MANLEY, JR.</u> _____ Print or Type Name of Responsible Officer in Lead Agency	<u>CHAIRMAN</u> _____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

April 4, 2016

To: Town of Zoning Board of Appeals
1496 New York State Route 300
Newburgh, New York 12550

Re.: **Request for Area Variance**
Lands of Wendy Affron
14 Winding Lane (S/B/L: 80-2-10), Town of Newburgh, Orange County, N.Y.

Dear Chairman and Zoning Board of Appeals Members:

The above referenced property lies in the Town of Newburgh R-1 zoning district and contains one single family residence, which is owner occupied. The current owners' purchased the property in 2006 and have occupied the residence since. Included with this submission is a plot plan based upon a June 2006 survey prepared by Anthony Sorace, P.L.S., depicting the property in proposed conditions

A summary of the requested variances are as follows:

- Area variance for front yard setback from Winding Lane street line (50' minimum required, 42' existing, 42' proposed).


The proposed addition will be constructed in the area of the existing breezeway between the residence and the garage, and is also proposed to extend forward under the existing roof to the column line holding the roof.

The subject property is served by Town water and an individual sewage disposal system that will not be impacted by the proposed construction as the addition will not create any additional bedrooms. As seen in the photos of the subject property included with the application, the owners' take pride in their property and keep it well maintained. As summarized above we feel that the requested area variances are minor in nature and will not have an adverse impact on the surrounding neighborhood.

Attached to this cover letter are Certificates of Occupancy from the Town Code Compliance Department for recently closed building permits.

On behalf of the owner, we respectfully request that this application be reviewed and that the area variance be considered for approval by the Zoning Board of Appeals. Please do not hesitate to contact me with any questions or concerns related to this matter. Thank you.

Sincerely:

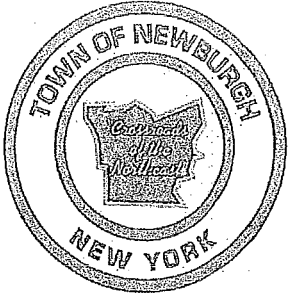


Jonathan Cella, P.E.

Project Engineer

51 Hunt Road, Wallkill, New York 12589

845-741-0363, jonathancellahotmail.com



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

2537-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/07/2015

Application No. 15-1052

**To: Wendy Affron
14 Winding Lane
Newburgh, NY 12550**

**SBL: 80-2-10
ADDRESS: 14 Winding Ln**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 12/03/2015 for permit to extend and enclose an existing breezeway between the dwelling and the garage on the premises located at 14 Winding Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-19-C-1 Shall not increase the degree of non-conformity.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

2537-15

NAME: WENDY AFFRON

ADDRESS: 14 WINDING LANE NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: 10' X 30' BREEZEWAY CONVERSION

SBL: 80-2-10 ZONE: R-1

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	42'	INCREASING THE DEGREE OF NON-CONFORMITY		
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 ----- 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: **ENLARGING AND CONVERTING A BREEZEWAY INTO PART OF THE MAIN DWELLING.**

VARIANCE(S) REQUIRED:

- 1 185-19-C-1 Shall not increase the degree of non-conformity.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina

DATE: 7-Dec-15

15-1052
14 WINDING LANE
Town of Newburgh
Code Compliance Department

308 Gardnertown Road Newburgh, NY 12550
845-564-7801 Phone 845-564-7802 Fax

MAILED TO: WENDY AFFRON 14 WINDING LANE NEWBURGH NY 12550
MAILED Cc:
OWNER:
CONTRACTOR: ANTHONY BASSELINI
PHONE #: 845-242-8375
PROJECT: ENLARGING AND CONVERTING BREEZEWAY
SBL: 80-2-10
DATE: 12-7-2015

SUBMIT ALL ITEMS LISTED BELOW AT THE SAME TIME

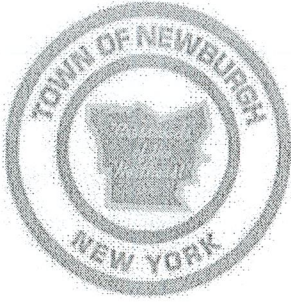
BEFORE ANY EXCAVATION, DIG SAFELY NY (811) MUST BE NOTIFIED

WHEN INTERIOR RESIDENTIAL ALTERATIONS OCCUR, ALL SMOKE & CO DETECTORS MUST BE UPGRADED IN ACCORDANCE WITH APPENDIX J OF THE 2010 R.C.N.Y.S.

ORANGE COUNTY REQUIRES ALL ELECTRICIANS TO BE LICENSED

- 1) A variance will be required by the Town of Newburgh Zoning Board of Appeals before your permit can be issued. The R-1 zone requires a front yard setback of 50' minimum. This is measured from the dwelling to the street line. You have 42'. The variance would be for increasing the degree of non-conformity.
- 2) On file there are 2 building permits that have been closed out in violation. (#20865 & 20630). You must reapply and continue with the appropriate inspection so you can obtain a certificate of occupancy. Both these permits are for basement alterations.
- 3) The slab insulation shown on the plans does not comply with the 2010 ECCCNY. The insulation must extend to the top of the slab if this method of installation is preferred.
- 4) The garage must now have a 45 minute separation from the dwelling.
- 5) The entry door into the garage must be rated, self-closing and self-latching.

Joseph Mattina
Code Compliance



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CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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

CERTIFICATE OF OCCUPANCY

Location: 14 Winding Ln Newburgh , NY 12550

Sec-Blk-Lot: 80-2-10

Building Permit No.: 06-20630

Cert. No: 06-20630

Cert. Date: March 21, 2016

THIS CERTIFIES that the structure described herein conforms substantially to the approved plans and specifications heretofore filed in this office with the Application for Building Permit dated: January 06, 2016, pursuant to which a Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

The structure for which this certificate is issued is as follows:

Material: Wood	No. Stories: 0	No. Families: 0
Dim. of Stru.:	No. Bedrooms: 0	No. Toilets: 1
Use of Stru.: Single Family Residence	Dim. of Lot:	
Census Code: 434	No. Bathrooms: 1	Heating Plant: Gas - Natural

Description of Work:

Alterations to create a full bathroom in the basement.

Receipt(s): 05322

This certificate is issued to: Anthony Basselini for the aforesaid structure.

James Campbell
CODE COMPLIANCE DEPARTMENT

The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating, or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy.



TOWN OF NEWBURGH

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CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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

CERTIFICATE OF OCCUPANCY

Location: 14 Winding Ln Newburgh , NY 12550

Sec-Blk-Lot: 80-2-10

Building Permit No.: 06-20865

Cert. No: 06-20865

Cert. Date: March 21, 2016

THIS CERTIFIES that the structure described herein conforms substantially to the approved plans and specifications heretofore filed in this office with the Application for Building Permit dated: January 06, 2016, pursuant to which a Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

The structure for which this certificate is issued is as follows:

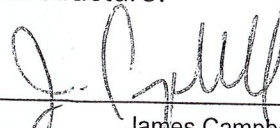
Material: Wood	No. Stories: 0	No. Families: 0
Dim. of Stru.:	No. Bedrooms: 0	No. Toilets: 0
Use of Stru.: Single Family Residence	Dim. of Lot:	
Census Code: 434	No. Bathrooms: 0	Heating Plant: Gas - Natural

Description of Work:

Finish basement to create an office, laundry room and family room. (The office cannot be used as a bedroom or sleeping room).

Receipt(s): 05321

This certificate is issued to: Anthony Basselini for the aforesaid structure.



James Campbell
CODE COMPLIANCE DEPARTMENT

The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating, or sanitation certificate or other evidence of compliance may be required before the issuance of the Certificate of Occupancy.

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

RICHARD E. MAINEY
BARBARA P. MAINEY

TO

WENDY S. AFFRON

SECTION 80 BLOCK 2 LOT 10

RECORD AND RETURN TO:
(name and address)

JAMES P. KELLEY, ESO.
272 MILL STREET
POUGHKEEPSIE, NEW YORK 12601



James P. Kelley
45/14

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) | 4289 MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) |
| 2289 CHESTER (TN) | 4203 MONTGOMERY (VLG) |
| 2201 CHESTER (VLG) | 4205 WALDEN (VLG) |
| 2489 CORNWALL (TN) | 4489 MOUNT HOPE (TN) |
| 2401 CORNWALL (VLG) | 4401 OTISVILLE (VLG) |
| 2600 CRAWFORD (TN) | 4600 NEWBURGH (TN) |
| 2800 DEERPARK (TN) | 4800 NEW WINDSOR (TN) |
| 3089 GOSHEN (TN) | 5089 TUXEDO (TN) |
| 3001 GOSHEN (VLG) | 5001 TUXEDO PARK (VLG) |
| 3003 FLORIDA (VLG) | 5200 WALLKILL (TN) |
| 3005 CHESTER (VLG) | 5489 WARWICK (TN) |
| 3200 GREENVILLE (TN) | 5401 FLORIDA (VLG) |
| 3489 HAMPTONBURGH (TN) | 5403 GREENWOOD LAKE (VLG) |
| 3401 MAYBROOK (VLG) | 5405 WARWICK (VLG) |
| 3689 HIGHLANDS (TN) | 5600 WAWAYANDA (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5889 WOODBURY (TN) |
| 3889 MINISINK (TN) | 5801 HARRIMAN (VLG) |
| 3801 UNIONVILLE (VLG) | |
| 4089 MONROE (TN) | |
| 4001 MONROE (VLG) | |
| 4003 HARRIMAN (VLG) | |
| 4005 KIRYAS JOEL (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 \$ 280,000
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: *Rombact*

RECORDED/FILED
08/16/2006/ 11:49:54
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20060089109
DEED R / BK 12232 PG 0613
RECORDING FEES 117.00
TTX# 000534 T TAX 1,120.00
Receipt#618236 juls

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 August 16, 2006
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
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY



T
1120-

Bargain & Sale Deed with Covenant against Grantor.

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 7th day of July, 2006.

BETWEEN

Richard E. Mainey and Barbara P. Mainey, husband and wife,
both residing at 5 Susan Drive, Newburgh, NY 12550

grantor

Wendy S. Affron, residing at 14 Winding Lane, Newburgh, NY
12550

grantee

WITNESSETH, that the grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

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

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

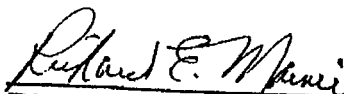
TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

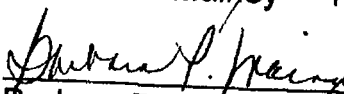
The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

RAD 18264

 L.S.
Richard E. Mainey

 L.S.
Barbara P. Mainey

UNITED GENERAL TITLE INSURANCE COMPANY

File No.: RAD-18264UGT

**SCHEDULE A
Legal Description**

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

BEGINNING at a point which is the intersection of the center line of Winding Lane with the center line of Sunset Drive, said point of beginning being distant 26.78 feet measured along the center line of Winding Lane on a course of North 20-39 East from the northwest corner of lands which were conveyed by Powelton Farms Corporation to Nicolas G. Shiro and runs thence along the center line of Sunset Drive being parallel with and distant 25 feet northeasterly measured at right angles from the northeasterly line of lands as conveyed as aforesaid to Nicholas G. Shiro, South 48-21 east 67.56 feet; thence at right angles to Sunset Drive North 41-39 east 225 feet; thence parallel with the first described line north 48-21 west 153.93 feet to the center line of Winding Lane; thence along the center line of Winding Lane South 20-39 west 241.01 feet to the place of beginning.

BEING AND INTENDED TO BE the same premises as described in a certain deed dated February 13, 1978, running from Vera W. Porter to Richard E. Mainey and Barbara P. Mainey, which Deed was thereafter recorded in the Office of the Orange County Clerk on March 1, 1978, in Liber 2092, Page 948.

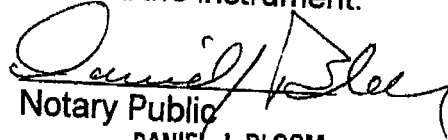


STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 7th day of July, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard E. Mainey, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

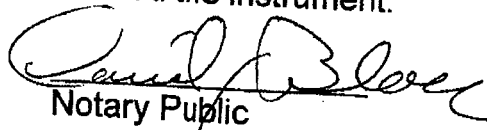
DANIEL J. BLOOM
NOTARY PUBLIC - State of NY
Residing in Orange County
Commission Expires Feb. 28, 2010

STATE OF NEW YORK)

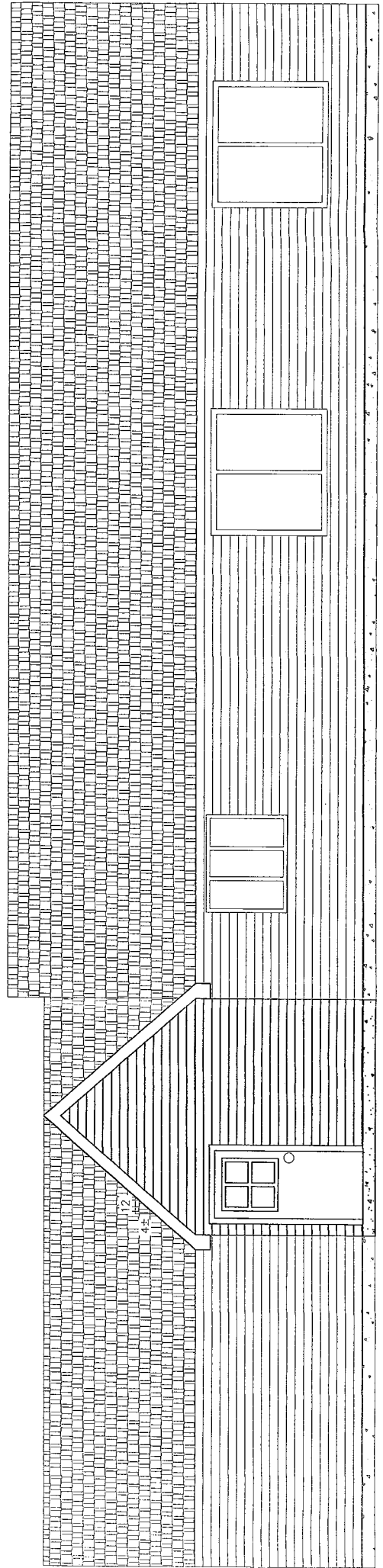
)ss.:

COUNTY OF ORANGE)

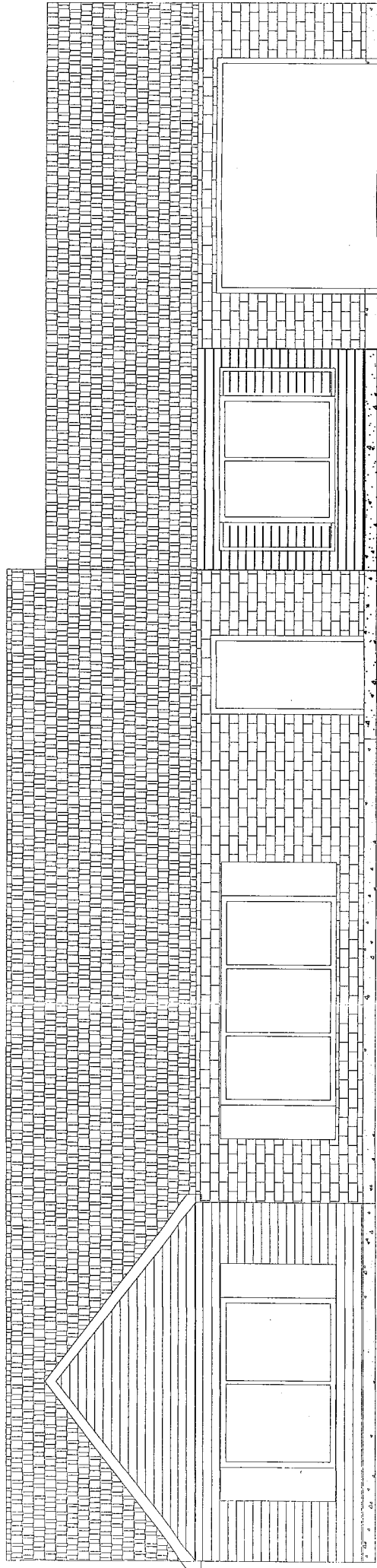
On the 7th day of July, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara P. Mainey, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

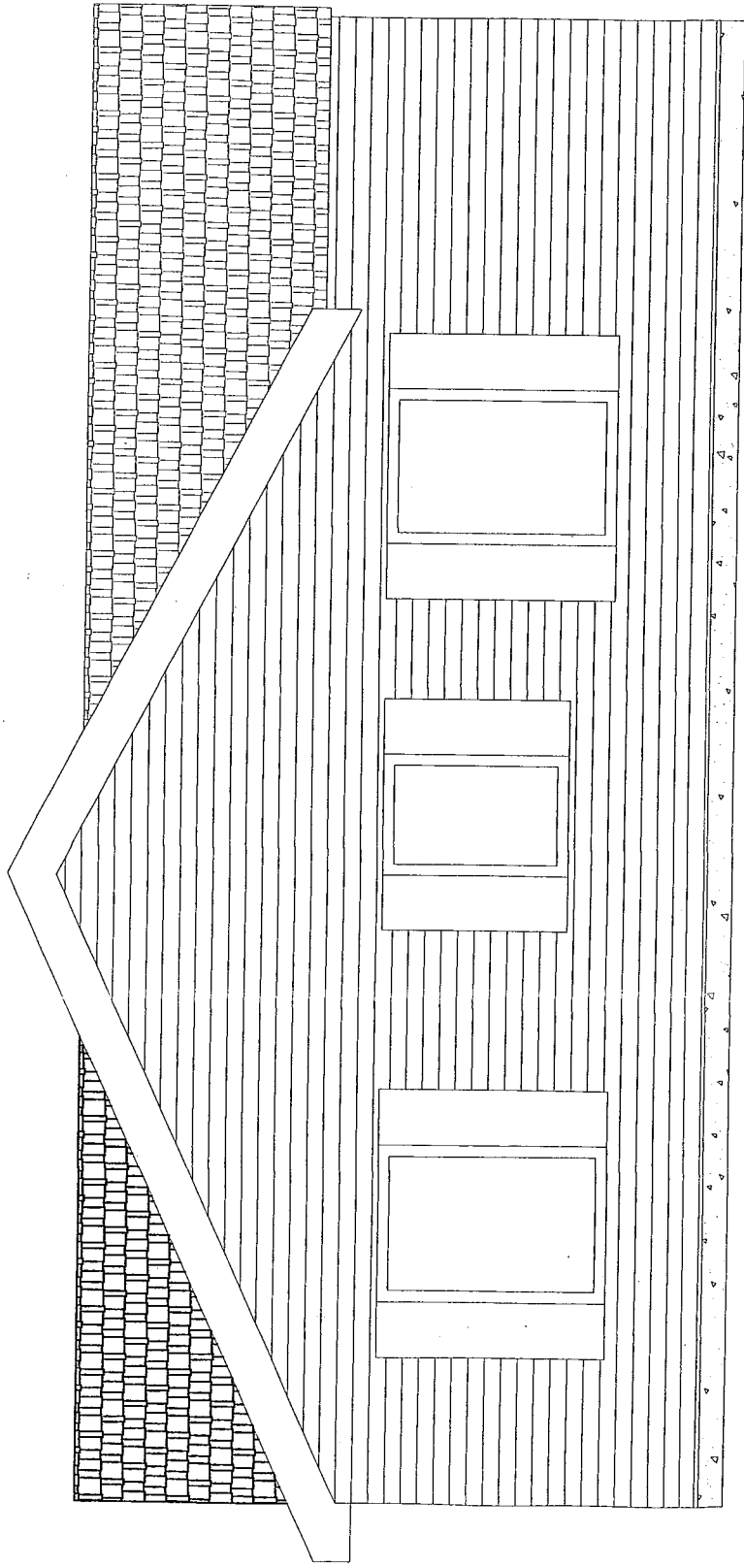
DANIEL J. BLOOM
NOTARY PUBLIC - State of NY
Residing in Orange County
Commission Expires Feb. 28, 2010



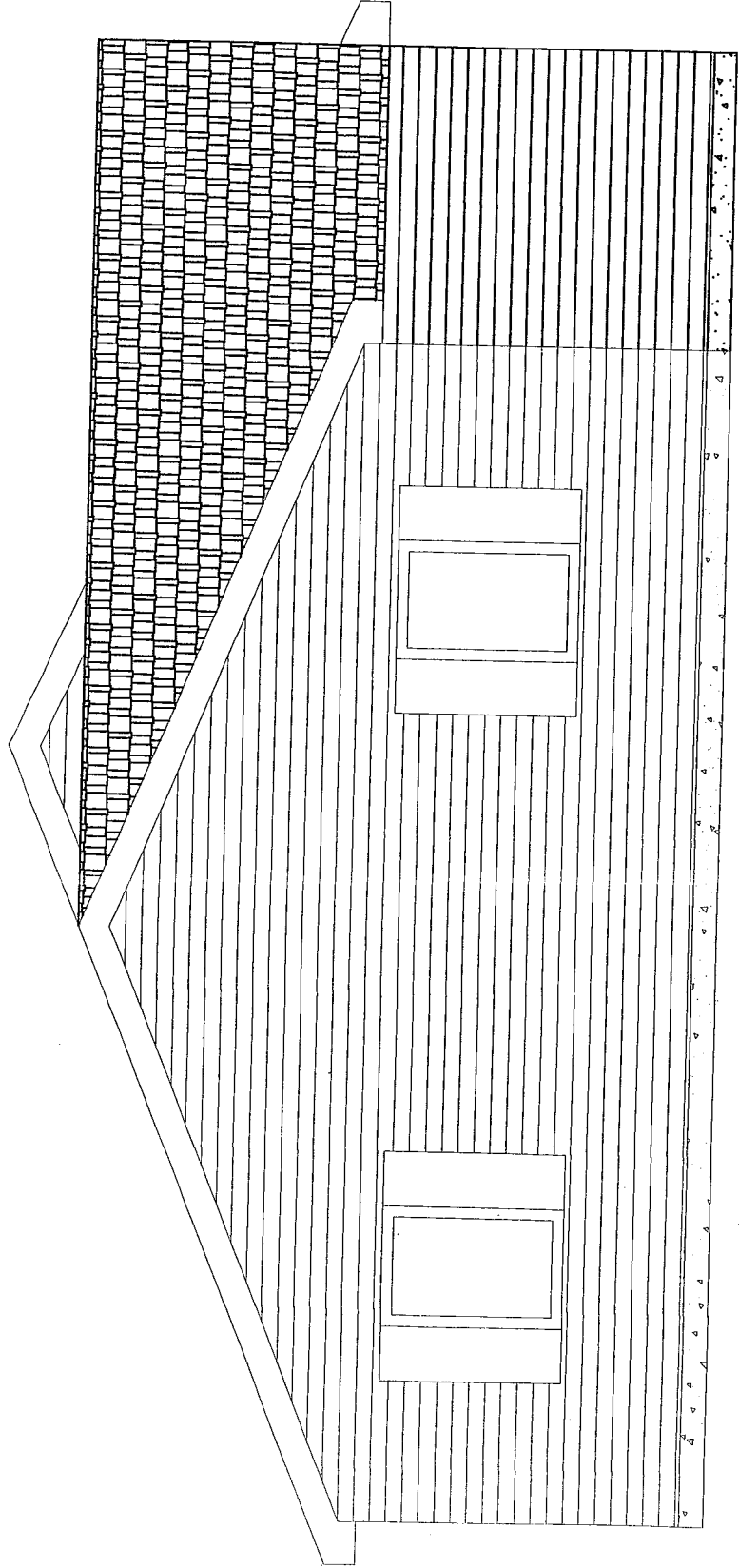
PROPOSED REAR (EAST) ELEVATION



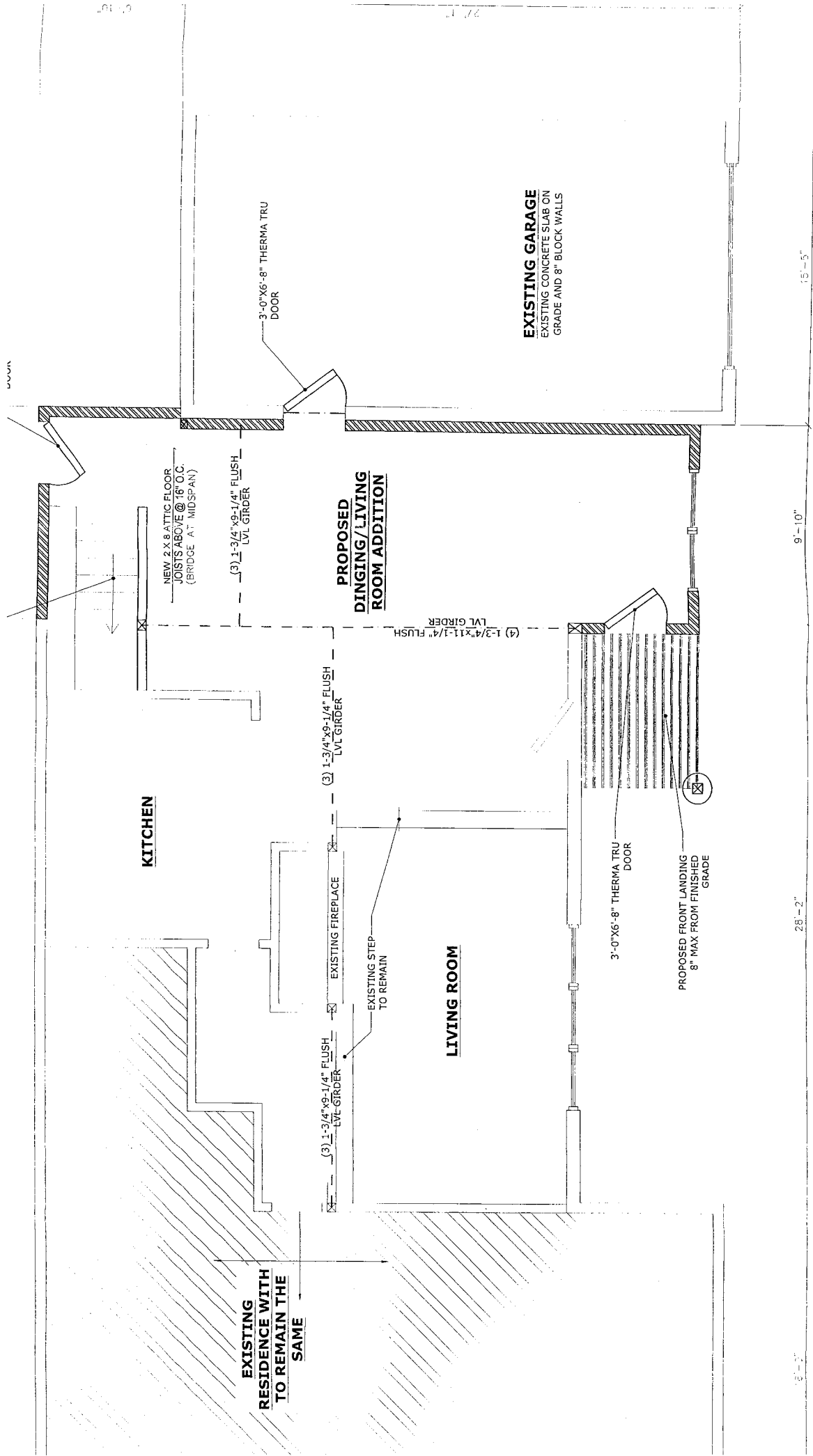
PROPOSED FRONT (WEST) ELEVATION



PROPOSED LEFT SIDE (NORTH) ELEVATION



PROPOSED RIGHT SIDE (SOUTH) ELEVATION



PROPOSED FIRST FLOOR PLAN

NO ADDITIONAL LOADS TO BE APPLIED TO THE FOUNDATION OR ON THESE PLANS.

69'-5"

44'-2"

10'-4"

STAIRS DOWN

KITCHEN

LIVING ROOM

EXISTING GARAGE

3'-0" X 6'-8" THERMA TRU DOOR

3'-0" X 6'-8" THERMA TRU DOOR

NEW 2 X 8 ATTIC FLOOR JOISTS ABOVE @ 18" O.C. (BRIDGE AT MIDSPAN)

(3) 1-3/4" X 9-1/4" FLUSH LVL GIRDER

(3) 1-3/4" X 9-1/4" FLUSH LVL GIRDER

(3) 1-3/4" X 9-1/4" FLUSH LVL GIRDER

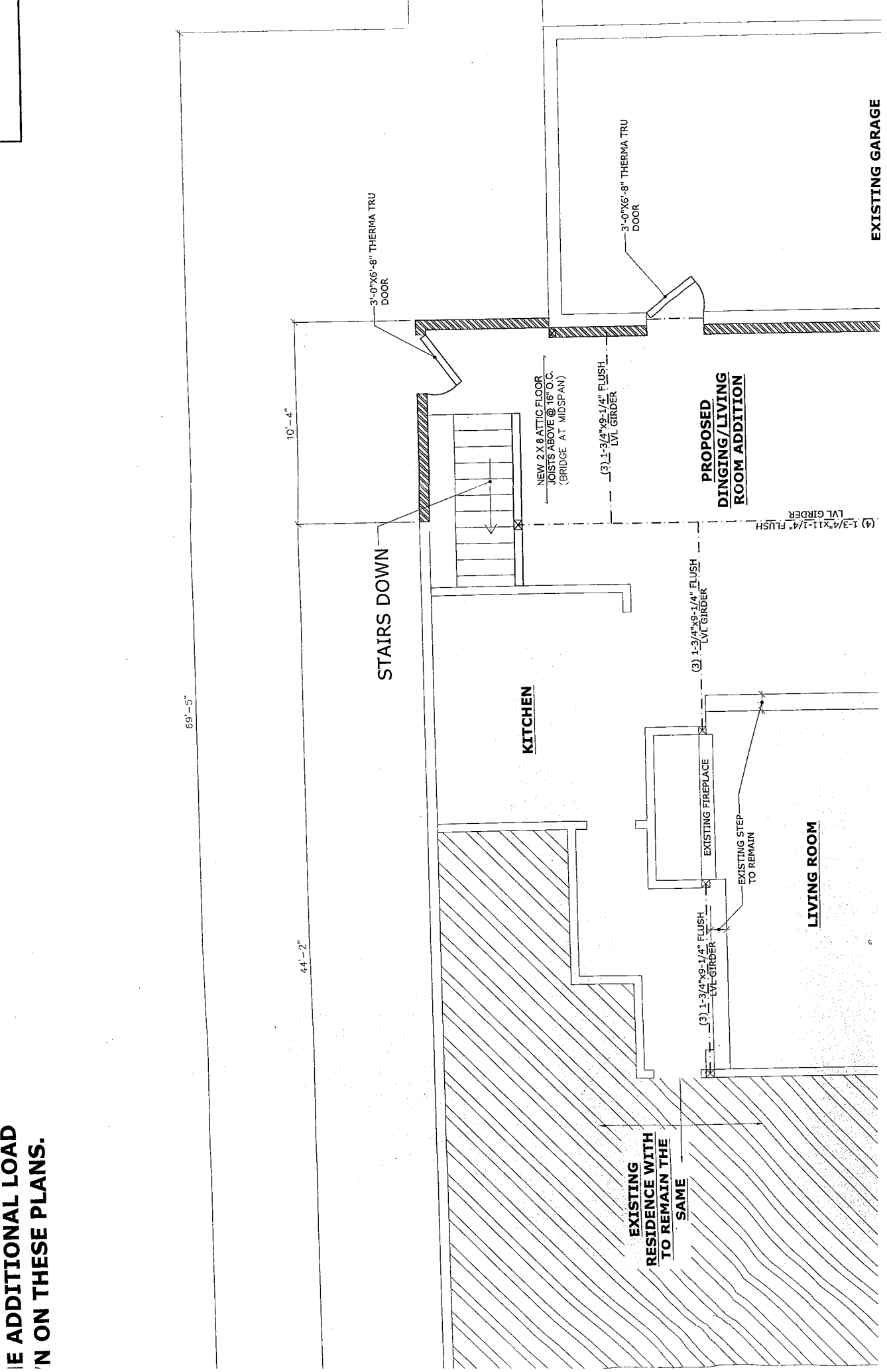
(4) 1-3/4" X 11-1/4" FLUSH LVL GIRDER

PROPOSED DINGING/LIVING ROOM ADDITION

EXISTING RESIDENCE WITH TO REMAIN THE SAME

EXISTING FIREPLACE

EXISTING STEP TO REMAIN





AFFRON
 14 WINDING LANE
 (80-2-10)

SECTION 77

SECTION 75

LANDS OF
 MAP 245-13
 HUNTSVILLE
 BANQUET PLACE
 179.4
 245.7
 158.6
 INSTITUTIONAL SUPPLY
 CO., LLC