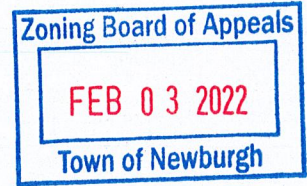




TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550



OFFICE OF ZONING BOARD
TELEPHONE 845-566-4901
FAX LINE 845-564-7802

APPLICATION

DATED: 2/1/22

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

I (WE) Brian Agnew PRESENTLY
RESIDING AT NUMBER 7 Fairview Lane
TELEPHONE NUMBER 917 612 3185

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

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

1. LOCATION OF THE PROPERTY:

83-2-7.1 (TAX MAP DESIGNATION)
7 Beech Street (STREET ADDRESS)
R1 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C-1

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:

1/21/2022

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

4. DESCRIPTION OF VARIANCE SOUGHT: Raising the roof and adding a dormer to an existing non-conforming structure

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

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

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

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

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

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

It will not - the windowed gable is consistent with neighborhood architecture

- 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 house is subject to zoning ordinances established after it was built, and any improvement necessarily requires a variance.

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

It involves adding historically appropriate windows to a large house.

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

It involves adding windows to an existing structure.

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

The historic house was built before the zoning ordinances were established.

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

Brian Agnew, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 7 Fairview Lane Newburgh, NY
IN THE COUNTY OF Orange AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

7 Beech Street Newburgh, NY
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Steven Whalen
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

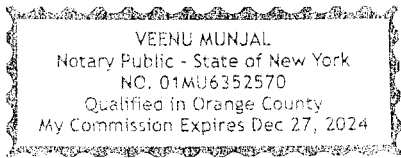
DATED: 2/1/22

[Signature]
OWNER'S SIGNATURE

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1st DAY OF February 2022



[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Renovations to 7 Beech Street			
Project Location (describe, and attach a location map): 7 Beech Street, Newburgh, NY 12550			
Brief Description of Proposed Action: Construct a new roof dormer on the rear side of the existing residence. The interior will be modified as required to accommodate the new dormer.			
Name of Applicant or Sponsor: Brian Agnew		Telephone: 917 612-3185	
		E-Mail: brian.agnew@pfizer.com	
Address: 7 Fairview Lane			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.397 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.397 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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:			
The project will meet the energy code requirements. _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
No new plumbing work is scheduled for this project. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
Wastewater connections are not scheduled for this project. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

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? Atlantic Sturgeon, Bald Eag...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof water is discharged to splash blocks through the existing gutters and down spouts.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>STEPHEN A. W. HALEY, RA, LEED AP</u> Date: <u>2/3/22</u>		
Signature: <u>[Signature]</u> Title: <u>PRINCIPAL</u>		

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

83-1-21.2 83-1-22 83-1-23 83-1-24 83-1-25 83-1-26 83-1-30 83-1-31
 Beach St
 83-2-1 83-2-2 83-2-6 83-2-7.1 83-2-10.1 83-2-12
 Newburgh
 83-2-23 83-2-3 83-2-4 83-2-5 83-2-9 83-2-11 83-2-14
 83-2-22 83-2-21 83-2-20 83-2-19.1 83-2-15
 Gamin, USGS, Intermap, INCREMENTP, NR Can, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Bald Eagle, Shortnose Sturgeon, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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 checked="" 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)



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

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

2973-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/21/2022

Application No. 21-1266

To: Brian Agnew
7 Beech Street
Newburgh, NY 12550

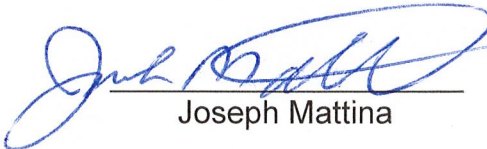
SBL: 83-2-7.1
ADDRESS: 7 Beech St

ZONE: R1

PLEASE TAKE NOTICE that your application dated 11/02/2021 for permit to raising the roof and adding a dormer to an existing non-conforming structure on the premises located at 7 Beech St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

1. 185-19-C-1: Shall not increase the degree of non-conformity: (Front yard)(50/0)
2. 185-19-C-1: Shall not increase the degree of non-conformity: (Side yard)(30/8.8)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: BRIAN AGNEW Application # 21-1266

ADDRESS: 7 BEECH ST NEWBURGH NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: RAISING THE ROOF

SBL: 83-2-7.1 ZONE: R-1 ZBA Application # 2973-22

TOWN WATER: YES / NO TOWN SEWER: YES / NO N/A

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	0'	INCREASING THE DEGREE NON-CONFORMITY		
REAR YARD					
ONE SIDE YARD	30'	8.8'	INCREASING THE DEGREE NON-CONFORMITY		
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES X 2
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES
 CORNER LOT - 185-17-A _____ YES / NO

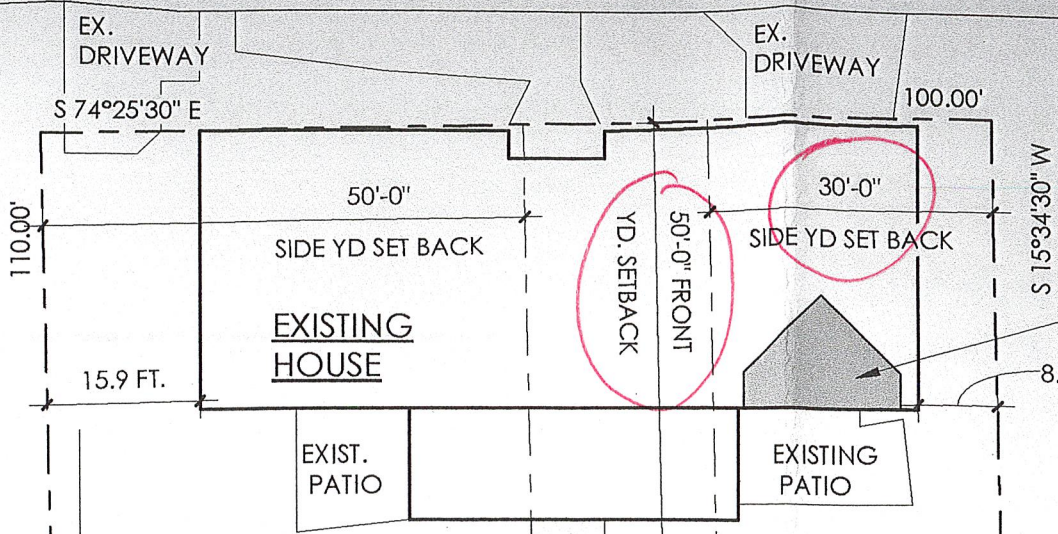
ACCESSORY STRUCTURE:

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: **THE ENTIRE DWELLING IS LOCATED IN THE FRONT / SIDE YARD SETBACK AREA**

REVIEWED BY: Joseph Mattina DATE: 21-Jan-22

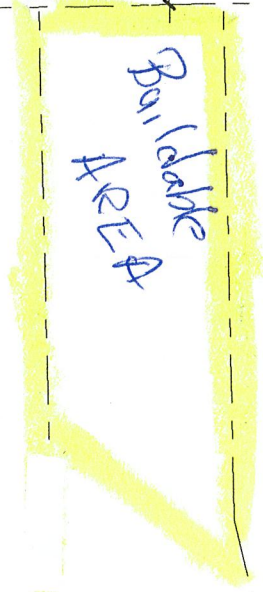
BEECH STREET



SHADED AREA OF NEW RC

NOW OR FOR SIEGFRED &

ENTIRE House in the front yard setback



EX. SHED

NOW OR FOR BRIAN AGN

LANE

MERLY Y KONCHAR

NOW OR FOR RUSSEL & JC



LY NE MARKEL

MERLY Y KONCHAR



ORANGE COUNTY – STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 14295 / 1376
 INSTRUMENT #: 20170068509

Receipt#: 2385107
 Clerk: MRL
 Rec Date: 09/25/2017 11:21:37 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: SHAPIRO PETER B EX
 Party2: AGNEW BRIAN
 Town: NEWBURGH (TN)
 83-2-7.1

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	1000.00

Sub Total: 1000.00

Total: 1190.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 2007
 Transfer Tax
 Consideration: 250000.00

Transfer Tax - State	1000.00
----------------------	---------

Total: 1000.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Ann G. Rabbitt
 Orange County Clerk

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
 I, KELLY A. ESKEW, 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 9-25-17 AND THE SAME IS A CORRECT
 TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE
 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
 ORANGE COUNTY

Record and Return To:

RUSK WADLIN HEPPNER & MARTUSCELLO
 PO BOX 727
 MARLBORO, NY 12542

--- Executor's Deed --- Individual or Corporation (single sheet)
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

11059202

THIS INDENTURE, made the 20th day of September, in the year 2017
BETWEEN Peter B. Shapiro,

residing at 14 Valley Lane, Chappaqua, NY 10514

as executor of the Probate Proceeding of the last will and testament of Karen Kreusser, late of September 18, 2016, deceased,
party of the first part, and Brian Agnew, *Residing at 7 Fairview in Newburgh NY 12550*
party of the second part,

WITNESSETH, that the party of the first part, to whom said letters testamentary were issued by the Surrogate's Court of
the State of New York for the County of Orange on February 16, 2017,

and by virtue of the power and authority given in and by said last will and testament, and in consideration of

Two hundred fifty thousand (\$250,000.00) and 00/100 dollars,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the Town of Newburgh, County of Orange, State of New York, being more particularly described in Schedule A attached
hereto, and also being the same Premises conveyed to Peter B. Shapiro, Executor of the Last Will and Testament of Karen M.
Kreusser (deceased) who acquired title from Richard T. Ermenwein and Patricia F. Ermenwein by deed dated 12/14/99 and
recorded 12/20/99 in Orange County Clerk's Office in Liber 5206 at page 341,

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

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in
said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether
individually, or by virtue of said will or otherwise;

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust
fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of
the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

P.B. Shapiro, Executor
PETER B. SHAPIRO, EXECUTOR OF THE ESTATE
OF KAREN M. KREUSSER

83-2-7.1

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"

**DESCRIPTION
FOR LANDS TO BE CONVEYED TO
BRAIN AGNEW
7 BEECH STREET
TOWN OF NEWBURGH
COUNTY OF ORANGE, STATE OF NEW YORK,**

**ALL THAT PIECE OR PARCEL OF LAND SIDTUATE IN THE TOWN OF
NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BEING DESCRIBED
AS FOLLOWS:**

Beginning at a found 1" iron pipe in the Southerly line of Beech Street, said point being the Northerly most corner of lands now or formerly Steins, Liber 5296, Page 45, said point also being the Easterly most corner of the herein described parcel;

Thence along said lands now or formerly Steins, Liber 5296, Page 45, South Fifteen Degrees, Thirty-Four Minutes, Thirty Seconds West One Hundred Feet (S 15°34'30" W 100.00') to a found 1" iron pipe;

Thence along lands now or formerly Agnew, Liber 13410, Page 709, South One Degree, Twenty-Three Minutes, Zero Seconds West Thirty-One and Five Hundredths Feet (S 01°23'00" W 31.05') to a found 1" iron pipe, flush with the ground;

Thence along lands now or formerly Vernon, Liber 11793, Page 489, South Twenty-Two Degrees, Thirty-One Minutes, Ten Seconds West Sixty-Seven and Seventy-Nine Hundredths Feet (S 22°31'10" W 67.79') to a found 1" iron pipe flush with the ground;

Thence along lands now or formerly Vernon, Liber 14193, Page 1422, North Sixty-Five Degrees, Thirty-Nine Minute, Forty-Four Seconds West Seventy-Four and Seventeen Hundredths Feet (N 65°39'44" W 74.17') to a found 1" iron pipe, flush with the ground;

Thence along lands now or formerly Konchar, Liber 13789, Page 9, the following Two (2) courses and distances:

1. North Seventeen Degrees, Forty-Five Minutes, Thirty Seconds East Seventy-Six and Fifteen Hundredths Feet (N 17°45'30" E 76.15') to a found 1" iron pipe, 2" above grade;
2. North Seventy-Four Degrees, Twenty-Five Minutes, Thirty Seconds Twenty-Nine and One Hundredths Feet (N 74°25'30" W 29.01') to a spike set;


Thence along lands now or formerly Markel, Liber 14042, Page 1225, North Fifteen Degrees, Thirty-Four Minutes, Thirty Seconds East One Hundred Ten Feet (N 15°34'30" E 110.00') to a found 1" iron pipe, flush with the ground in the Southerly line of Beech Street;

Thence along the Southerly line of said Beech Street, South Seventy-Four Degrees, Twenty-Five Minutes, Thirty Seconds East One Hundred Feet (S 74°25'30" E 100.00') to the point or place of beginning and containing 0.397 Acres of land more or less, as surveyed by Margaret M. Hillriegel J S

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Orange, ss:

On the 25 day of Sept in the year 2017, before me, the undersigned, personally appeared Peter B. Shapiro, 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

MARLENE H. WOOD
Notary Public, State of New York
No. 4974695
Qualified in Orange County
Commission Expires November 19, 2018

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and 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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of _____, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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, and that such individual make such appearance before the undersigned in the _____ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

Executor's Deed


Peter B. Shapiro, as Executor of the Estate of Karen M. Kreuzer
TO
Brian Agnew

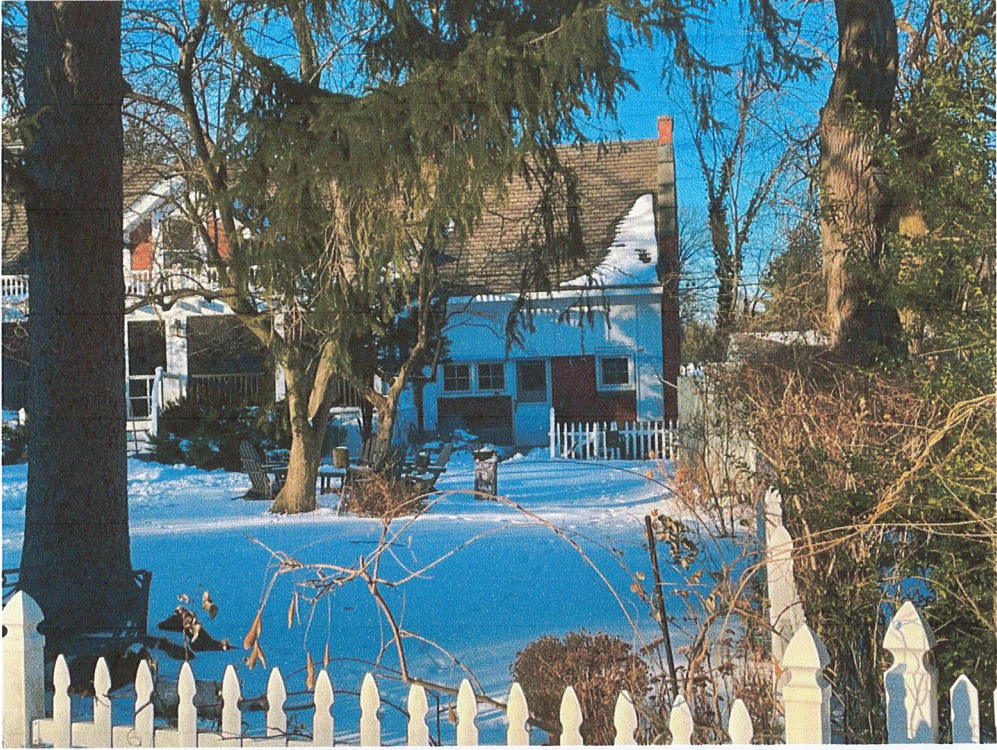
Title No. HN 59202

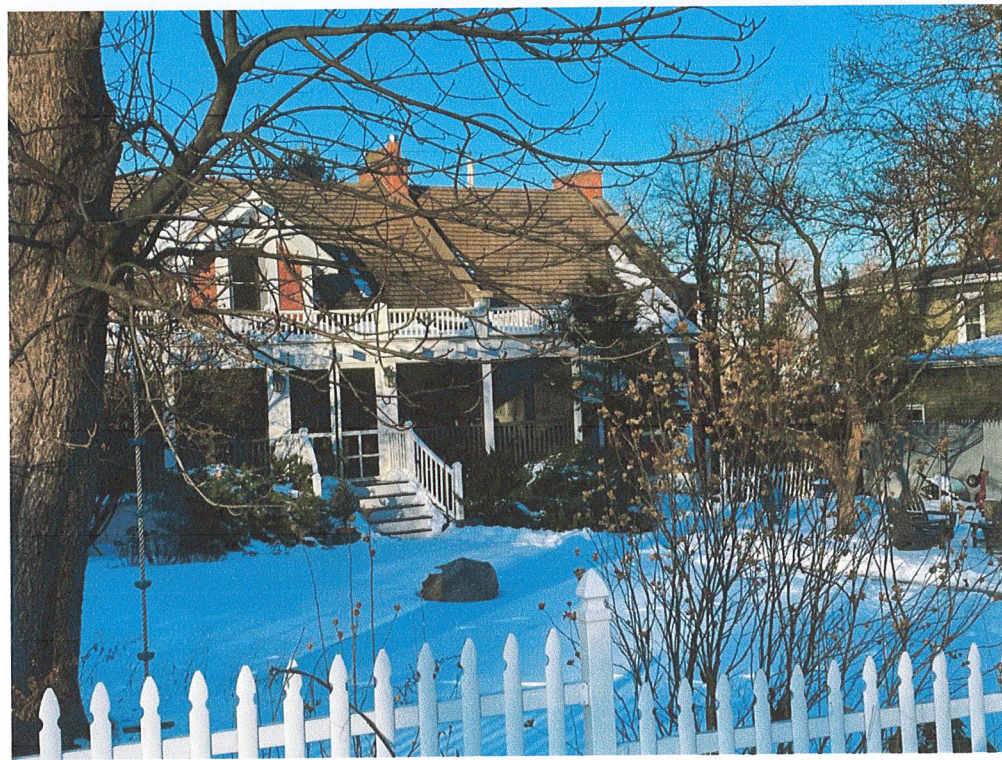
COUNTY: Orange
TOWN/CITY: Newburgh
PROPERTY ADDRESS: 7 Beech Street
SECTION: 83
BLOCK: 2
LOT: 7.1

RETURN BY MAIL TO:

Daniel J. Rusk, Esq.
Rusk, Wadlin, Heppner & Martuscello, LLP
1390 Route 9W
Marlboro, NY 12542
Phone: (845) 236-4411
Email: danrusk@rwhm.com

DISTRIBUTED BY

JUDICIAL TITLE
T: 800-281-TITLE F: 800-FAX-9396







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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Brian Agnew, being duly sworn, depose and say that I did on or before

February 10, 2022, post and will thereafter maintain at


7 Beech St 83-2-7.1 R1 Zone in the Town of Newburgh, New York, at or near the front

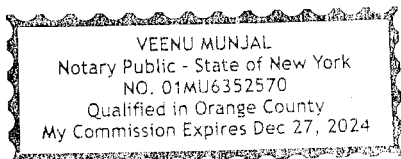
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

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

Sworn to before me this 7th

day of February, 2022.







TOWN OF NEWBURGH
Office of the Town Engineer
1000 Main Street, Newburgh, NY 12551
Phone: 845.562.2200

NOTICE TO THE PUBLIC

On 1/14/20, the Town Board of the Town of Newburgh, New York, held a public hearing on the proposed amendments to the Zoning Ordinance, which are set forth in the attached copy of the proposed amendments. The proposed amendments are available for public review at the Town Office, 1000 Main Street, Newburgh, NY 12551, from 9:00 a.m. to 5:00 p.m. on 1/14/20, 1/15/20, 1/16/20, 1/21/20, 1/22/20, 1/23/20, 1/28/20, 1/29/20, 1/30/20, 1/31/20, 2/1/20, 2/2/20, 2/3/20, 2/8/20, 2/9/20, 2/10/20, 2/15/20, 2/16/20, 2/17/20, 2/22/20, 2/23/20, 2/24/20, 2/29/20, 3/1/20, 3/2/20, 3/3/20, 3/8/20, 3/9/20, 3/10/20, 3/15/20, 3/16/20, 3/17/20, 3/22/20, 3/23/20, 3/24/20, 3/29/20, 3/30/20, 3/31/20, 4/1/20, 4/2/20, 4/3/20, 4/8/20, 4/9/20, 4/10/20, 4/15/20, 4/16/20, 4/17/20, 4/22/20, 4/23/20, 4/24/20, 4/29/20, 4/30/20, 5/1/20, 5/2/20, 5/3/20, 5/8/20, 5/9/20, 5/10/20, 5/15/20, 5/16/20, 5/17/20, 5/22/20, 5/23/20, 5/24/20, 5/29/20, 5/30/20, 5/31/20, 6/1/20, 6/2/20, 6/3/20, 6/8/20, 6/9/20, 6/10/20, 6/15/20, 6/16/20, 6/17/20, 6/22/20, 6/23/20, 6/24/20, 6/29/20, 6/30/20, 7/1/20, 7/2/20, 7/3/20, 7/8/20, 7/9/20, 7/10/20, 7/15/20, 7/16/20, 7/17/20, 7/22/20, 7/23/20, 7/24/20, 7/29/20, 7/30/20, 7/31/20, 8/1/20, 8/2/20, 8/3/20, 8/8/20, 8/9/20, 8/10/20, 8/15/20, 8/16/20, 8/17/20, 8/22/20, 8/23/20, 8/24/20, 8/29/20, 8/30/20, 8/31/20, 9/1/20, 9/2/20, 9/3/20, 9/8/20, 9/9/20, 9/10/20, 9/15/20, 9/16/20, 9/17/20, 9/22/20, 9/23/20, 9/24/20, 9/29/20, 9/30/20, 10/1/20, 10/2/20, 10/3/20, 10/8/20, 10/9/20, 10/10/20, 10/15/20, 10/16/20, 10/17/20, 10/22/20, 10/23/20, 10/24/20, 10/29/20, 10/30/20, 10/31/20, 11/1/20, 11/2/20, 11/3/20, 11/8/20, 11/9/20, 11/10/20, 11/15/20, 11/16/20, 11/17/20, 11/22/20, 11/23/20, 11/24/20, 11/29/20, 11/30/20, 12/1/20, 12/2/20, 12/3/20, 12/8/20, 12/9/20, 12/10/20, 12/15/20, 12/16/20, 12/17/20, 12/22/20, 12/23/20, 12/24/20, 12/29/20, 12/30/20, 12/31/20.



TOWN OF NEWTON
OFFICE OF THE TOWN ENGINEER
100 STATE STREET, NEWTON, MA 02459
TEL: 781.552.2200 FAX: 781.552.2201
WWW.NEWMUNICIPALITY.COM

NOTICE TO PROPERTY OWNERS
RE: THE TOWN OF NEWTON'S ANTI-SNOWBLINDING BY-LAW
The Town of Newton has adopted an Anti-Snowblinding By-Law to protect the safety of its residents and to maintain the appearance of the town. The By-Law requires that property owners take certain steps to prevent snowblinding during winter months. The By-Law is effective from December 1st to March 31st. The By-Law requires that property owners take the following steps to prevent snowblinding:
1. Clear snow from the driveway and sidewalk leading to the property.
2. Clear snow from the front yard.
3. Clear snow from the roof of the property.
4. Clear snow from the roof of any attached garage or porch.
5. Clear snow from the roof of any shed or outbuilding.
6. Clear snow from the roof of any deck or balcony.
7. Clear snow from the roof of any porch or stoop.
8. Clear snow from the roof of any awning or canopy.
9. Clear snow from the roof of any pergola or trellis.
10. Clear snow from the roof of any other structure attached to the property.
The By-Law also requires that property owners take certain steps to prevent snowblinding during winter months. The By-Law is effective from December 1st to March 31st. The By-Law requires that property owners take the following steps to prevent snowblinding:
1. Clear snow from the driveway and sidewalk leading to the property.
2. Clear snow from the front yard.
3. Clear snow from the roof of the property.
4. Clear snow from the roof of any attached garage or porch.
5. Clear snow from the roof of any shed or outbuilding.
6. Clear snow from the roof of any deck or balcony.
7. Clear snow from the roof of any porch or stoop.
8. Clear snow from the roof of any awning or canopy.
9. Clear snow from the roof of any pergola or trellis.
10. Clear snow from the roof of any other structure attached to the property.

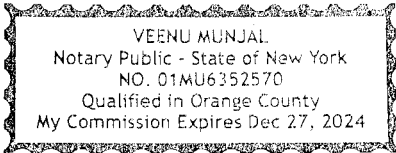
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER(S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8th DAY OF February 2020





NOTARY PUBLIC

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

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 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)