



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: 3/7/2014

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

I (WE) Lambrini Andrianis PRESENTLY

RESIDING AT NUMBER 32 Commonwealth Ave., Newburgh

TELEPHONE NUMBER (845) 784-4674

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:

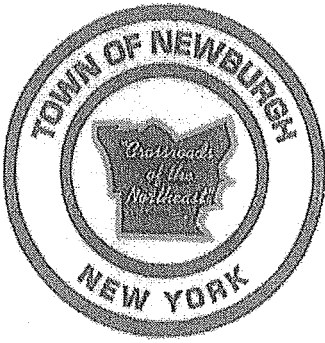
46-5-8.1 (TAX MAP DESIGNATION)

32 Commonwealth Ave. (STREET ADDRESS)

R-1 Zone (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4 BULK TABLE SCHEDULE 3
300-79



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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: 1-27-2014

4. DESCRIPTION OF VARIANCE SOUGHT: To install

(2) 18' x 21' carports onto existing accessory building

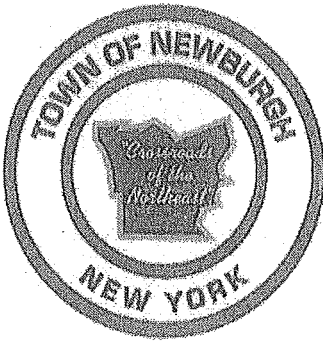
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:

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

variance structure would be built next to carriage house and blend with building to make it unnoticeable.

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:

There are 1.8 acres that have to be maintained. I need the extra space to store equipment needed and to keep them out of site when not used. I can't afford to hire people to do all the work required to maintain property.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

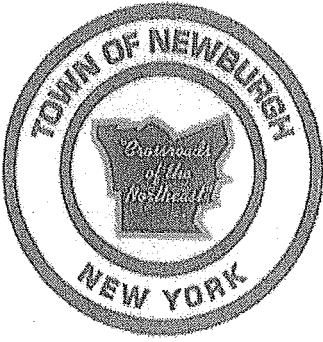
I have 1.8 acres that have to be maintained and the existing structure is not large enough to do this

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 variance structure would be enclosed and contents hidden from view.

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

The property and conditions exist. Lawns have to be maintained, trees have to be cut or removed when damaged. Driveways have to be plowed.



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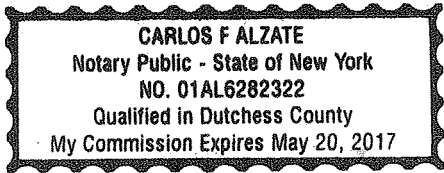
7. ADDITIONAL REASONS (IF PERTINENT):

Lambriani Andrianis
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7TH DAY OF MARCH 20 14

Carlos F. Alzate
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
ZONING BOARD OF APPEALS

PROXY

Lambriini Andrianis, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 32 Commonwealth Ave., Newburgh
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
32 Commonwealth Ave.

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Panayiotis Andrianis
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: March 6, 2014 Lambriini Andrianis

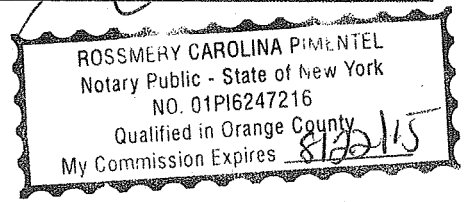
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6th DAY OF March 20 14

[Signature]



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			
Name of Action or Project: <u>Lambrini Andrianis</u>			
<u>car port</u>			
Project Location (describe, and attach a location map): <u>32 Commonwealth Ave.</u>			
Brief Description of Proposed Action: <u>(2) building carport 18' x 21'</u>			
Name of Applicant or Sponsor: <u>Lambrini Andrianis</u>		Telephone: <u>(845) 784-4674</u>	
Address: <u>32 Commonwealth Ave</u>		E-Mail: <u>Lambrini2005@yahoo.com</u>	
City/PO: <u>Newburgh, N</u>		State: <u>N.Y.</u>	Zip Code: <u>12550</u>
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
			✓
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:			NO YES
			✓
3.a. Total acreage of the site of the proposed action?		<u>1.8</u> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		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?	NO	YES	
			X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			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	
			Y
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: _____	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)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	NO	YES	
			X
			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: <u>(Lamboni) Lamboni Andronis</u> Date: <u>3/7/2014</u>		
Signature: <u>Lamboni Andronis</u>		

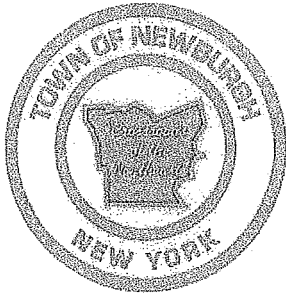
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

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

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

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

<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)



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

2402-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/27/2014

Application No. ~~13-1095~~

**To: Lambrini Andrianis
32 Commonwealth Ave
Newburgh, NY 12550**

**SBL: 46-5-8.1
ADDRESS: 32 Commonwealth Ave**

ZONE: R-1

PLEASE TAKE NOTICE that your application dated 12/02/2013 for permit to install (2) 18' x 21' carports onto the existing accessory building on the premises located at 32 Commonwealth Ave is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTIONS:

185-15-A-4 Allows a maximum of 1000 s.f. for all accessory structures.

Bulk table schedule 3 allows a maximum storage of 4 vehicles for all garages and carports.


Joseph Mattina

**Cc: Town Clerk & Assessor (500')
File**

2402-14

Town of Newburgh Code Compliance

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

NAME: LAMBRINI ANDRIANIS

ADDRESS: 32 COMMENWEALTH AVE NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: (2) 18' X 21' CARPORTS

SBL: 46-5-8.1 ZONE: R-1

TOWN WATER: YES

TOWN SEWER: NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
SQUARE FOOTAGE	1000 S.F.	920 S.F.	1676 S.F.	676 S.F.	67.6%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

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

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 ----- YES
 FRONT YARD - 185-15-A ----- YES / NO
 STORAGE OF MORE THEN 4 VEHICLES ----- YES
 HEIGHT MAX. 15 FEET - 185-15-A-1 ----- YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 ----- YES / NO

NOTES: **HAS AN EXISTING 46' X 20' ACCESSORY BUILDING. ADDING (2) 18 X 21 CARPORTS TO THE LEFT SIDE OF THE EXISTING ACCESSORY BUILDING.**

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 ALLOWS A MAXIMUM OF 1000 SF TOTAL FOR ACCESSORY BUILDINGS.
- 2 BULK TABLE SCHEDULE 3 ALLOWS A MAXIMUM OF 4 ^{vehicles} CAR STORAGE.
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA DATE: 27-Jan-14

2402-14

**ACCESSORY STRUCTURE SQUARE FOOTAGE BY
FORMULA**

**PER THE TOWN OF NEWBURGH MUNICIPAL CODE
SECTION 185-15(4) - ACCESSORY BUILDINGS**

(4) An accessory use to a principal residential use, as listed in Article IV, Schedules of District Regulations, Use Table, Column A, that is housed within an accessory building shall be limited to a maximum of 1,000 square feet or to a lower number as may be determined by the following formula:

FORMULA:

$$\frac{A+(B \times C)}{100} = D$$

- A - GROSS AREA OF LOT IN SQUARE FEET
- B - LIVABLE FLOOR AREA OF RESIDENCE IN SQUARE FEET
- C - MINIMUM REQUIREMENT IN THE ZONING DISTRICT FOR ONE SIDE YARD, IN FEET
- D - TOTAL SQUARE FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS

A= 80,752.00 SF
B= 7,296.00 SF
C= 30.00 FEET
D= 2,996.32 SF OR 1,000 SF WHICHEVER IS LESS IS PERMITTED.

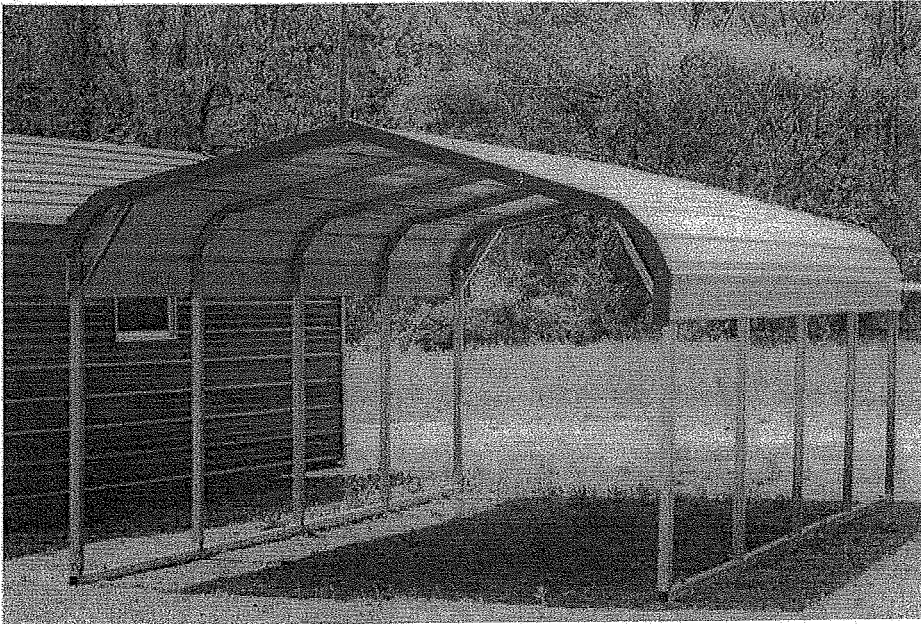
alley > all for sale / wanted > business/commercial - by dealer

bbw8-4174787908@sale.craigslist.org ¹²¹

flag ¹²¹: [miscategorized](#) [prohibited](#) [spam](#) [best of](#)

Posted: 21 days ago

Carport \$1095,2 Car Garages \$3945,delivered installed,All Steel - \$1095 (newburgh)



POSS.
2 ENDS
CLOSED

2 X 2 Together

12'X21'all steel carport \$1095 delivered and installed,Close the 2 sides on this unit only \$300. 18'x21'all steel carport \$1195 delivered and installed,Close the 2 sides on this unit only \$300 Many Larger sizes available.

20'x21' 2 car fully enclosed garage with 2-8X7 garage doors \$3945 delivered and installed.Larger sizes available.

12'x21' 1 car fully enclosed garage with 1-8X7 garage door \$2765 delivered and installed

Horse barns,Storage units,Picnic enclosers,RV Carport,You need a work shop,sizes up to 30'X41' and larger we build them.

The components utilized in our frames are made of 2 1/2" by 2 1/2" galvanized steel tubing 12 gauge ,with heavy duty corner bracing and includes concrete anchors or Mobile Home anchors at no extra charge.Giving our units a minimum snow load rating of 45PSF and 110 MPH wind speed certification,this allows us to certify the unit to meet virtually all State and Local codes

Applicable sales tax will be applied,10% DEPOSIT IS ALL THAT IS REQUIRED,BALANCE UPON COMPLETION OF INSTALLATION.

13 colors,10 year warranty,4-6 week delivery or less.See our website for specifications and frequently asked questions.

Visit Our website; jvdsalescarportsandgarages.webs.com

We service the Northeast States,Southeast States and beyond ,Connecticut,Massachusettes,New Jersey, New York,Pennsylvania,

Call John at 845-542-0906 or OUR OFFICE JVD SALES 178 So. Robinson Av.Newburgh N.Y.845-562-6567 for information or quotes

- Location: newburgh
- it's NOT ok to contact this poster with services or other commercial interests

Posting ID: 4174787908 Posted: 21 days ago Updated: 10 days ago [email to a friend](#)

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

*Mark A. Vidi and
Theresa M. Vidi*

TO
Lambrini Andrianis

SECTION 46 BLOCK 8 LOT 5

RECORD AND RETURN TO:
(name and address)



*Marc Kerchman, Esq.
310 Fullerton Avenue
Newburgh, New York 12550-2116*

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)	NO PAGES <u>3</u> CROSS REF. _____
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	CERT COPY _____ ADD'L X-REF. _____
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)	MAP# _____ PGS. _____
2201 CHESTER (VLG)	4205 WALDEN (VLG)	
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)	PAYMENT TYPE: CHECK <input checked="" type="checkbox"/>
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)	CASH _____
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)	CHARGE _____
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)	NO FEE _____
3089 GOSHEN (TN)	5089 TUXEDO (TN)	Taxable _____
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)	CONSIDERATION \$ <u>379000-</u>
3003 FLORIDA (VLG)	5200 WALLKILL (TN)	TAX EXEMPT _____
3005 CHESTER (VLG)	5489 WARWICK (TN)	Taxable _____
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)	MORTGAGE AMT. \$ _____
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)	DATE _____
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)	
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)	MORTGAGE TAX TYPE:
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)	___ (A) COMMERCIAL/FULL 1%
3889 MINISINK (TN)	5801 HARRIMAN (VLG)	___ (B) 1 OR 2 FAMILY
3801 UNIONVILLE (VLG)		___ (C) UNDER \$10,000
4089 MONROE (TN)		___ (E) EXEMPT
4001 MONROE (VLG)	CITIES	___ (F) 3 TO 6 UNITS
4003 HARRIMAN (VLG)	0900 MIDDLETOWN	___ (I) NAT.PERSON/CR. UNION
4005 KIRYAS JOEL (VLG)	1100 NEWBURGH	___ (J) NAT.PER-CR.UN/1 OR 2
	1300 PORT JERVIS	___ (K) CONDO
	9999 HOLD	

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *American Real Estate*

LIBER 5958 PAGE 319

LIBER 5958 PAGE 319

ORANGE COUNTY CLERKS OFFICE 51702 MCD
RECORDED/FILED 08/05/2002 07:00:00 AM
FEES 44.00 EDUCATION FUND 20.00
SERIAL NUMBER: 000140
DEED CNTL NO 61917 RE TAX 1516.00

BARGAIN AND SALE DEED WITH COVENANT

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

THIS INDENTURE, made the 24th day of June, Two Thousand Two

BETWEEN: MARK A. VIDY and THERESA M. VIDY, residing at
32 Commonwealth Avenue
Newburgh, New York 12550
party of the first part, and

LAMBRINI ANDRIANIS, residing at
403 MAIN STREET
Newburgh
Newburgh, New York 12561

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece 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 being designated as Lot No. 1 on a map entitled "Subdivision Plan Lands of Donald R. Becker" dated September 9, 1988, last revised January 23, 1989 and filed in the Orange County Clerk's Office on February 14, 1989 as Map No. 9333. Being more particularly bounded and described as follows:

BEGINNING at a point in the northeasterly line of the existing Commonwealth Avenue, said point being on the division line between the individual lands now or formerly of Gorss and Kilpatrick respectively on the northwest and Lot No. 1 herein described on the southeast; thence along the last mentioned division line, North 49° 16' 00" east 305.85 feet to a point on the division line between the individual lands now or formerly of Varnerin, Palermo, Gozza, Phelan and Sauntry respectively on the northeast and Lot No. 1 herein described on the southwest; thence along the last mentioned division line South 66° 5' 00" east 490.00 feet to a point on the division line between the lands now or formerly Hoyt on the southeast and Lot No. 1 herein described on the northwest; thence along the last mentioned division line South 59° 52' 00" west 125.00 feet to a point on the division line between Lot No. 2 and Lot No. 3 of the above mentioned filed map generally on the south respectively and Lot No. 1 herein described generally on the north; thence along the last mentioned division line the following nine (9) courses:

- (1) North 71° 25' 33" West 39.53 feet;
- (2) North 66° 12' 50" West 39.91 feet;
- (3) North 50° 30' 21" West 102.28 feet;
- (4) North 71° 55' 10" West 25.96 feet;
- (5) South 80° 04' 57" West 36.73 feet;
- (6) South 49° 16' 49" West 83.24 feet;
- (7) North 77° 34' 46" West 95.05 feet;
- (8) South 63° 18' 51" West 101.28 feet;
- (9) South 74° 00' 44" West 75.97 feet

To a point on the aforementioned northeasterly line of Commonwealth Avenue ; thence along the last mentioned line North 29° 56' 00" West 76.87 feet to the point or place of beginning.

TOGETHER with and subject to rights of ingress and egress as well as the right to place utilities over the 30 foot right of way known as Hallmark Court, a private road as shown on filed Map No. 9333 and subject to the terms of the private road declaration for Hallmark Court filed in Liber 3094 at page 182.

BEING and intended to be the same premises conveyed by Donald R. Becker to Mark A. Vidi and Theresa M. Vidi by deed dated February 24, 1989 and recorded in the Orange County Clerk's Office on February 28, 1989 in Liber 3094 at page 185.

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

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered with 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 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:

Mark A. Vidi
Mark A. Vidi

Theresa M. Vidi
Theresa M. Vidi

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

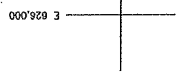
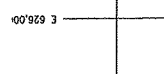
On the 24th day of June in the year 2002, before me, the undersigned, personally appeared **Mark A. Vidi and Theresa M. Vidi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual or the person upon behalf of which the individuals acted, executed the instrument.

Mary O. Russell
Notary Public

MARY O. RUSSELL
NOTARY PUBLIC, State of New York
Qualified in Orange County
Commission Expires March 30, 10

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SECTION 43

SECTION 43

ANDRIANIS
32 Commonwealth Ave
46-5-8.1

