

Salvatore A. Marino
County Executive

Orange County Department of Planning

Submittal Form for Mandatory Review of Local Planning Action

as per NYS General Municipal Law §239-1(m), 2. n

Referral ID#:
(County can only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:

Town of Newburgh

Local Referring Board:

Zoning Board of Appeals

Applicant:

BALLINCURY BUILDERS INC

Project Name:

Location of Project Site:

10 Kings Hill TERRACE
WALKILL

Tax Map #:

3-2-13.2

Tax Map #:

Tax Map #:

Local File No.:

2361-13

Size of Parcel:

2.4 acres

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

Reason for County Review:

ON NYS Route 300

Current Zoning District (include any overlays):

A/R

Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from _____ to _____

Ordinance Modification (cite section): _____

Local Law

Site Plan

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

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

Subdivision

Number of lots proposed: _____

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

Special Use Permit

Lot Line Change

Variance

AREA USE (circle one) when Foundation Moved by Builder - Violates

Other

REAR YARD SETBACK TWO FRONT / TWO REAR Yds

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

Local board comments or elaboration:

Steve Cardone

4/13/13

Chairperson,
Zoning Board of Appeals

Signature of local official

Date

Title

Municipal Contact Phone Number:

845 566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St Goshen, NY 10924

Question or comments, call: 845-615-3840 or email: planning@orangecounty.gov

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: 6/13/13

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

(I) (WE) BALLINCOURRY BUILDERS INC. PRESENTLY
RESIDING AT NUMBER P.O. BOX 67, BEARSVILLE NY 12409
TELEPHONE NUMBER 845-363-4292

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:

3-2-13.2 (TAX MAP DESIGNATION)
10 KINGS HILL ROAD (STREET ADDRESS)
A-2 (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).

185-54-A-1
BULK TABLE SCHEDULE 2 ^{FEES OF} SIDE YARD

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

MIA

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:

THIS REAR YARD CAN BE ALSO INTERPRETED AS A SIDE YARD

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 FOUNDATION IS INSTALLED

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

WE MEET THE MINIMUM 30 FT REQUIRED SIDE YARD

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

WE MEET THE MINIMUM 30 FT REQUIRED SIDE YARD

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

WE THOUGHT WE WERE WITHIN THE REGULATIONS WITH WE SET THE FOUNDATION LOCATION

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: 6/6/2013
- 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: REAR YARD SETBACK OF 34.8 FT FROM 50.0 FT

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:

N/A

(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:

N/A

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

N/A


7. ADDITIONAL REASONS (IF PERTINENT):

WE HAD NO IDEA THAT WE NEEDED
A 50 FT RONA YARD OFF OF
NYS ROUTE 300


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ~~ORANGE~~: Ulster

SWORN TO THIS 13 DAY OF June 2013


NOTARY PUBLIC

JACQUELYN E. EARLEY
Notary Public, State of New York
Qualified in Ulster County
Reg# 01EA6099977
Commission Expires 10/06/15

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.

617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>BALWINCUPY BONDERS INC</i>	2. PROJECT NAME <i>Survey: LANDS OF BALWINCUPY BONDERS</i>
3. PROJECT LOCATION: Municipality <i>T/O NEW BURG</i> County <i>Orleans</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>10 KINGS HILL TERRACE</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>SINGLE FAMILY HOUSE - VARIANCE FOR FRONT YARD SETBACK</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>2.38</i> acres Ultimately <i>2.38</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>VARIANCE FOR FRONT YARD SETBACK REQUIRED</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>BUILDING PERMIT / T/O NEW BURG</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Patrick Bonders Inc</i> Date: <i>6/11/13</i> Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 AND provide, on attachments as necessary, the reasons supporting this determination.

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
ZONING BOARD OF APPEALS

PROXY

VALENTINE HAZARD, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT P.O. Box 67

IN THE COUNTY OF ULSTER AND STATE OF NEW YORK

AND THAT HE/SHE IS THE OWNER IN FEE OF

BALCONY BORDERS INC

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED DANIEL P. JAMES

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6/13/13

[Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

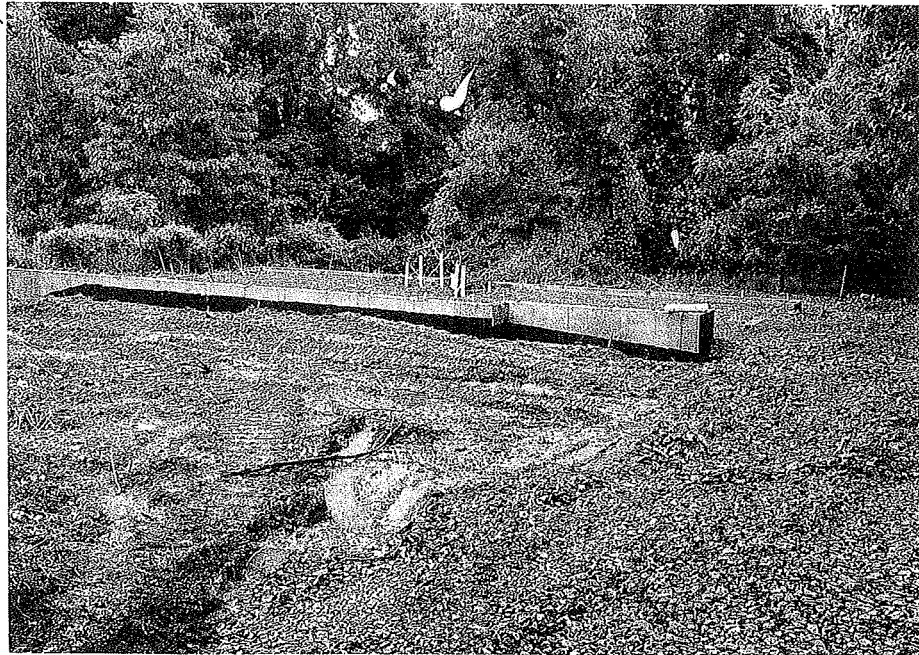
STATE OF NEW YORK: COUNTY OF ORANGE: Ulster

SWORN TO THIS 13 DAY OF June 20 2013

[Signature]

NOTARY PUBLIC

JACQUELYN E. EARLEY
Notary Public, State of New York
Qualified in Ulster County
Reg# 01EA6099977
Commission Expires 10/06/15





STOP WORK ORDER

YOU WILL PLEASE TAKE NOTICE that there exists a violation of Article, Section 185,
6:01, of the Bulk table schedule 2 Town of Newburgh Municipal Code
at the following location: 10 KINGS HILL TERR. WALLKILL NY Section/Block/Lot: 3-2-13.2
in that: DWELLINGS LOCATION WAS CHANGED FROM THE APPROVED SPOT.
VIOLATES THE MINIMUM REQUIRED REAR YARD SETBACKS.

You are hereby
Directed and Ordered to Stop Work,
comply with the law, and remedy the conditions above mentioned.

Failure to remedy the condition aforesaid and to comply with the applicable provisions of law may constitute an offense punishable by fine, imprisonment, or both.

June 6, 2013

Date

JOSEPH MATTINA
ASST. BUILDING INSPECTOR

STOP WORK ORDER RESCINDED

Date: _____

JOSEPH MATTINA
ASST. BUILDING INSPECTOR

TOWN OF NEWBURGH

PHONE: (845) 564-7801

INSPECTION VIOLATIONS

Fax: (845) 564-7802

10 Kings Hill TERR

13-0269

6/5/13

Joe Matt

LOCATION

PERMIT#

DATE

INSPECTOR

SBL 3-2-13.2

FOOTINGS - FOUNDATION WALLS - WATER PROOFING - PLUMBING UNDER SLAB - SLAB - ROUGH FRAME/PLUMB - INSULATION
SONO TUBES/PIERS - FIRE WALL - SEPTIC - FINAL - OTHER _____

#	VIOLATION	CORRECTED	
		INITIALS	DATE
1	The foundation was moved from		
2	the original approved location		
3	The new location violates		
4	the rear yard setbacks as		
5	Required by Bulk table schedule 2		
6	of the Town of Newburgh		
7	Municipal Code		
8			
9			
10			
11			
12			
13			
14			
15			

PASS - FAIL - RE-INSPECTION REQUIRED - STOP WORK

COMMENTS:



TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

TELEPHONE 845-564-781
FAX LINE 845-564-78

2361-13

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/06/20

Application No. 13-0269

**To: Ballincurry Builders inc
PO Box 67
Bearsville, NY 12409**

**SBL: 3-2-13.2
ADDRESS: 10 Kings Hill Ter**

ZONE: AR

PLEASE TAKE NOTICE that your application dated 04/05/2013 for permit to Single Family Residen on the premises located at 10 Kings Hill Ter is returned herewith and disapproved on the following grounds:

STOP WORK ORDER ISSUED. MOVED DWELLING FROM ORIGINAL APPROVED LOCATION. THE NEW LOCATION VIOLATES THE REAR YARD SETBACK AS REQUIRED BY BULK TABLE SCHEDULE 2 OF THE TOWN OF NEWBURGH MUNICIPAL ZONING CODE.


Joseph Mattina

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

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: BALLINCURRY BUILDERS INC

2361.

ADDRESS: PO BOX 67 BEARVILLE NY 12409

PROJECT INFORMATION:

TYPE OF STRUCTURE: SINGLE FAMILY DWELLING @ 10 KINGS HILL TERR. WALLKILL NY 12589

SBL: 3-2-13.2 ZONE: A-R

TOWN WATER: NO TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH	PERMIT # 13-0269 STOP WORK ORDER ISSUED				
FRONT YARD					
REAR YARD	50'	34.8'		15.2'	30.4%
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
 CORNER LOT - 185-17-A 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 dwelling was moved from approved location. This lot has 2 front & rear yards.
 Kings Hill Terrace and Rte 300. Section 185-17 is not applicable. Not a corner lot.

VARIANCE(S) REQUIRED:

- 1 185-54-A-1 INTERPRETATION FOR REAR YARD REQUIREMENTS.
- 2 BULK TABLE SCHEDULE 2 REQUIRES A REAR YARD SETBACK OF 50' MINIMUM.
- 3 _____
- 4 _____

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

Raymond A. Williams
Beverly A. Williams

TO
Ballincoury Builders,
Inc

SECTION 3 BLOCK 2 LOT 13.2



RECORD AND RETURN TO:
(name and address)

Jeffrey P. Siegel, Esq
PO Box 219
Woodstock, NY 12498

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

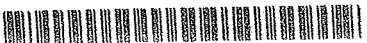
PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	NO PAGES <u>3</u>	CROSS REF. _____
2003 SO. BLOOMING GROVE (VLG)		CERT. COPY _____	ADD'L X-REF. _____
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	MAP# _____	PGS. _____
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)		
2201 CHESTER (VLG)	4205 WALDEN (VLG)	PAYMENT TYPE: CHECK <input checked="" type="checkbox"/>	
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)	CASH _____	
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)	CHARGE _____	
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)	NO FEE _____	
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)	Taxable	
3089 GOSHEN (TN)	5089 TUXEDO (TN)	CONSIDERATION \$ <u>55,000</u>	
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)	TAX EXEMPT _____	
3003 FLORIDA (VLG)	5200 WALLKILL (TN)	Taxable	
3005 CHESTER (VLG)	5489 WARWICK (TN)	MORTGAGE AMT. \$ _____	
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)		
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)	MORTGAGE TAX TYPE:	
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)	___ (A) COMMERCIAL/FULL 1%	
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)	___ (B) 1 OR 2 FAMILY	
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)	___ (C) UNDER \$10,000	
3889 MINISINK (TN)	5801 HARRIMAN (VLG)	___ (E) EXEMPT	
3801 UNIONVILLE (VLG)	5809 WOODBURY (VLG)	___ (F) 3 TO 6 UNITS	
4089 MONROE (TN)		___ (I) NAT.PERSON/CR. UNION	
4001 MONROE (VLG)	CITIES	___ (J) NAT.PER-CR.UN/1 OR 2	
4003 HARRIMAN (VLG)	0900 MIDDLETOWN	___ (K) CONDO	
4005 KIRYAS JOEL (VLG)	1100 NEWBURGH		
	1300 PORT JERVIS		
	9999 HOLD		

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From *Siegel*

RECORDED/FILED
04/05/2013/ 12:55:45
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20130036396
DEED C / BK 13538PG 1653
RECORDING FEES 310.00
TTX# 005003 T TAX 220.00
Receipt#1586983 jbm



This Indenture made the 3rd day of April Two Thousand and Thirteen,

Between **RAYMOND A. WILLIAMS & BEVERLY A. WILLIAMS**, residing at 314 Forest Road, Wallkill, (Town of Plattekill) New York 12589, parties of the first part, and

BALLINCURRY BUILDERS, INC., a domestic corporation with its principal place of business located at P.O. Box 67, Bearsville, New York 12409, party of the second part,

Witnesseth that the parties of the first part, in consideration of Ten and No/100 Dollars (\$10.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, the heirs, or successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK, BEING SHOWN AS SECTION 3, BLOCK 1 LOT 13.2, ON A MAP ENTITLED "SUBDIVISION - SECTION 2, LANDS OF BEVERLY A. WILLIAMS, RAYMOND A. WILLIAMS AND RICHARD H. JR. AND KARA L. CAMPBELL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE, ON OCTOBER 16, 2006, AS MAP NUMBER 926-06, AND BEING REFERRED TO AS LOT 4.

SUBJECT TO restrictive covenants, agreements, easements, reservations, leases and/or consents of record, if any, affecting the use of the premises set forth herein.

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

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to the said premise;

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

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

Universal 13-130-0-A

same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Raymond A. Williams L.S.
RAYMOND A. WILLIAMS

Beverly A. Williams L.S.
BEVERLY A. WILLIAMS

State of Florida)

County of Volusia ss.:

On the 20 day of March Two Thousand and Thirteen, before me, the undersigned, a notary public in and for the state, personally appeared RAYMOND A. WILLIAMS & BEVERLY A. WILLIAMS personally known to me or proved to me on the basis of satisfactory evidence to be the individual/s whose name are subscribed to the within Instrument, and acknowledged to me that they executed the same in their capacity and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.



[Signature]
NOTARY PUBLIC

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
Title No.:

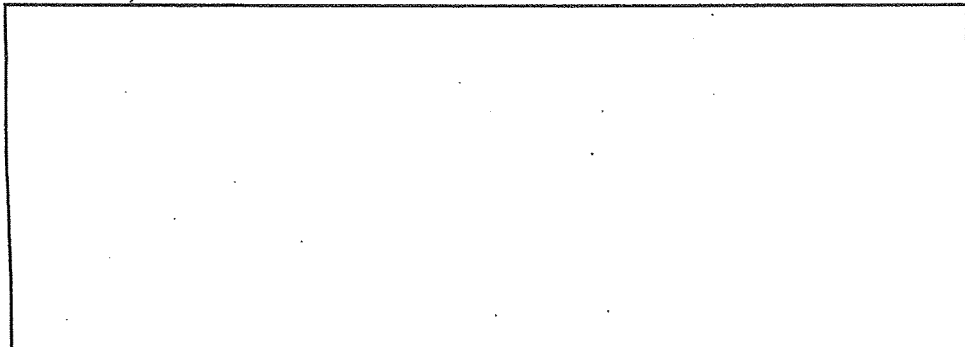
RAYMOND A. WILLIAMS & BEVERLY A. WILLIAMS,
Grantors,

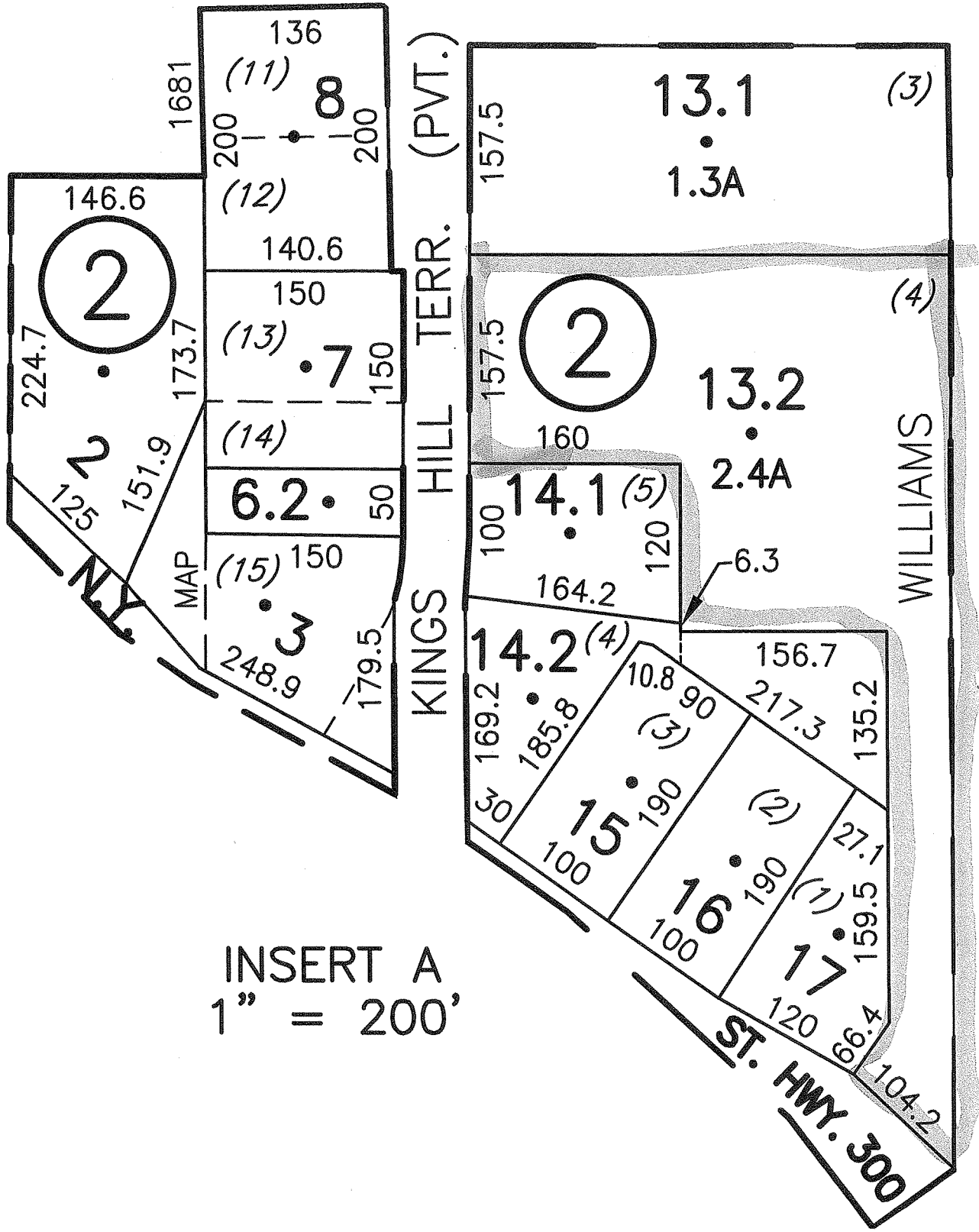
- to -

BALLINCURRY BUILDERS, INC.,
Grantees.

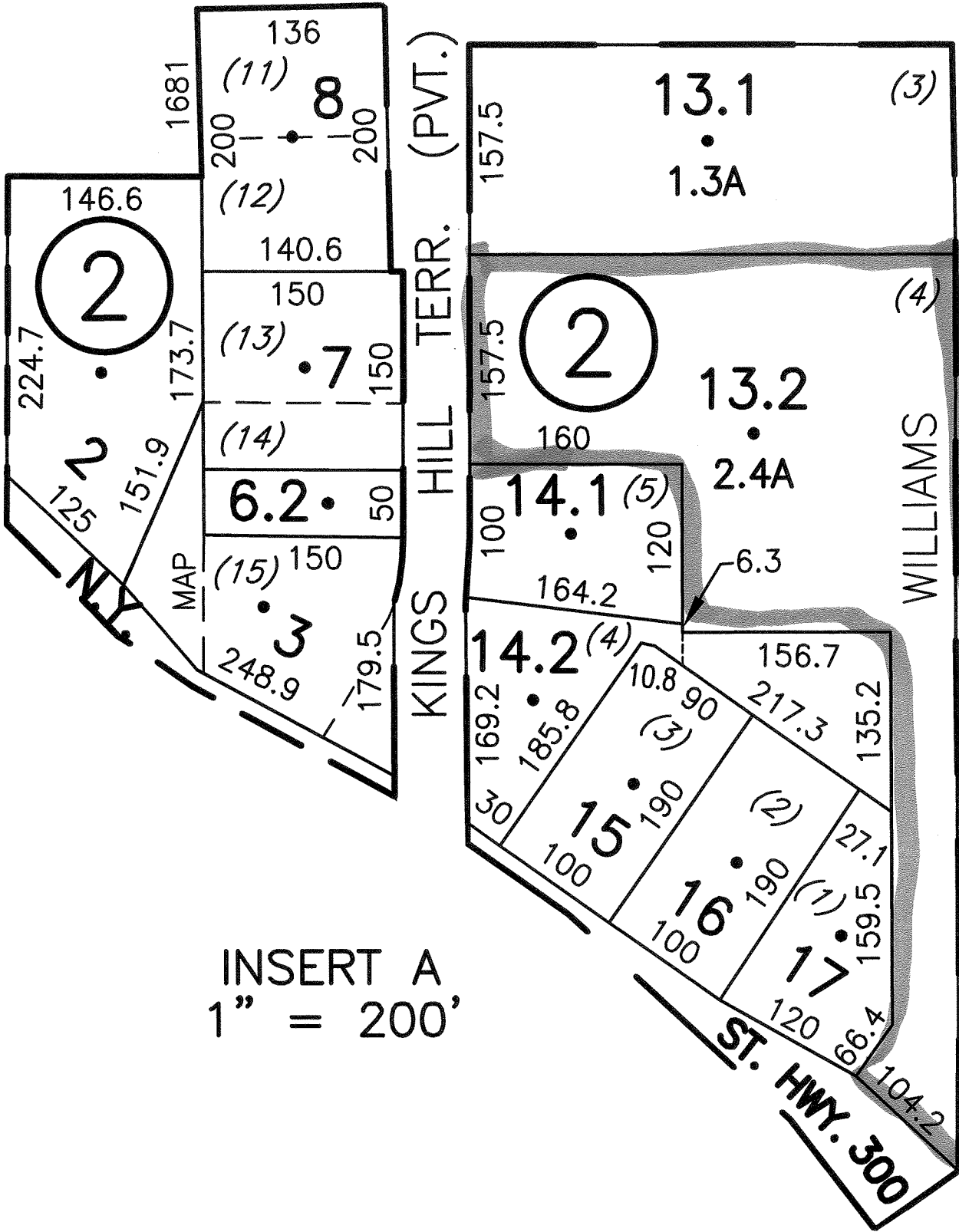
Section: 3
Block: 2
Lot: 13.2
County: Orange
Town: Newburgh
Street Address:
Kings Hill Terrace
Town of Newburgh, New York

RECORD AND RETURN TO:
JEFFREY P. SIEGEL, ESQ.
PO Box 219
Woodstock, New York 12498





INSERT A
 1" = 200'



INSERT A
 1" = 200'

