

# 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: 11/20/16

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

I (WE) BALMVILLE CONSTRUCTION PRESENTLY  
RESIDING AT NUMBER 6 OLD NORTH PLANK ROAD  
TELEPHONE NUMBER 845-629-1567

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

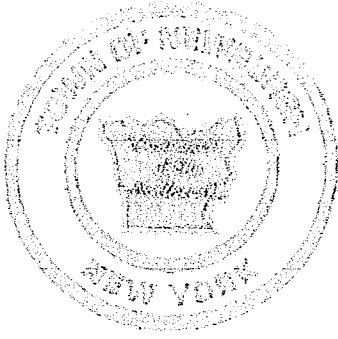
- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

39-1-21.13 (TAX MAP DESIGNATION)  
94 WELLS ROAD (STREET ADDRESS)  
R-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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-38-B-4  
 \_\_\_\_\_  
 \_\_\_\_\_



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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: 10/29/2016

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: APARTMENT IN A DWELLING LESS THAN 5 YEARS OLD.

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:  
THE APPLICANTS PARENTS ARE GETTING OLDER AND NEED A SINGLE STORY.

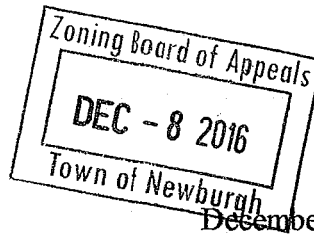
(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:  
THE APPLICANTS PARENTS ARE GETTING OLDER AND NEED A SINGLE STORY.

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:  
NO EXTERIOR CHANGE TO THE STRUCTURE THE APARTMENT IS LOCATED IN THE BASEMENT AREA.

**ZEN Design Consultants, Inc.**

6 OLD NORTH PLANK ROAD, SUITE 103  
NEWBURGH, NY 12550  
(845) 629-1567 (phone)  
16-080



December 7, 2016

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

94 Wells Road Apartment Variance  
SBL: 62-3-16

Dear Board,

I have attached some additional information regarding the apartment variance for the new home located at 94 Wells Road. Our client is going to have a member of the family who is at the age needing to be on one floor. This would provide an ideal situation where the family upstairs could check in verify that everything is ok.

The additional cost to the owners will be approx. \$15,000 to finish the basement area of just under 700sf. If this is put into their mortgage it will increase the payment by approx. \$153 per month. We checked into other similar size one bedroom units in the area and they start at \$856 per month.

This is something that would be permitted after 5 years for this new home pending building department review at that time. The client hopes to complete this apartment for their family member while the construction of this new home is taking place. It will be much cheaper now then to have a separate contractor come back in 5 years to complete.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ken Lytle". The signature is stylized and written over the typed name.

Ken Lytle  
ZEN Design Consultants, Inc.

Home > Newburgh, IN Senior Living > 353 South Plank Road

Text Size A A A

# Senior Horizons at Newburgh

353 South Plank Road, Newburgh, NY 12550 [Map & Directions](#)



Photo 1 of 1

[Larger Photos](#)

## Rates from \$856

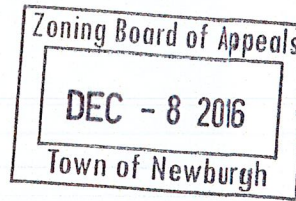
Call (888) 473-7501

[Independent Living](#)

[55+ Communities](#)

[Get a Moving Quote](#)

[What's My Home Worth?](#)



Contact Senior Horizons at Newburgh

Ask a question about this community

Message

Type your question about Senior Horizons at Newburgh here

Payment Info: Rates from \$856

First Name

Last Name

Email

Phone Number

Type of Senior Living

[Independent Living](#)

[55+ Communities](#)

Looking for [Select Relationship](#)

**Newsletter.** Use my email address to provide me real estate and moving related updates, tips, promos and news from SeniorHousingNet.

[Send Message](#)

We will only use your personal information in accordance with our [Privacy Policy](#)

By clicking on the button above, you consent to our sharing your information with this community and/or the **family advisor** we select and to their contacting you at your email address and telephone number (including through automated dialing systems and artificial or prerecorded voice messaging) using the data you provided above. Charges from your phone or network provider may apply. This consent is not required of you as a condition to purchasing any goods or services from anyone.

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Ask about our Move in special for qualified applicants.

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Valid 02/12/2013

[Overview](#)

[Plans & Rates](#)

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[Related Articles](#)

[Neighborhood](#)

## Plans & Rates for Senior Horizons at Newburgh

Floor Plans & Rates



[One Bedroom](#)

1 Bed

Starting at \$856

[Two Bedroom](#)

2 Bed

\*Prices listed are based on availability and subject to change.

### Learn More About Senior Horizons at Newburgh

(888) 473-7501

Ask a question about this community

Message

Type your question about Senior Horizons at Newburgh here

First Name

Last Name

Email

Phone Number

Type of Senior Living

[Independent Living](#)

[55+ Communities](#)

Looking for [Select Relationship](#)

Payment Info: Rates from \$856

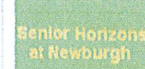
**Newsletter.** Use my email address to provide me real estate and moving related updates, tips, promos and news from SeniorHousingNet.

[Send Message](#)

We will only use your personal information in accordance with our [Privacy Policy](#)

By clicking on the button above, you consent to our sharing your information with this community and/or the **family advisor** we select and to their contacting you at your email address and telephone number (including through automated dialing systems and artificial or prerecorded voice messaging) using the data you provided above. Charges from your phone or network provider may apply. This consent

### About This Community



Senior Horizons at Newburgh

(888) 473-7501

[View Property Website](#)

Office Hours

Mon-Fri 9:00-5:00

Presented by



Regan Development

[View Management Website](#)

### Additional Communities

[View additional communities managed by](#)

Regan Development



OPEN HOUSE  
times and  
DRIVING  
DIRECTIONS



GET APP



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OLD TOWN HALL

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

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

THE APPLICANTS PARENTS ARE GETTING OLDER AND NEED A SINGLE STORY.

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:

N/A

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:

N/A

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

N/A

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

N/A

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

N/A



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308 GARDNERTOWN ROAD  
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OFFICE OF ZONING BOARD  
(845) 566-4901

### 7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21<sup>ST</sup> DAY OF NOVEMBER 20 16

  
\_\_\_\_\_  
NOTARY PUBLIC

**ANDREW J. ZARUTSKIE**  
Notary Public, State of New York  
No. 01ZA4502524  
Qualified in Orange County  
Commission Expires Nov. 30, 2017

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

**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

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

## 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>BALMVILLE CONSTRUCTION</b>			
Project Location (describe, and attach a location map): <b>94 WELLS ROAD - APARTMENT</b>			
Brief Description of Proposed Action: <b>94 WELLS ROAD</b>			
Brief Description of Proposed Action: <b>CREATE AN APARTMENT IN A NEW HOME FOR A FAMILY MEMBER.</b>			
Name of Applicant or Sponsor: <b>BALMVILLE CONSTRUCTION</b>		Telephone: <b>945-629-1567</b>	
		E-Mail: <b>KLYTLE@ZENPCE.COM</b>	
Address: <b>6 OLD NORTH PLANK ROAD</b>			
City/PO: <b>NEWBURGH</b>		State: <b>N.Y.</b>	Zip Code: <b>12550</b>
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 checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ $\phi$ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ $\phi$ 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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <u>NEW ENERGY CODE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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
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
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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>BALMVILLE CONSTRUCTION</u> Date: <u>11/20/16</u>		
Signature: <u>[Handwritten Signature]</u>		

Project:

Date:


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

**Part 2 is to be completed by the Lead Agency.**

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

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

Project:

Date:

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

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

- 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.
- 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

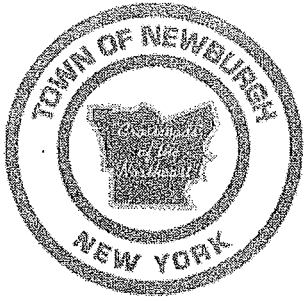
\_\_\_\_\_  
Date

\_\_\_\_\_  
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

**2613-16**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 11/18/2016**

**Application No. 16-0970**

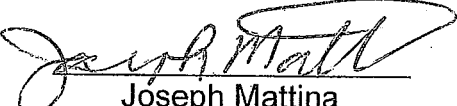
**To: Balmville Construction Inc  
6 Old North Plank Rd  
Newburgh, NY 12550**

**SBL: 39-1-21.13  
ADDRESS: 94 Wells Rd**

**ZONE: R2**

PLEASE TAKE NOTICE that your application dated 10/19/2016 for permit to build an accessory apartment in a dwelling not greater than 5 years old on the premises located at 94 Wells Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:  
185-38-B-4 (criteria) Dwelling shall not be less than 5 years old.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

*YES / NO*

NAME: Balmville Construction Inc.

Application # 16-0970

ADDRESS: 6 Old North Plank Rd. Newburgh NY 12550

**PROJECT INFORMATION:**

AREA VARIANCE

**USE VARIANCE**

TYPE OF STRUCTURE: Apartment @ 94 Wells Rd

2613-16

SBL: 39-1-21.13      ZONE: R-2

TOWN WATER: YES / NO

TOWN SEWER: YES / NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
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 / 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:**

**Dwelling unit not built yet.**

**VARIANCE(S) REQUIRED:**

- 1 185-38-B-4 (Criteria) Dwelling shall be not less than 5 years old
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina

DATE: 27-Oct-16

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

STEPHEN J. GABA being duly sworn, deposes and says:

1. I am not a party to this action, am over 18 years of age and reside at 2 Rosaline Lane, Newburgh, New York.

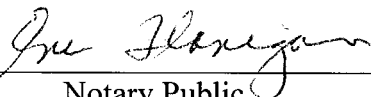
2. On September 2, 2016 I served a true copy of the annexed Bargain & Sale Deed dated August 24, 2016 made by The Tarsio Family Limited Partnership to Balmville Construction, Inc., TP-584 and RP-5217 forms and two checks payable to the Orange County Clerk in the amounts of \$200.00 and \$315.00 in the following manner:

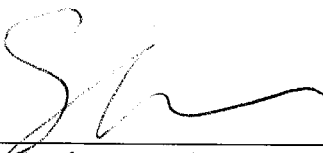
3. By mailing the same in a sealed envelope, via FIRST CLASS MAIL, addressed to:

Hon. Annie Rabbitt  
Orange County Clerk  
4 Glenmere Cove Road  
Goshen, NY 10924

4. The Orange County Clerk advises that recording information on the attached deed is not yet available.

Sworn to before me this  
18th day of November, 2016

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Stephen J. Gaba

**EVE FLANIGAN**  
Notary Public, State of New York  
Qualified in Orange County  
No. 4771149  
Commission Expires February 28, 2019

ef/539394  
9931-67847  
11/18/16



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

EVE FLANIGAN being duly sworn, deposes and says:

1. I am not a party to this action, am over 18 years of age and reside at 11 Halvorsen Road, Cornwall, New York.

2. On September 2, 2016 I served a true copy of the annexed Bargain & Sale Deed dated August 24, 2016 made by The Tarsio Family Limited Partnership to Balmville Construction, Inc., TP-584 and RP-5217 forms and two checks payable to the Orange County Clerk in the amounts of \$200.00 and \$315.00 in the following manner:

3. By mailing the same in a sealed envelope, via FIRST CLASS MAIL, addressed to:

Hon. Annie Rabbitt  
Orange County Clerk  
4 Glenmere Cove Road  
Goshen, NY 10924

4. The Orange County Clerk advises that recording information on the attached deed is not yet available.

Sworn to before me this  
10th day of November, 2016

  
\_\_\_\_\_  
Notary Public

Mary Judith Truscello  
Notary Public, State of NY  
Reg. #01TR5050456  
Appointed in Ulster County  
Commission Expires: October 10, 2017

  
\_\_\_\_\_  
EVE FLANIGAN

ef/539394  
9931-67847  
11/10/16

DRAKE LOEB<sup>PLC</sup>

555 Hudson Valley Avenue, Suite 100, New Windsor, New York 12553  
Phone: 845-561-0550



James R. Loeb  
Richard J. Drake, *retired*  
Glen L. Heller\*  
Marianna R. Kennedy  
Gary J. Cogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Timothy P. McElduff, Jr.  
Ralph L. Puglielle, Jr.  
Nicholas A. Pascale

Lisa M. Card  
Alana R. Bartley  
Aaron C. Fitch  
Emily R. Grandolfo  
Judith A. Waye

Jennifer L. Schneider  
Managing Attorney

\*LL.M. in Taxation

September 2, 2016

Hon. Annie Rabbitt  
Orange County Clerk  
4 Glenmere Cove Road  
Goshen, NY 10924

Re: Balmville Construction Purchase of Lot 3 Wells Road  
from Tarsio Family Limited Partnership  
Our Matter ID: 9357-67846

Dear Ms. Rabbitt:

Enclosed herein are the following for recording in your office:

Deed dated August 24, 2016 made by The Tarsio Family Limited Partnership to  
Balmville Construction, Inc.

TP-584 form

RP-5217 form

Check payable to your order in the amount of \$200.00 for transfer tax.

Check payable to your order in the amount of \$315.00 for recording fees.

Very truly yours,



EVE FLANIGAN  
Paralegal

EF/ef/525216

09/02/2016 Orange County Clerk

\$200.00

Invoice Date	Invoice/Account No	Description	Matter ID	Amount
09/02/2016		NY Transfer Tax	9357-67847	200.00

DRAKE LOEB PLLC

031810

09/02/2016 Orange County Clerk

\$315.00

Invoice Date	Invoice/Account No	Description	Matter ID	Amount
09/02/2016		Recording fee	9357-67847	315.00

#9357-67847

Bargain & sale deed, with covenant against grantor's acts

**THIS INDENTURE**, made the 24<sup>th</sup> day of August, 2016  
**BETWEEN**

S: 39  
B: 1  
L: 21.13

**THE TARSIO FAMILY LIMITED PARTNERSHIP**, a limited partnership with an address of  
283 Fostertown Road, Newburgh New York 12550,

party of the first part, and

**BALMVILLE CONSTRUCTION, INC.**, a New York corporation with offices located at 6 Old  
North Plank Road, Newburgh, New York 12550,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00)  
DOLLARS, lawful money of the United States and other good and 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, and being more particularly bounded and described as follows:

Lot 3 on a certain map entitled, "Tarsio Family Subdivision, 5 Lot Subdivision Survey Plat,  
SBL: 39-1-21.1, Town of Newburgh, Orange County, N.Y.," dated October 14, 2014 and filed in  
the Orange County Clerk's Office on March 24, 2016 as Filed Map No. 81-16.

**SUBJECT TO** any and all covenants, grants and restrictions of record, if any.

**BEING AND INTENDED TO BE** a portion of the same premises conveyed in a certain deed  
dated December 19, 2003 made by Patrick Tarsio to The Tarsio Family Limited Partnership, and  
recorded on March 8, 2004 in the office of the Orange County Clerk in Liber 11411 Page 1462.

**TOGETHER** with all right, title and interest, if any, of the party 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 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.



BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS  
\*\*\*\*\*  
THE TARSIO FAMILY LIMITED PARTNERSHIP

to

BALMVILLE CONSTRUCTION, INC.

\*\*\*\*\*

SECTION 39  
BLOCK 1  
LOT 21.13  
COUNTY OF ORANGE  
TOWN OF NEWBURGH

**Record and Return to:**

**Gary J. Gogerty, Esq.**  
**Drake Loeb PLLC**  
**555 Hudson Valley Avenue, Suite 100**  
**New Windsor NY**

# Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

## Schedule A – Information relating to conveyance

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial) ( <input type="checkbox"/> check if more than one grantor) THE TARSIO FAMILY LIMITED PARTNERSHIP Mailing address 283 FOSTERTOWN ROAD City State ZIP code NEWBURGH NY 12550 Single member's name if grantor is a single member LLC (see instructions)	Social security number  Social security number  Federal EIN  Single member EIN or SSN
Grantee/Transferee <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial) ( <input type="checkbox"/> check if more than one grantee) BALMVILLE CONSTRUCTION, INC. Mailing address 6 OLD NORTH PLANK ROAD City State ZIP code NEWBURGH NY 12550 Single member's name if grantee is a single member LLC (see instructions)	Social security number  Social security number  Federal EIN 20-8689598 Single member EIN or SSN

### Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
39-1-21.13	334600	E/S WELLS ROAD	T/NEWBURGH	ORANGE

### Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">08</td> <td style="width: 20px; text-align: center;">24</td> <td style="width: 20px; text-align: center;">2016</td> </tr> <tr> <td style="font-size: 8px; text-align: center;">month</td> <td style="font-size: 8px; text-align: center;">day</td> <td style="font-size: 8px; text-align: center;">year</td> </tr> </table>	08	24	2016	month	day	year	Percentage of real property conveyed which is residential real property _____ 100 % (see instructions)
08	24	2016							
month	day	year							

### Condition of conveyance (check all that apply)

- |   |  |  |
|---|--|--|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest<br><br>b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)<br><br>c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)<br><br>d. <input type="checkbox"/> Conveyance to cooperative housing corporation<br><br>e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)<br><br>g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)<br><br>h. <input type="checkbox"/> Conveyance of cooperative apartment(s)<br><br>i. <input type="checkbox"/> Syndication<br><br>j. <input type="checkbox"/> Conveyance of air rights or development rights<br><br>k. <input type="checkbox"/> Contract assignment | l. <input type="checkbox"/> Option assignment or surrender<br><br>m. <input type="checkbox"/> Leasehold assignment or surrender<br><br>n. <input type="checkbox"/> Leasehold grant<br><br>o. <input type="checkbox"/> Conveyance of an easement<br><br>p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)<br><br>q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state<br><br>r. <input type="checkbox"/> Conveyance pursuant to divorce or separation<br><br>s. <input type="checkbox"/> Other (describe) _____ |
|---|--|--|

For recording officer's use	Amount received Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Date received	Transaction number
-----------------------------	--	---------------	--------------------

**Schedule B – Real estate transfer tax return (Tax Law, Article 31)**

**Part I – Computation of tax due**

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) <input type="checkbox"/> <b>Exemption claimed</b>	1.	50000	00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0	00
3	Taxable consideration (subtract line 2 from line 1)	3.	50000	00
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	200	00
5	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5.	0	00
6	Total tax due* (subtract line 5 from line 4)	6.	200	00

**Part II – Computation of additional tax due on the conveyance of residential real property for \$1 million or more**

1	Enter amount of consideration for conveyance (from Part I, line 1)	1.		
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.		

**Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) ..... k

\*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045.

**Module C – Credit Line Mortgage Certificate (Tax Law, Article 11)**

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

1.  The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2.  The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
  - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
  - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
  - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
  - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.



**Please note:** for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

Other (attach detailed explanation).

3.  The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
  - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
  - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4.  The real property being transferred is subject to an outstanding credit line mortgage recorded in \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

**Signature (both the grantor(s) and grantee(s) must sign)**

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ <small>Grantor signature</small>	_____ <small>Title</small>	 _____ <small>Grantee signature</small>	_____ <small>Title</small>
Name: Anthony Tarsio The Tarsio Family Limited Partnership		Name: Kenneth Lytle Balmville Construction, Inc.	President
<small>Grantor signature</small>	<small>Title</small>	<small>Grantee signature</small>	<small>Title</small>

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045.



**Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)**

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under Exemptions for nonresident transferor(s)/seller(s) and sign at bottom.

**Part I - New York State residents**

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

**Certification of resident transferor(s)/seller(s)**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

**Note:** A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

**Part II - Nonresidents of New York State**

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

**Exemption for nonresident transferor(s)/seller(s)**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from \_\_\_\_\_ Date to \_\_\_\_\_ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

COUNTY USE ONLY

C1. SWIS Code \_\_\_\_\_  
 C2. Date Deed Recorded \_\_\_\_\_  
Month Day Year  
 C3. Book \_\_\_\_\_ C4. Page \_\_\_\_\_



**New York State Department of  
Taxation and Finance**

Office of Real Property Tax Services

**RP- 5217-PDF**

Real Property Transfer Report (8/10)

**PROPERTY INFORMATION**

1. Property Location E/S WELLS ROAD  
\* STREET NUMBER \* STREET NAME  
NEWBURGH 12550  
\* CITY OR TOWN VILLAGE \* ZIP CODE  
 2. Buyer Name BALMVILLE CONSTRUCTION, INC  
\* LAST NAME/COMPANY FIRST NAME  
LAST NAME/COMPANY FIRST NAME  
 3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)  
LAST NAME/COMPANY FIRST NAME  
STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel **(Only if Part of a Parcel) Check as they apply:**  
 4A. Planning Board with Subdivision Authority Exists   
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided   
 5. Deed Property Size X 0.38  
\* FRONT FEET \* DEPTH \* ACRES

6. Seller Name THE TARSIO FAMILY LIMITED PARTNERSHIP  
\* LAST NAME/COMPANY FIRST NAME  
LAST NAME/COMPANY FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
 C. Residential Vacant Land   
 8. Ownership Type is Condominium   
 9. New Construction on a Vacant Land   
 10A. Property Located within an Agricultural District   
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

**SALE INFORMATION**

11. Sale Contract Date \_\_\_\_\_  
 \* 12. Date of Sale/Transfer 08/24/2016  
 \*13. Full Sale Price 50,000.00  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.  
 14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business.  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Dates  
 H. Sale of Business is Included in Sale Price  
 J. None  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)

Comment(s) on Condition:

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

16. Year of Assessment Roll from which information taken(YY) 16 \*17. Total Assessed Value 156,000  
 \*18. Property Class 311 \*19. School District Name NEWBURGH  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
 39-1-21.13

**CERTIFICATION**

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

**SELLER SIGNATURE**

**BUYER CONTACT INFORMATION**

[Signature]  
 SELLER SIGNATURE  
[Signature] 8/24/16  
 BUYER SIGNATURE DATE

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

LYTLE

KENNETH

3. Tax Billing Address  
 LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_  
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
 LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_  
 STREET NUMBER AND NAME \_\_\_\_\_ CITY OR TOWN \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists   
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided   
 5. Deed Property Size \*FRONT FEET X \*DEPTH \_\_\_\_\_ OR 0.38 \*ACRES

6. Seller Name  
 LAST NAME/COMPANY THE TARSIO FAMILY FIRST NAME LIMITED PARTNERSHIP  
 LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
 C. Residential Vacant Land  
 Check the boxes below as they apply:  
 8. Ownership Type is Condominium   
 9. New Construction on a Vacant Land   
 10A. Property Located within an Agricultural District   
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**SALE INFORMATION**

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 \*13. Full Sale Price 50,000.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.  
 14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Dates  
 H. Sale of Business is Included in Sale Price  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)  
 J. None  
 Comment(s) on Condition: \_\_\_\_\_

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

16. Year of Assessment Roll from which information taken (YY) 16  
 \*17. Total Assessed Value 156,000  
 \*18. Property Class 311  
 \*19. School District Name NEWBURGH  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
39-1-21.13

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

**SELLER SIGNATURE**

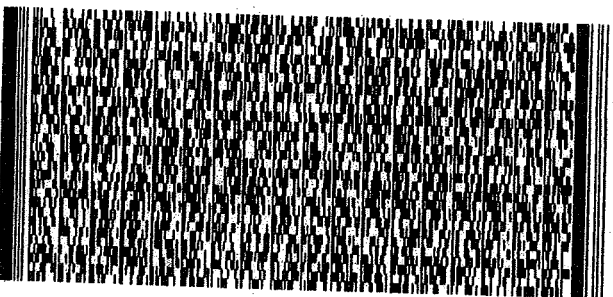
[Signature] 8/24/16  
 SELLER SIGNATURE DATE

**BUYER SIGNATURE**

[Signature] 8/27/16  
 BUYER SIGNATURE DATE

**BUYER CONTACT INFORMATION**

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)  
 LYTLER KENNETH  
 \*LAST NAME FIRST NAME  
 (845) \_\_\_\_\_  
 \*AREA CODE \*TELEPHONE NUMBER (Ex: 9999999)  
 6 OLD NORTH PLANK ROAD  
 \*STREET NUMBER \*STREET NAME  
 NEWBURGH NY 12550  
 \*CITY OR TOWN \*STATE \*ZIP CODE  
**BUYER'S ATTORNEY**  
 GOGERTY GARY  
 LAST NAME FIRST NAME  
 (845) 561-0550  
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)



# Balmville Construction Inc

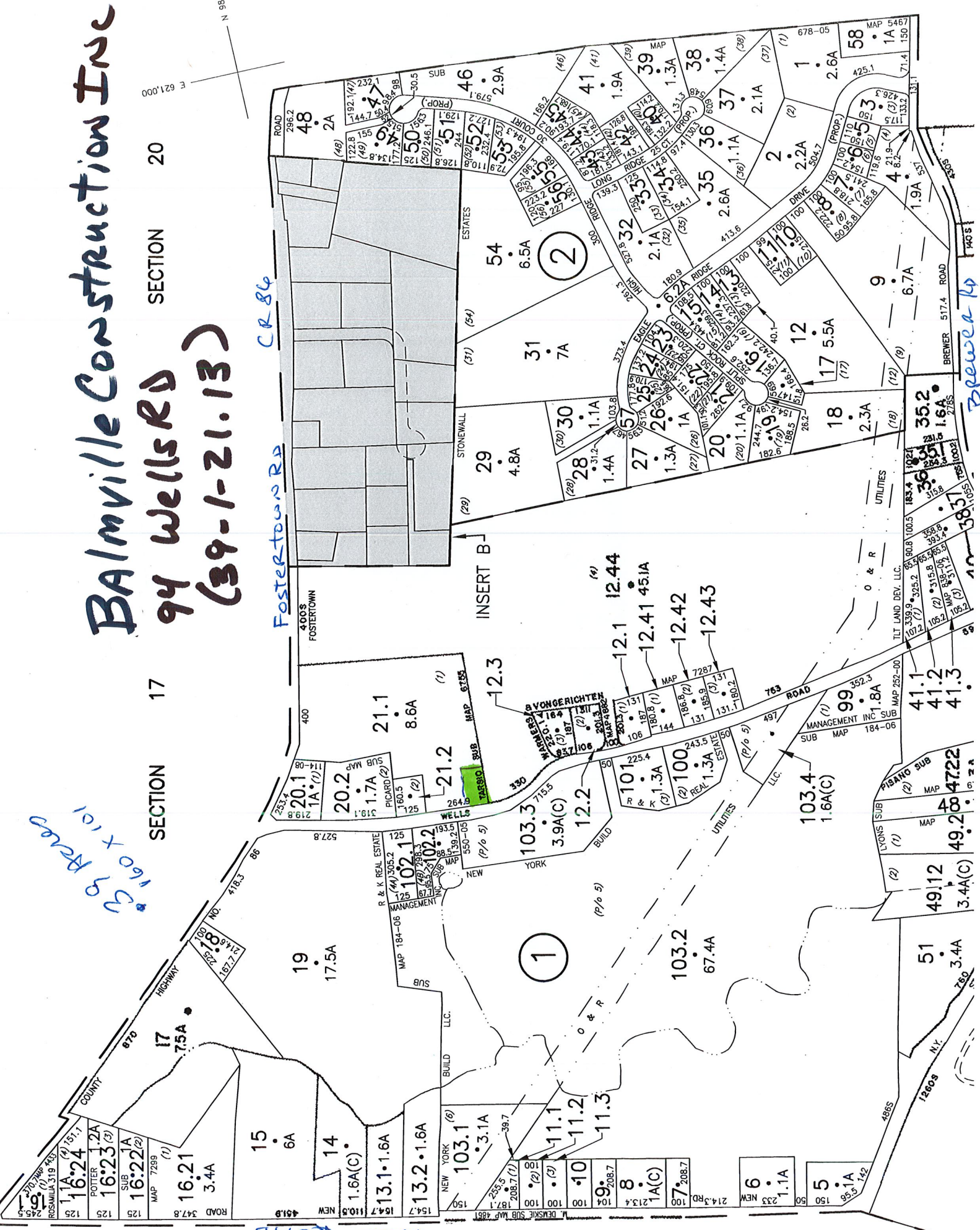
SECTION 17 SECTION 20

94 Wells Rd  
(39-1-21.13)

New Road

Fosterstown Rd CR 86

ESTATES



39 Acres  
160 x 101

Brewer Rd

4885

12808 N.Y.

4885

12808 N.Y.

4885

12808 N.Y.

4885