

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: September 8, 2016

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

I (WE) Mildred E. Albert; Dolores E. Albert & Billie June Rudie PRESENTLY

RESIDING AT NUMBER 417 Lakeside Road Newburgh, NY

TELEPHONE NUMBER (201)664-8911

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:

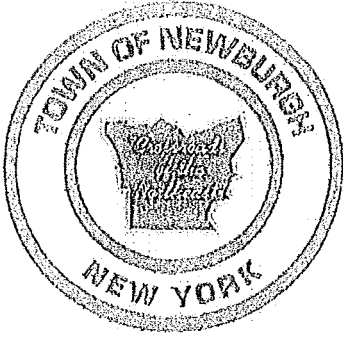
28-1-36(14.11) (TAX MAP DESIGNATION)

417 Lakeside Road (STREET ADDRESS)

R1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 185 Table of Bulk Requirements R-1 District Schedule 3



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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: May 19, 2016

4. DESCRIPTION OF VARIANCE SOUGHT: Area variances for preexisting non conforming front yard and habitable area.

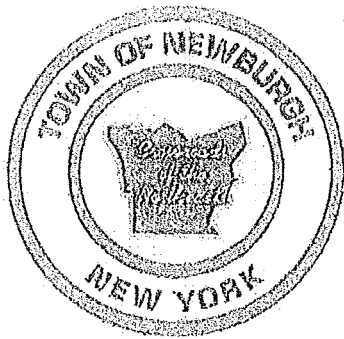
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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:

There are no physical changes proposed to the property.

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:

All structures are existing and the existing front yard cannot be increased.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

No non conforming requirements will be increased.

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

There are no physical changes proposed. By effect of the applications project the environmental conditions will not be effected as the driveway will not have to be relocated.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

The structures predate the zoning code.



TOWN OF NEWBURGH

Crossroads of the Northeast

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

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):



KATHRYN KNEE
MY COMMISSION # FF 229635
EXPIRES: May 25, 2019
Bonded Thru Budget Notary Services

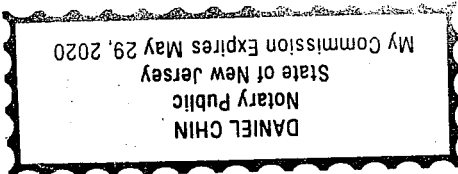
[Signature]
For the estate of Mildred Albert

Robert J. Albert I.P.R.
New Jersey

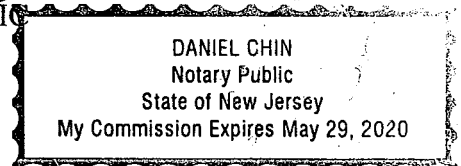
Dolores E. Albert
PETITIONER(S) SIGNATURE
Bergen

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16 DAY OF Sept 2016



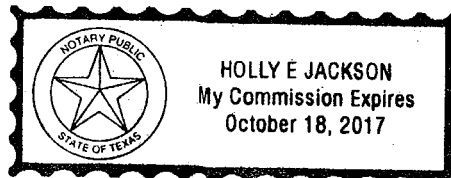
[Signature]
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.
(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 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)

Holly E Jackson





TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

_____, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 417 Lakeside Road

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 417 Lakeside Road
Newburgh, NY

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

DATED: 9/16/2016

Billie June Kudie

OWNER'S SIGNATURE

Dolores E. Albert

[Handwritten Signature]

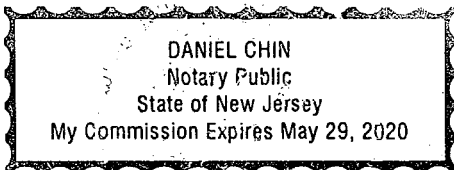
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

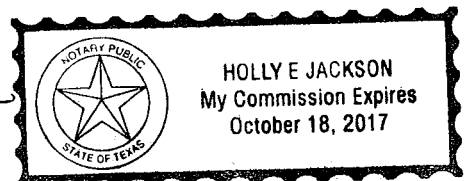
SWORN TO THIS 16 DAY OF Sept 2016

[Handwritten Signature]

NOTARY PUBLIC



Holly E Jackson



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

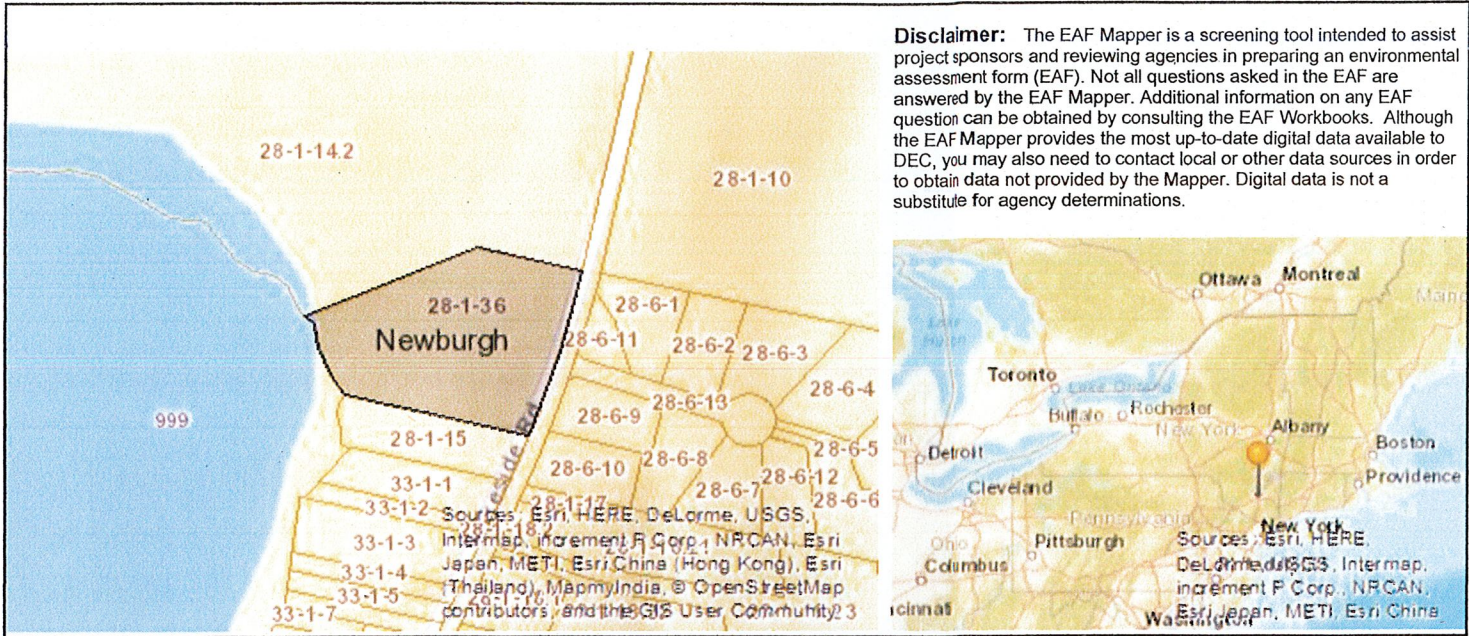
Part 1 - Project and Sponsor Information			
Name of Action or Project: LOT LINE CHANGE FOR RUDIE & ALBERT			
Project Location (describe, and attach a location map): 417 LAKESIDE ROAD, NEWBURGH NY 12550			
Brief Description of Proposed Action: THE APPLICANTS PROPOSED TO RELOCATE A COMMON BOUNDRY LINE BETWEEN THEIR LOTS 35 FEET TO THE NORTH EAST OF THE CURRENT LINE TO ELIMINATE ANY ENCROACHMENT.			
Name of Applicant or Sponsor: DONALD & JUNE RUDIE		Telephone: E-Mail:	
Address: 1 MELBA WAY			
City/PO: TOWNSHIP OF WASHINGTON		State: NEW JERSEY	Zip Code: 07676
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 7.19 acres			
b. Total acreage to be physically disturbed? _____ 0.0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 47.49 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: June Rudie DONALD RUDIE Date: 9/16/2016

Signature: June Rudie Donald Rudie



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

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:		
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)

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

SIDONIA WOLF

TO
MILDRED E. ALBERT, DOLORES E. ALBERT
and BILLIE JUNE RUDIE

SECTION 28 BLOCK 1 LOT 14.11

RECORD AND RETURN TO:
(Name and Address)

SANFORD R. ALTMAN, ESQ.
Bank of New York Bldg - 3rd Floor
135 North Street
Middletown, New York 10940

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) | ___ 4209 MONTGOMERY (TN) |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG) |
| ___ 2209 CHESTER (TN) | ___ 4203 MONTGOMERY (VLG) |
| ___ 2201 CHESTER (VLG) | ___ 4205 WALDEN (VLG) |
| ___ 2409 CORNWALL (TN) | ___ 4409 MOUNT HOPE (TN) |
| ___ 2401 CORNWALL (VLG) | ___ 4401 OTISVILLE (VLG) |
| ___ 2600 CRAWFORD (TN) | ___ 4600 NEWBURGH (TN) |
| ___ 2800 DEERPARK (TN) | ___ 4800 NEW WINDSOR (TN) |
| ___ 3099 GOSHEN (TN) | ___ 5099 TUXEDO (TN) |
| ___ 3001 GOSHEN (VLG) | ___ 5001 TUXEDO PARK (VLG) |
| ___ 3003 FLORIDA (VLG) | ___ 5200 WALLKILL (TN) |
| ___ 3005 CHESTER (VLG) | ___ 5409 WARWICK (TN) |
| ___ 3200 GREENVILLE (TN) | ___ 5401 FLORIDA (VLG) |
| ___ 3409 HAMPTONBURGH (TN) | ___ 5403 GREENWOOD LAKE (VLG) |
| ___ 3401 MAYBROOK (VLG) | ___ 5405 WARWICK (VLG) |
| ___ 3609 HIGHLANDS (TN) | ___ 5600 WAWAYANDA (TN) |
| ___ 3501 HIGHLAND FALLS (VLG) | ___ 5809 WOODBURY (TN) |
| ___ 3809 MINISINK (TN) | ___ 5001 HARRIMAN (VLG) |
| ___ 3801 UNIONVILLE (VLG) | |
| ___ 4089 MONROE (TN) | |
| ___ 4001 MONROE (VLG) | |
| ___ 4003 HARRIMAN (VLG) | |
| ___ 4095 KIRYAS JOEL (VLG) | |

NO. PAGES 11 CROSS REF _____
CERT. COPY _____ AFFT. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$ 0
TAX EXEMPT _____

MORTGAGE AMT \$ _____
DATE _____

- MORTGAGE TYPE:
- ___ (A) COMMERCIAL
 - ___ (B) 1 OR 2 FAMILY
 - ___ (C) UNDER \$10,000.
 - ___ (E) EXEMPT
 - ___ (F) 3 TO 6 UNITS
 - ___ (I) NAT.PERSON/CR.UNION
 - ___ (J) NAT.PER.CR.UN/ OR 2
 - ___ (K) CONDO

- CITIES
- ___ 0900 MIDDLETOWN
 - ___ 1100 NEWBURGH
 - ___ 1300 PORT JENVIS
 - ___ 8999 HOLD

Donna L. Benson
DONNA L. BENSON
Orange County Clerk

RECEIVED FROM: *Altman*

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE
ON April 21, 1999 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

LIBER 5041 PG 323

8/20/10
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS
ORANGE COUNTY
LIBER 5041 PAGE 323
ORANGE COUNTY CLERKS OFFICE 22627 PWP
RECORDED/FILED 04/21/1999 03:26:34 PM
FEES 68.00 EDUCATION FUND 5.00
SERIAL NUMBER: 007889
DEED CNTL NO 55659 RE TAX .00

*Law original
10/12/16
SJ*

Form 800 10/82M - Bargain and Sale Deed with Covenant against Grantor's Act - Ind. or Corp.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 21st day of July, nineteen hundred and ninety-eight
BETWEEN
SIDONIA WOLF, residing at 417 Lakeside Road, Newburgh, New York 12550

party of the first part, and
MILDRED E. ALBERT, residing at 10412 Colechester Street,
Fredericksburg, Virginia 22408 and DOLORES E. ALBERT, residing at
26 Smokerise Place, The Woodlands, Texas 77381 and BILLIE JUNE
RUDIE, residing at 1 Melba Way, Westwood, New Jersey 07675

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 suc-
cessors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying
and being in the Town of Newburgh, County of Orange, State of New York
and also known as Lakeside Road and more particularly described
in Schedule "A" annexed hereto.

DIST:
SECTION: 28
BLOCK: 1
LOT: 14.11

RESERVING TO THE PARTY OF THE FIRST PART A LIFE ESTATE FOR
THE NATURAL LIFE OF THE PARTY OF THE FIRST PART

The party of the first part further reserves the power to
appoint in whole or in part, the property conveyed hereunder
to or for the benefit of anyone or more of the party of the
first part's issue in such proportions, outright or upon such
trusts, terms and conditions as the party of the first part
may specify by a writing executed and acknowledged during her
lifetime and recorded in the Orange County Clerk's Office, by
a Lifetime Trust making specific reference to this power of
appointment or by her Last Will or Codicil making specific
reference hereto.

SCHEDULE "A"

All that certain lot, piece or parcel of land situated on the Easterly side of the Orange Lake Road leading from Orange Lake to N. Y. S. Route #300 in the Town of Newburgh, County of Orange and more accurately bounded and described as follows:

BEGINNING at a fence post marking the Northwesterly corner of lands now owned by Wurzbach, said fence post being located 33' + Northerly of the most northerly corner and 44.5' + Northerly of the most westerly corner of the house now owned by said Wurzbach; thence North 65° 22' West/29.49' to a point in the center of the travelled road; thence along the center of the traveled road, North 34° 38' East 50' to a point; thence South 66° 23' 40" East 264.53' to a stake; thence South 34° 38' West 50' to a stake in the junction of two stone walls; thence following the remains of a stone wall and fence North 66° 23' 40" West 240.04' to the place of beginning. Containing 0.30 acres, more or less.

Excepting and reserving therefrom, subject to the use of the public for highway purposes, that portion of the land lying within the bounds of the highway.

Being the same premises described in a deed from Helen Wurzbach to Frederick W. Wolf and Sidonia Wolf dated October 1, 1972 and recorded in the Orange County Clerk's Office on November 29, 1972 in Liber 1926 of Deeds at Page 1011.

SCHEDULE A

ALL that certain piece or parcel of land, situate, lying and being in the Town of Newburgh, in the County of Orange and State of New York, being part of Kip and Company's patent, and is bounded and described as follows:

BEGINNING at the fork of the roads and running thence along the Orange Lake Road, south twenty-six (26) degrees and twenty (20) minutes west ten (10) chains and eight (8) links to a rock marked with the letter X; thence north seventy-two (72) degrees and fifteen (15) minutes west sixty-one (61) chains and seventy-seven (77) links; thence south sixteen (16) degrees and thirty (30) minutes west to a marked stake and willow; thence along lands now or late of Thomas W. Birdsall to a marked stake and willow; thence south seventy-two (72) degrees and thirty (30) minutes east thirty-five (35) chains and eighteen (18) links to a sugar maple tree marked on four sides; thence south twenty-two (22) degrees west eleven (11) chains and fifty-one (51) links to a willow; thence south seventy-two (72) degrees and fifteen (15) minutes east eighteen (18) chains and thirty-one (31) links to a stake and willow; thence south twenty-two (22) degrees west thirteen (13) chains and eighteen (18) links to the edge of Orange Lake; thence south seventeen (17) degrees west one (1) chain and thirty-one (31) links; thence south eighty-one (81) degrees west two (2) chains and fifty (50) links; thence south twelve (12) degrees east one (1) chain and twenty-five (25) links; thence south sixty-eight (68) degrees and forty-five (45) minutes west one chain and seventy-one (71) links to the middle of the highway; thence along the same north thirty-two (32) degrees and thirty (30) minutes west four (4) chains and eighteen (18) links to the place of beginning. Containing 146 acres and one-half acre of land be the same more or less. Excepting and reserving therefrom ALL that certain lot of land heretofore sold by David Guernsey and bounded as follows:

BEGINNING at a small birch tree marked with a blaze and three notches on four sides, and running thence north seventy-five (75) degrees and thirty (30) minutes east seventeen (17) chains and five (5) links south of an elm sapling; thence north sixteen (16) degrees and thirty (30) minutes west seven (7) chains and sixty (60) links; thence south seventy-two (72) degrees and thirty (30) minutes east seventeen (17) chains; thence south fourteen (15) degrees and thirty (30) minutes west seven (7) chains and sixty (60) links. Containing twelve (12) acres of land.

BEING the same premises heretofore granted by Charles Westlake and Elizabeth, his wife, and William B. Westlake and Penelope, his wife, to John D. Hebbard, by Deed dated April 1, 1856 and recorded June 2nd, 1856 in Orange County Clerk's office in Liber 141 of Deeds at page 463.

ALSO, ALL THAT CERTAIN OTHER PARCEL OF LAND, situate, lying and being in the Town of Newburgh, in the County of Orange, aforesaid, and is bounded as follows, to wit:

BEGINNING at an elm tree marked with three notches and a blaze on two sides, nine (9) links west of the wall on the northwest corner of the bog meadow, running thence west eight (8) chains and forty-five (45) links to the middle of the highway leading to the North Plank Road;

DEED (N) image: 5 of 11

The foregoing three pieces of land, being the same premises which were conveyed by said Thomas Patten and wife to Marguretha F. Polye by deed dated September 10th, 1875, and recorded in Orange County Records of Deeds in Liber 266 at page 547, September 15th, 1875.

ALSO, ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the town of Newburgh, in the County of Orange and State of New York, being part of Kip and Co.'s Patent, and is bounded and described as follows, to wit:

BEGINNING at a small birch tree marked with a blaze and three notches on four sides, and running thence north seventy five (75) degrees and thirty (30) minutes east seventeen (17) chains and five (5) links south of an elm sapling; thence north sixteen (16) degrees and thirty (30) minutes west seven (7) chains and sixty (60) links; thence south seventy-two (72) degrees and thirty (30) minutes east seventeen chains; thence south fourteen (14) degrees and thirty (30) minutes west seven (7) chains and sixty (60) links. Containing twelve (12) acres of land.

BEING the same premises conveyed by Maria D. Hebbard to Thomas Patten by quitclaim Deed, dated June 15th, 1870 and recorded in said records in No. 226 of Deeds page 483 on June 25th, 1870 and by said Patten and his wife, conveyed to said Margaretha F. Polye, by deed dated September 15th, 1875.

BEING the same premises and farm of land conveyed to the said The Newburgh Savings Bank by Howard Thornton, Referee in the above entitled action by deed dated November 11th, A.D. 1889 and now filed in the Orange County Clerk's Office for record.

The aforesaid parcels of land, being the same premises which were conveyed to William M. Patton by deed dated December 30th, 1889, and recorded in the office of the Clerk of Orange County on the 2nd day of January, 1890, in Liber 372 of deeds at page 216, by the Newburgh Savings Bank.

ALSO, ALL THOSE TWO CERTAIN LOTS, PIECES OR PARCELS OF LAND OR SWAMP, situate, lying and being in the Town of Newburgh, N. Y. and is part of a tract of land granted by letters patent to Kipp and Company and is bounded as follows:

The first BEGINNING at a willow tree being the north-west corner of a thirty acre lot of the same tract formerly in the possession of David Gansey, now Herman Pelye, and runs from thence north sixty-nine (69) degrees and fifty (50) minutes west nineteen (19) chains and ten (10) links to water ash stake six (6) links north of a small maple tree; thence south twenty-six (26) degrees west seven (7) chains and eighty (80) links; thence south sixty-eight (68) degrees east six (6) chains and fifty (50) links; thence south thirty-two (32) degrees east five (5) chains and forty-three (43) links; thence south fourteen (14) degrees east seven (7) chains and forty (40) links to a point being the southwest corner of a lot of said tract formerly in the possession of Isaac Titus, now of C. L. Brown, thence northerly along the west line of said Brown and said Polye land, north twenty-six (26) degrees east seventeen (17) chains and twenty-three (23) links to the place of beginning. Containing twenty-one and eighty-three (21.83) one hundredths acres. The other beginning at the southeast corner of said Titus lot now said Brown's lot near the edge of the Great Pond and runs thence along the east side of said Brown lot north twenty-five (25) degrees

thence along the highway as it runs north twelve (12) degrees and forty-five (45) minutes west seven (7) chains and sixty-five (65) links; thence south seventy-two (72) degrees and forty-five (45) minutes east along the lands now or late of Henry D. Woods, four (4) chains and sixty-seven (67) links; thence north sixteen (16) degrees and thirty (30) minutes east three (3) chains and eighty-nine (89) links; thence south seventy-one (71) degrees and fifteen (15) minutes east twenty-six (26) chains and nineteen (19) links, along lands now or late of said Henry D. Woods; thence south seventeen (17) degrees and thirty (30) minutes west twenty-three (23) chains and seventeen (17) links along lands now or late of Peter Brady; thence north seventy-three (73) degrees west three (3) chains and eighty (80) links along lands now or late of Augustus Barret; thence north eighty (80) degrees and fifteen (15) minutes west five (5) chains and thirty (30) links; thence south seventy-six (76) degrees and fifteen (15) minutes west two (2) chains and four (4) links to lands now or late of Charles Westlake and William Westlake; thence north nineteen (19) degrees west two (2) chains and seventy-eight (78) links; thence north two (2) degrees and fifteen (15) minutes west seventy-five (75) links; thence south eighty-eight (88) degrees and thirty (30) minutes west forty (40) links; thence north eleven (11) degrees and fifteen (15) minutes west five (5) chains and thirty-five (35) links; thence north one and one-quarter (1-1/4) degrees east nine (9) chains and eighty-six (86) links; thence west nine (9) links to the place of beginning. Containing fifty (50) acres and seven tenths of an acre of land.

BEING the same premises heretofore granted by Charles Westlake and others to Jethro D. Hebbard, by Deed dated August 11th, 1857 and recorded June 17th, 1858 in Orange County Clerk's Office in Liber 149 of Deeds at page 487.

ALSO, ALL THAT CERTAIN LOT OF LAND situated in the Town of Newburgh, aforesaid, bounded and described as follows:

BEGINNING at a stake and stones at the junction of the highway leading to Newburgh, through Gardnertown, with the highway running along the east side of Orange Lake and running thence along the first mentioned highway south thirty (30) degrees east four (4) chains and thirty-four (34) links; thence north seventy (70) degrees east and fifteen (15) minutes east one (1) chain and forty-six (46) links; thence north twelve (12) degrees and forty-five (45) minutes west one (1) chain and twenty-two (22) links; thence north eighty-one (81) degrees and thirty (30) minutes east two (2) chains and fifty (50) links; thence north eighteen (18) degrees and fifteen (15) minutes west two (2) chains and seventy-two (72) links, to lands now or formerly of Theodore R. Grovier; thence along said lands south eighty-three (83) degrees and forty-five (45) minutes west four (4) chains and ninety-four (94) links to the place of beginning. Containing one acre and a half of land, more or less.

BEING the same premises heretofore conveyed by Michael D. Hebbard to Thomas Patten, by deed dated June 15th, 1870, and recorded in Orange County Clerk's Office in Liber 226 of Deeds page 478.

and thirty (30) minutes east six (6) chains and eighty-seven (87) links to a willow tree at the northeast corner of said Brown's lot; thence south seventy (70) degrees east and eleven (11) chains to a willow tree; thence south twenty-five (25) degrees west twelve (12) chains and sixty (60) links; thence north forty (40) degrees thirty (30) minutes west and twelve (12) chains to the point or place of beginning. Containing ten and one half (10 ½) acres of land or swamp.

BEING the same land of which Jacob Oakley, deceased, died seized and as described by a certain Referee's deed to Jacob K. R. Oakley and Julia M. Oakley, his wife, bearing date July 7th, 1883 and recorded in Orange County records of deeds in Liber 323 page 88, on July 17, 1883.

BEING the same premises which were conveyed to William M. Patton by Jacob K. R. Oakley and wife by deed dated the 9th day of February, 1884, and recorded in the office of the Clerk of Orange County on the 15th day of February, 1884 in Liber 326 of deeds at page 356.

ALSO, ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being the same land and premises conveyed by John M. Shay and Margaret Shay by deed dated the 17th day of February, 1816, to Robert Blake and described therein as follows:

ALL that certain lot, piece or parcel of land in the Town of Newburgh, being part of a tract of land granted by letters Patent to Kipp and Co.

BEGINNING at a dogwood bush cornered and marked, and runs thence north fourteen (14) degrees and fifteen (15) minutes east three (3) chains and four (4) links to a small chestnut along the lands of David Girnsey; thence west seventy-five (75) degrees and thirty (30) minutes north seventeen (17) chains to a stake along the land of William Wear Junior; thence south fourteen (14) degrees and fifteen (15) minutes west to a maple tree marked; three (3) chains and four (4) links along the lands of Joseph Cauldwell; thence east seventy-five (75) degrees and thirty (30) minutes south seventeen (17) chains with allowance to the place of beginning, along the land of William Wear, Junior. Containing five (5) acres of land be the same more or less.

BEING the same premises which were conveyed to William M. Patton by Sarah Blake, by deed bearing date the 4th day of April, 1860 and recorded in the office of the Clerk of Orange County, on the 2nd day of July, 1860, in Liber 159 of Deeds at page 91.

ALSO, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Newburgh, County of Orange and State of New York, and described as follows:

A lot of land situated near the big pond, containing five (5) acres of land, and which was conveyed to David Brown by the Executors of Christian Christ, deceased, and by Chauncey F. Belknap, as assignee of David Brown conveyed to Eleazer Gidney and by said Gidney conveyed to Charles L. Brown by deed dated May 1st, 1858.

ALSO a lot of land situate near the big pond in the Town of Newburgh, aforesaid containing five (5) acres of land, and which was conveyed to David Brown by William Wear, deceased, and by Chauncey F. Belknap, assignee of David Brown conveyed to Eleazer Gidney and by said Gidney conveyed to Charles L. Brown by deed dated May 1st, 1858.

Being the same premises conveyed to party of the first part (The Highland National Bank of Newburgh, N.Y.) by Albert H. F. Seeger, Referee by Referee's Deed dated June 1st, 1901 recorded in Orange County Records of Deeds in Liber 453 page 184 June 3rd, 1901.

Being the same premises which were conveyed to William M. Patton by The Highland National Bank of deed dated the 4th day of May, 1903, and recorded in the office of the Clerk of Orange County of the 7th day of May, 1903, in Liber 464 of Deeds at page 172.

LIBER 5041 PG 329

Being the same lands and premises conveyed by John R. Patton and Addis L. Patton, his wife, and Anna F. Patton to Annie L. Quinlan by deed dated April 15, 1909 and recorded in the Orange County Clerk's Office on the 16th day of April, 1909 in Liber 507 at page 95.

The lands hereby intended to be conveyed being the same premises of which said William M. Patton died seized and possessed, intestate, on the 16th day of April, 1907 and leaving the said John R. Patton, his son, his only next of kin, and his widow the said Anna F. Patton.

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the Town of Newburgh, County of Orange and State of New York, bounded northerly by Wood; westerly by Birdsall; southerly by lands of Quinlan and by other lands unknown to grantor and easterly by lands formerly of Powles.

The intention of the grantor being to convey the lands and the piece known as the wood lot conveyed by Grace Grover to William Nixon by deed dated January 11, 1898 and recorded in Orange County Clerk's Records on February 7, 1898 in Book 434 of deeds at page 261, and being the same premises of which William Nixon died seized on November 11, 1915, leaving a last Will and Testament which was admitted to probate by the Surrogate of Orange County on November 23, 1915 and under which will William Nixon, one of the parties of the first part here to became the owner of the above described premises.

BEING the same lands and premises conveyed by William Nixon and Jennie S. Nixon, his wife, to Maurice Quinlan and Annie L. Quinlan, by deed dated October 7th, 1926 and recorded in the Orange County Clerk's Office on the 18th day of October, 1926, in Liber 669 at page 9.

ALSO, ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND, situated, lying and being in the Town of Newburgh aforesaid, and is bounded as follows:

BEGINNING at a dogwood bush corner and marked, being the southeast corner of lands lately conveyed by John M. Shay to Robert Blake, and running thence along his line north seventy-five (75) degrees and thirty (30) minutes west seventeen (17) chains to land belonging to Joseph Caldwell; thence south fourteen (14) degrees and fifteen (15) minutes west along the easterly line of Caldwell lands to land owned by David Belknap; thence south seventy-five (75) degrees and thirty (30) minutes east seventeen (17) chains to lands owned by David Gridley; thence north fourteen (14) degrees and fifteen (15) minutes east to the place of the beginning. Containing about two (2) acres of land, be the same more or less.

Being the same premises conveyed by William Wear and Harriet, his wife, to Aaron Miller by deed dated March 13, 1847 and recorded April 22, 1848 in Orange County Records of Deeds Book 95, page 407.

Being the same lands and premises conveyed by Lewis W. Miller and Sarah E. Miller, his wife, to Maurice Quinlan and Annie L. Quinlan by deed dated April 1, 1913, and recorded in the Orange County Clerk's Office on the 4th day of April, 1913, in Liber 540 at page 412.

EXCEPTING HEREFROM, ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point in the center of highway leading from the Walkill-Newburgh State Highway past the residence of Alfred Wood to Leptondale said point being in line of lands of Frederick Stanton and runs from thence along center of said highway south sixteen (16)

LIBER ~~5041PC~~ 329

LIBER 5041PC 330

degrees fifty (50) minutes east one hundred eighty-one and one tenth (181.1) feet to a point still along same south twenty-five (25) degrees no (00) minutes east six hundred fifty (650.0) feet to a point on the above mentioned highway and a corner of lands of Hazzard thence along lands of Hazzard north Nineteen (19) degrees thirty (30) minutes east three hundred seventeen and five tenths (317.5) feet to a point still along the same and a stone wall north ten (10) degrees forty-seven (47) minutes west six hundred eighty-three and five tenths (683.5) feet to an angle in a stone wall said point being in line of lands of Quinlan, thence along same south eighty-one (81) degrees seven (07) minutes one hundred thirty-four and sixty-four (134.64) one hundredths feet to a point in a cross wall, thence along Quinlan lands north twelve (12) degrees forty-seven (47) minutes west ninety-three and seven tenths (93.7) feet to a corner of lands of F. Stanton, thence along said lands south eighty-seven (87) degrees thirty-three (33) minutes west three hundred seventeen (317.0) feet to the center of the above mentioned highway containing seven and four tenths (7.4) acres of land be the same more or less.

The above described lands being a portion of the lands of Quinlan laying east of the highway. ALSO EXCEPTING HEREFROM ALL THAT CERTAIN OTHER PARCEL OF LAND, situate, lying and being in the Town of Newburgh, in the County of Orange, aforesaid, and is bounded as follows, to wit:

BEGINNING at an elm tree marked with three notches and a blaze on two sides, nine (9) links west of the wall on the northwest corner of the bog meadow, running thence west eight (8) chains and forty-five (45) links to the middle of the highway leading to the North Plank Road; thence along the highway as it runs north twelve (12) degrees and forty-five (45) links to the middle of the highway leading to the North Plank Road; thence along the highway as it runs north twelve (12) degrees and forty-five (45) minutes west seven (7) chains and sixty-five (65) links; thence south seventy-two (72) degrees and forty-five (45) minutes east along the lands now or late of Henry D. Woods, four (4) chains and sixty-seven (67) links; thence north sixteen (16) degrees and thirty (30) minutes east three (3) chains and eighty-nine (89) links; thence south seventy-one (71) degrees and fifteen (15) minutes east twenty-six (26) chains and nineteen (19) links, along lands now or late of said Henry D. Woods; thence south seventeen (17) degrees and thirty (30) minutes west twenty-three (23) chains and seventeen (17) links along lands now or late of Augustus Barret; thence north eighty (80) degrees and fifteen (15) minutes west five (5) chains and thirty (30) links; thence south seventy-six (76) degrees and fifteen (15) minutes west two (2) chains and four (4) links to lands now or late of Charles Westlake and William Westlake; thence north nineteen (19) degrees west two (2) chains and seventy-eight (78) links; thence north two (2) degrees and fifteen (15) minutes west seventy-five (75) links; thence south eighty-eight (88) degrees and thirty (30) minutes west forty (40) links; thence north eleven (11) degrees and fifteen (15) minutes west five (5) chains and thirty-five (35) links; thence north one and one-quarter (1-1/4) degree east nine (9) chains and eighty-six (86) links; thence west nine (9) links to the place of beginning. Containing fifty acres and seven tenths of an acre (50.7) of land.

Being part of the premises conveyed to Annie L. Quinlan by John R. Patton and Addie L. Patton, his wife, and Anna F. Patton by deed dated April 15, 1909 and recorded on April 16, 1909 in the Orange County Records of deeds in Liber 507 at page 95 the said premises having been devised by Annie L. Quinlan by will to Maurice Quinlan her husband which will was probated on December 3rd, 1935 and recorded in book 116 at page 41, the said Maurice Quinlan having died on May 1st, 1937 and whose Will was probated on May 18th, 1937 in the Orange County Surrogate's Court said Will recorded in book 117 at page 267.

Being the same lands and premises conveyed by Margaret L. Quinlan and Florence M. Quinlan Bollboch as Executrices of the last Will and Testament of Maurice Quinlan deceased to Frederick J. Stanton and Caroline J. Stanton, by deed dated August 19th, 1944, and recorded in the Orange County Clerk's Office on August 21st, 1944 in Liber 938 at page 245.

Being the same premises described in a deed from Florence Bollbach, Margaret L. Mulligan and Elizabeth Haag and Anna Wangler to Frederick W. Wolf and Sidonia Wolf dated December 10, 1945 and recorded in the Orange County Clerk's Office on December 12, 1945 in Liber 979 of Deeds at Page 236.

Being a portion of the premises described in a deed from Frederick Wolf and Sidonia Wolf to Sidonia Wolf dated April 12, 1993 and recorded in the Orange County Clerk's Office on April 19, 1993 in Liber 3797 of Deeds at Page 297.

LIBER ~~5041PG~~ 330

LIBER 5041PG 331

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 premise herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Sidonia Wolf
SIDONIA WOLF
By: Billie June Rudie, as
Attorney in Fact

Billie June Rudie
BILLIE JUNE RUDIE

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

say that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ORANGE

On the 21st day of July, 1998, before me personally came BILLIE JUNE RUDIE to me personally known to be the person described and appointed attorney in fact in such and by a certain power of attorney executed by Sidonia Wolf dated December 8, 1992 and acknowledged to me that she had executed the foregoing instrument as the act of the said Sidonia Wolf.

Linda Kraemer
NOTARY PUBLIC


Linda Kraemer
Notary Public, State of New York
No. 5007675
Qualified in Sullivan County
Commission Expires February 1, 1999

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. SIDONIA WOLF

SECTION 28
BLOCK 1
L.C.Y. 14.11
COUNTY OR TOWN Town of Newburgh/
County of Orange

TO
MILDRED E. ALBERT, DOLORES E.
ALBERT and BILLIE JUNE RUDIE

STANDARD FORM OF NEW YORK STATE LAND TITLE ASSN.
Distributed by

American Title Insurance Company
Northeast Region

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:
SANFORD R. ALTMAN, ESQ.
Bank of New York Bldg - 3rd Fl.
135 North Street
Middletown, New York 10940
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

September 7, 2016

Chairman James Manley Jr.,
Town of Newburgh Zoning Board of Appeals
1496 Route 300
Newburgh, NY 12550

Subject: Planning Board Submission for Lot Line Change
Tax map parcels 28-1-15 & 36 Lakeside Road

AKA 14.11

Dear Chairman Manley and members of the Zoning Board:

On behalf of the Applicants, Mr. Donald & June Rudie, please find the application materials for a lot line change between the two adjacent parcels located on Lakeside Road. The applicant presently controls the subject parcels and desires to modify the common property boundary to more accurately reflect the current utilization of the properties that includes the transfer of approximately .39 acres from tax map parcels 28-1-36 to 28-1-15 on Lakeside Road.

The pre-existing nonconforming conditions requiring your approval summarized in Mr. Donnely's letter dated May 19, 2016. If upon your review there are additional variances required, we respectfully request consideration of those variances as well.

Enclosed with this letter you will find the following items:

- (1) Receipt for the ZBA fee from the Clerk's office.
- (1) Referral Letter from the Planning Board.
- (11) Copies of the Lot Line change dated February 8, 2016, drawn to scale.
- (1) Certified copy of the *deeds* of the affected properties
- (1) List provided by the Assessor, of properties within 500' of the property.
- (4) Photographs of the properties from various angles
- (1) Zoning Board application
- (1) Executed Environmental Assessment Form
- (1) Proxy for representation thereof
- (1) Email clarification from the project surveyor regarding lot line definition.

Applicants *checks* as follows:

\$200 application fee

We note that this lot line change has also eliminated an additional preexisting non-conforming condition. In no case is any preexisting non-conforming condition increased.

The project proposes a lot line change between two (2) lots, 417 Lakeside Road - SBL: 28-1-36 and 411 Lakeside Road - SBL: 28-1-15. As depicted on the enclosed Lot Line Change Plan, the lot line is proposed to move 35' in a northeasterly direction. The area to be transferred from Tax Lot 36 to Tax Lot 15 is 17,130 square feet or 0.39± acres. The purpose of the lot line change is to eliminate any encroachment between the lots as the existing driveway for Tax Lot 15 currently traverses Tax Lot 36 for approximately 350 feet. The application meets all zoning requirements with the exception of the pre-existing non-conforming conditions identified in the bulk table.

We trust that the enclosed application materials complete the requirements for the Town's Zoning Board application. If anything additional should be required or if you should have any questions please feel free to give me a call. We respectfully request that this project be placed on the next available Zoning Board agenda.

Very Truly Yours,

KC Engineering and Land Surveying, P.C.



Ryan A. McGuire, P.E.

Project Manager

RAM/JT

enc.

cc: Donald & June Rudie (applicant)

14.2

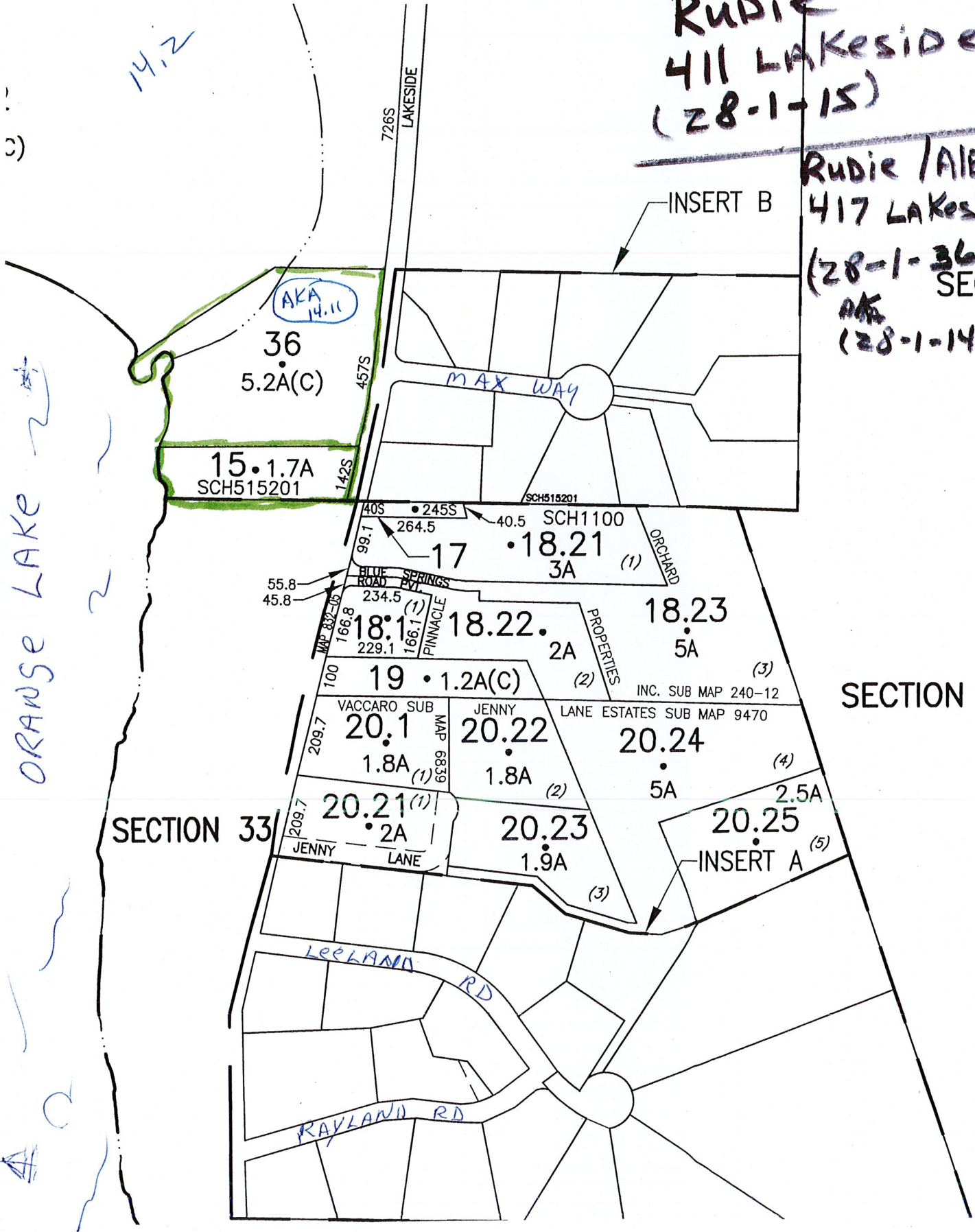
RUDIE
411 LAKESIDE RD
(28-1-15)

RUDIE ALBERT
417 LAKESIDE RD
(28-1-36 SECTION
AKA
(28-1-14.11))

ORANGE LAKE

c)

A



INSERT B

AKA
14.11

36
5.2A(C)

15.1.7A
SCH515201

40S • 245S
264.5
99.7
40.5 SCH1100
17 • 18.21
3A (1)

55.8
45.8

18.1 (1)
229.1
166.8
166.1
Pinnacle

18.22
2A

18.23
5A
(3)

19 • 1.2A(C)
(2)

INC. SUB MAP 240-12

SECTION 34

VACCARO SUB
20.1
1.8A (1)
MAP 6839

JENNY
20.22
1.8A (2)

JENNY LANE ESTATES SUB MAP 9470
20.24
5A
(4)

SECTION 33

20.21 (1)
2A
JENNY LANE

20.23
1.9A
(3)

20.25
2.5A
INSERT A (5)

LEELAND RD

RAYLAND RD

726S
LAKESIDE

457S

142S

ORCHARD

PROPERTIES