

Richard A. Nove  
County Executive

Orange County Department of Planning  
Submitted Form for Mandatory Review of Local Planning Action  
as per NYS General Municipal Law §239-4m, 4n

Referral ID:  
\_\_\_\_\_

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

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

Municipality:	Town of Newburgh
Local Referring Board:	Zoning Board of Appeals
Applicant:	RONALD BITTNER
Project Name:	
Location of Project Site:	186 FOREST ROAD WALKILL NY 12589

Tax Map #:	1-1-32.22
Tax Map #:	
Tax Map #:	
Local File No.:	2388
Size of Parcel:	1.4 acre
*If more than one parcel, please include sum of all parcels.	
Current Zoning District (include any overlays):	A/R

Reason for County Review: ON CR 23 FOREST ROAD

Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from \_\_\_\_\_ to \_\_\_\_\_

Ordinance Modification (cite section): \_\_\_\_\_

Local Law

Site Plan

Sq. feet proposed (non-residential only): \_\_\_\_\_

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

Subdivision

Number of lots proposed: \_\_\_\_\_

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

Special Use Permit

Lot Line Change

Variance

AREA (USE) (circle one) GROUND MOUNTED SOLAR PANELS

Other

185-7-F-UNspecified edifice Prohibition-185-19-A-1 extending

Is this an update to a previously submitted referral? YES / NO (circle one) ON LARGING NON CONFORMING USE

Local board comments or elaboration:

*Shane Cardone*

12/24/13

Chairperson,  
Zoning Board of Appeals

Signature of local official

Date

Title

Municipal Contact Phone Number: 845 566-4901

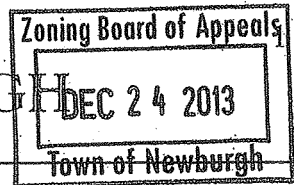
If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

\_\_\_\_\_

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Cochen, NY 10924  
Question or comments, call: 845-615-3840 or email: [planning@orangecounty.gov](mailto:planning@orangecounty.gov)

TOWN OF NEWBURGH

Crossroads of the Northeast



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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 12/21/2013

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

I (WE) Ronald Bittner PRESENTLY

RESIDING AT NUMBER 186 Forest Rd - Wallkill, NY 12589

TELEPHONE NUMBER (845) 564-2571

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

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

1. LOCATION OF THE PROPERTY:

1-1-32.22 (TAX MAP DESIGNATION) (SWIS: 334600)

186 Forest Road, Wallkill (STREET ADDRESS)

A/R (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).

185-7-F
185-19-A-1

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 10/29/2013 (App # 13-0977)
- 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: 9' x 17' addition to existing of photovoltaic solar system.

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:  
*due to tilt, orientation, and shading to receive funding NY SERDA requires system to be sited that total losses to achieve this is with ground mount structures made house front roof faces about 7° south of*  
 (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:  
*majority of existing neighborhood has not installed such systems. Also other structures have closer to south facing roofs which would be eligible for state funding.*

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:  
*It is isolated to my property as indicated by attached images.*

True West, which is not good for solar. All other roof surfaces would be worse. Total losses on a roof installation would be about 25%, which would cost about \$1,200 in state funding initially. A roof mounted system would also produce about 15% less annual energy than the proposed ground mount, costing about \$5,000 in lost energy over the life (module warranty period) of the system.

(FYI - Solar systems under 4,000 sq. ft are Type II under SEERRA and do not require an environmental assessment.)

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

It is and incremental addition to an existing  
installation. Also this is due to ~~you~~ creating a new  
rule after my initial system installation.

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:

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

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:

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

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

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

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

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

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

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

7. ADDITIONAL REASONS (IF PERTINENT):

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

*Randall Sutton*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21 DAY OF December 20 13

CAROLYN POHORELY  
Notary Public - State of New York  
NO. 01P06192832  
Qualified in Orange County  
My Commission Expires 9/2/14

*CP*  
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.

617.20  
Appendix B  
Short Environmental Assessment Form

Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Bldg Permit Application # 13-0977			
Name of Action or Project: Ground mount photovoltaic system			
Project Location (describe, and attach a location map): See attached			
Brief Description of Proposed Action: 9' x 17' (roughly) addition to existing photovoltaic solar system			
Name of Applicant or Sponsor: Ronald Bittner		Telephone: 914-525-3134	
		E-Mail:	
Address: 186 Forest Rd			
City/PO: Wallkill		State: NY	Zip Code: 12589
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 X
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: NYSE RDA			NO X
3.a. Total acreage of the site of the proposed action?		2.64 acres	
b. Total acreage to be physically disturbed?		0.0035 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.64 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	X		
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	X		
	X		
	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <i>It is consistent with federal and state energy policy and is strongly supported by the governor and bipartisan legislative action.</i>	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	X		



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ronald Bittner</u> Date: <u>12/21/2013</u> Signature: <u><i>Ronald Bittner</i></u>		

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

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

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

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

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.

---

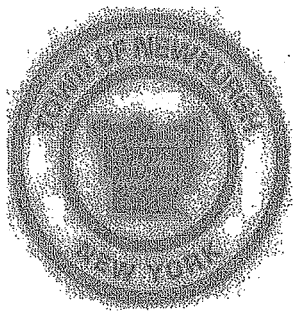
Name of Lead Agency \_\_\_\_\_ Date \_\_\_\_\_

---

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

**2388-13**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 10/29/2013**

**Application No. 13-0977**

**To: Ronald Bittner  
186 Forest Rd  
Walkill, NY 12589**

**SBL: 1-1-32.22  
ADDRESS: 186 Forest Rd**

**ZONE: A-R**

PLEASE TAKE NOTICE that your application dated 10/17/2013 for permit to Expand a ground mounted solar system. on the premises located at 186 Forest Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections.

- (1) 185-7-F unspecified uses shall be deemed prohibited.
- (2) 185-19-A-1 Non-conforming uses shall not be extended or enlarged.

  
Joseph Mattina

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

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

*NO*

NAME: Ronald Bittner

ADDRESS: 186 Forest Rd Walkill NY 12589

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: Ground mounted solar panels 16' x 12' x 11' high

SBL: 1-1-32.22      ZONE: A-R

TOWN WATER: NO      TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	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:**

**Adding solar panels to an existing system.  
 The original system was issued a permit in 2007.**

**VARIANCE(S) REQUIRED:**

- 1 185-7-F unspecified uses shall be deemed prohibited
- 2 185-19-A-1 A non-conforming use shall not be extended or enlarged
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina      DATE: 28-Oct-13

*mlw-4/85*

THIS INDENTURE, made the 3<sup>rd</sup> day of June, nineteen hundred and eighty five

BETWEEN ~~MORTON HABER, residing at Tower Hill Road, Tuxedo Park, New York;~~  
~~HENRY BARBER, residing at 5-16 Dorothy Street, Park Lawn, New Jersey;~~ WILLIAM  
~~SILVERSTEIN, residing at 6 Gailup Ct., New City, New York;~~ and GARY FEIGENBAUM,  
residing at 55 Old Orchard Street, New Rochelle, New York,

*1/24/13 Saw Original*  
*GG*

party of the first part, and RONALD BITTNER and ELAYNE BITTNER, husband and wife,  
both residing at Barclay Manor Apts., Gail Place, Newburgh, New York

party of the second part,

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

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York, being known as Lot No. 2 as shown on subdivision map entitled "Minor Subdivision for Morton Haber et al" dated 12/1/75 and filed in the Orange County Clerk's Office on 8/13/76 as Map #3841, said premises being further described in accordance with a survey made by Caruso & Haller, P.C., as follows:

BEGINNING at a point on the east side of Forest Road, said point marks the division line of lands now or formerly A.H.F.S. Realty, on the north and premises herein on the south, running thence northeasterly along said division line North 89 degrees 45' 02" East 656.90 feet to a point marking the division line of lands now or formerly A.H.F.S. Realty on the east and premises herein on the west, running thence southwesterly along said division line South 7 degrees 39' 00" West 222.22 feet to a point marking the division line between lands now or formerly Napoli on the south and premises herein on the north, running thence northwesterly along said division line North 82 degrees 21' 00" West 651.64 feet to a point on the easterly side of the aforementioned Forest Road, running thence along said Forest Road North 8 degrees 04' 07" East 131.93 feet to the point or place of beginning.

TAX MAP DESIGNATION

Dist.  
Sec. 1  
Blk. 1  
Lot(s): 32.22

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.

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

*Morton Haber*  
Morton Haber

*Henry Barber*  
Henry Barber

*William Silverstein*  
William Silverstein

*Gary Feigenbaum*  
Gary Feigenbaum

STATE OF NEW YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

On the 19 day of 1985, before me personally came

On the 3rd day of JUNE 1985, before me personally came ~~Newton Weber~~, Henry Barber, ~~William Silverstein~~ Gary Feigenbaum

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

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

*Alfred E. Braun*

ALFRED E. BRAUN  
NOTARY PUBLIC, State of New York  
No. 60-5427415  
Qualified in Westchester County  
Commission Expires March 30, 1986

STATE OF NEW YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the 19 day of 1985, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

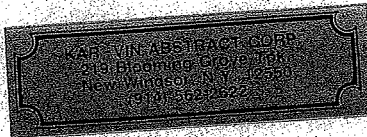
On the 19 day of 1985, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

that he knows

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.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.



**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

SECTION

BLOCK

LOT

COUNTY OR TOWN

TAX BILLING ADDRESS

16-112-1

TO

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS



Distributed by  
**TITLE GUARANTEE-NEW YORK**

A TICOR COMPANY

*Christopher Merkens  
POB 476  
Middletown NY 10940*

Zip No.

*Kar Vin*

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Orange County Clerk's Office, S.S.

Recorded on the 19th day

of July 1985 at 11:00 AM

of Clerk J. M. in Liber 2385

Page 137 at page 137

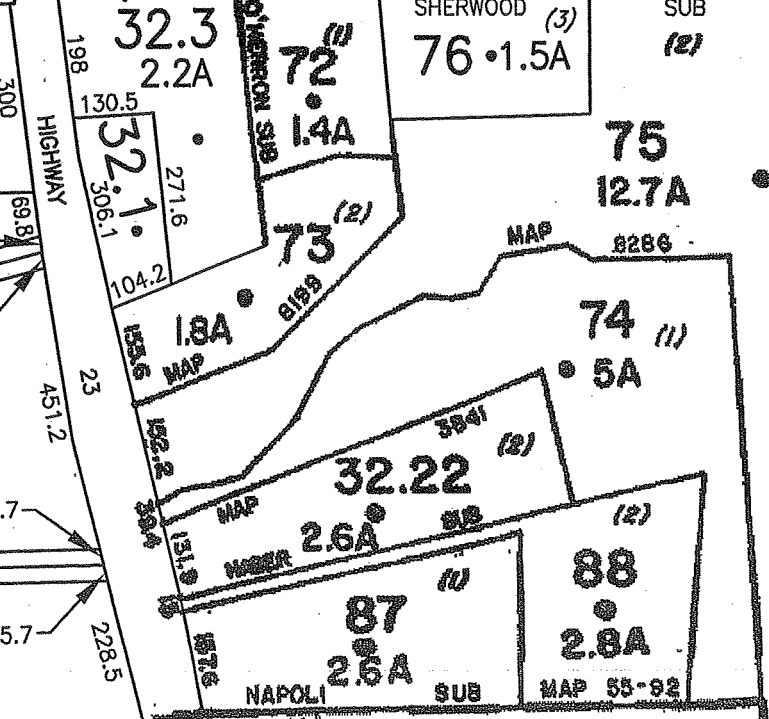
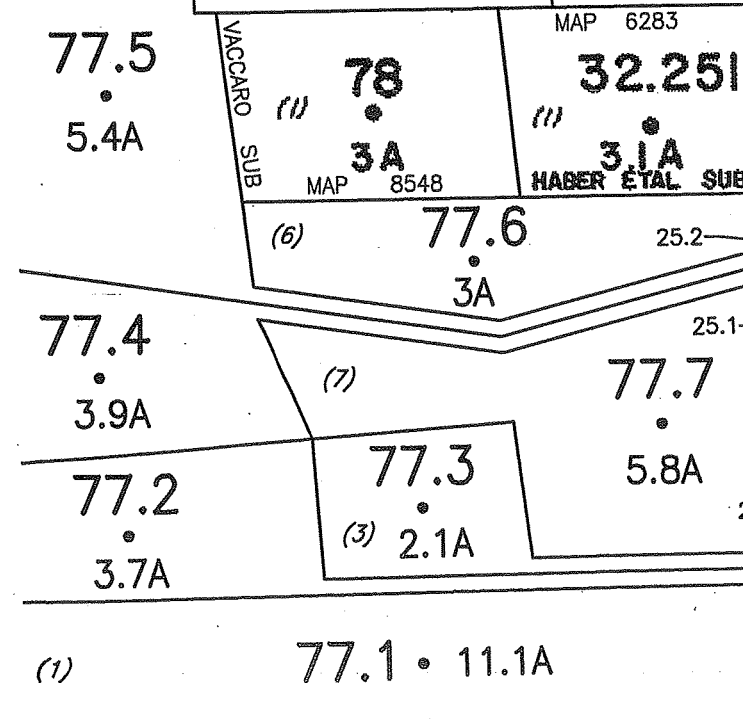
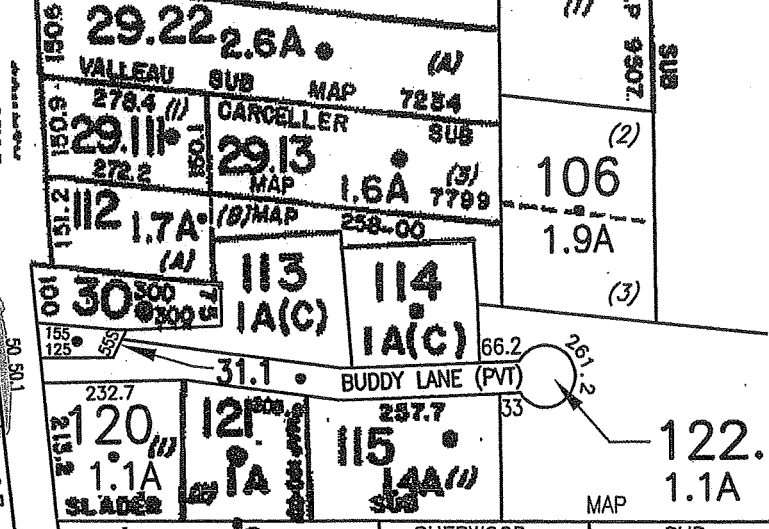
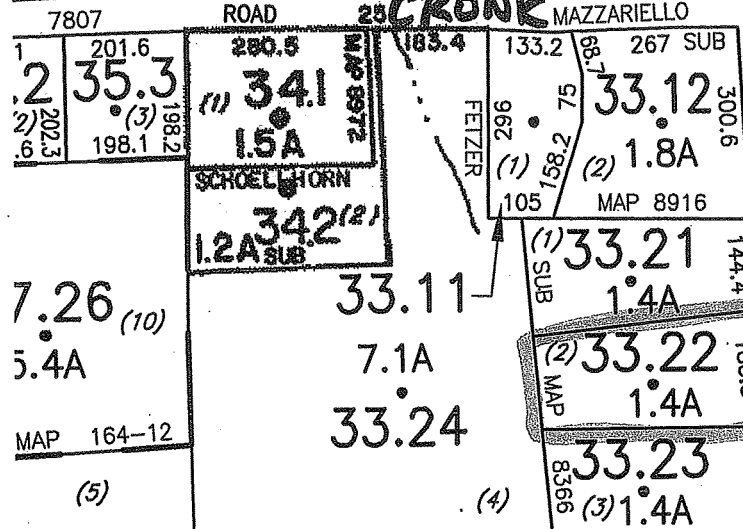
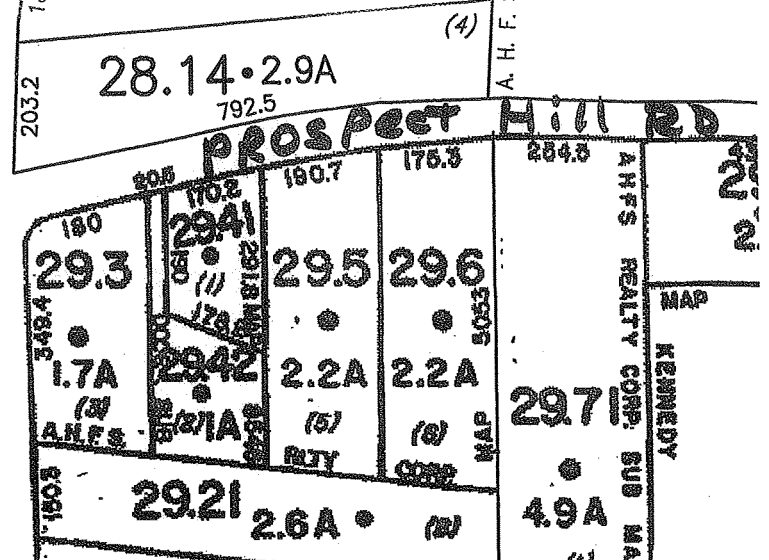
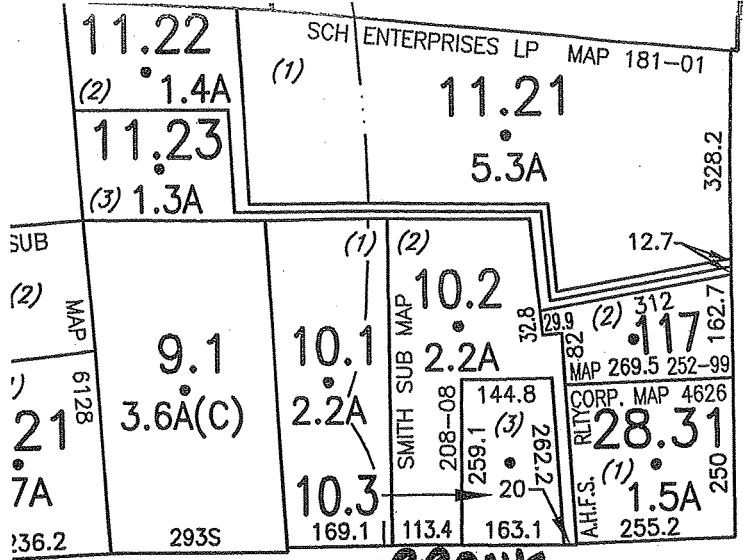
and Examined.

*Muir S. Murphy*

**HAYWARD, PARKER & MARTENS**

*Attorneys for*

19-21 DeWITT STREET  
POST OFFICE BOX 929  
MIDDLETOWN, NEW YORK 10940  
(914) 343-6227



Bitner  
 186 Forest Road Walkkill  
 (1-1-32.22)