



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: 13-Sept-2015

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

I (WE) Custodia Benquetta PRESENTLY
RESIDING AT NUMBER 34 Sloane Road Newburgh NY
TELEPHONE NUMBER 845-527-7115

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:

43-5-47 (TAX MAP DESIGNATION)
34 Sloane Rd (STREET ADDRESS)
R-1 Zone (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-1
max height 15' for accessory building



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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: August 31, 2015
- 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: Keep previously built poolhouse height over limit

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

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

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

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

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



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

6. IF AN AREA VARIANCE IS REQUESTED:

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

It compliments the home adding value to the neighborhood.

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:

It already exists.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

It is already existing. Neighbors views are not affected.

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

not seen from other properties as an obstruction of view.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

unaware when builder created this



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7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13 DAY OF Sept 2015

[Handwritten Signature]

NOTARY PUBLIC
my commission expires 10/31/18

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

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



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ZONING BOARD OF APPEALS

OLD TOWN HALL

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

PROXY

Custodio Borge, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 34 Sloane Rd Newburgh NY

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

34 Sloane Rd Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Richard Pasini

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 13-Sept 2015 [Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13 DAY OF Sept 2015

[Signature]
NOTARY PUBLIC

*My commission expires
10/31/18*

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			
Poolhouse			
Name of Action or Project:			
34 Sloane Rd Newburgh, NY 12550			
Project Location (describe, and attach a location map):			
43-5-47			
Brief Description of Proposed Action:			
15x18 Pool house			
Name of Applicant or Sponsor:		Telephone: 845-527-7115	
Custodio Bangueta		E-Mail: janisbangueta@verizon.net	
Address:			
34 Sloane Rd N			
City/PO:		State:	Zip Code:
Newburgh		NY	12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____	acres
b. Total acreage to be physically disturbed?		_____	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: Custodio Bongbete Date: 13-Sept 2015

Signature: [Handwritten Signature]

Agency Use Only [If applicable]

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

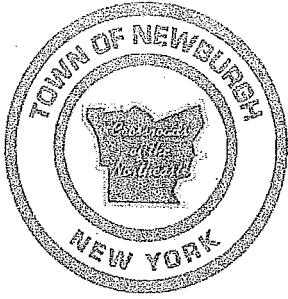
Agency Use Only [If applicable]

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.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



TOWN OF NEWBURGH

~Crossroads of the Northeast~

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

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2522-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/28/2015

Application No. 15-0701

**To: Custodio Borqueta
34 Sloane Rd
Newburgh, NY 12550**

**SBL: 43-5-47
ADDRESS: 34 Sloane Rd**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 08/25/2015 for permit to keep a prior built 20' high accessory building (pool house) on the premises located at 34 Sloane Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:
185-15-A-1 Maximum allowed height of an accessory building shall be 15'.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: CUSTODIO BORGUETA

ADDRESS: 34 SLOANE RD NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: PRIOR BILUT 15' X 18' X 20' POOL HOUSE

SBL: 43-5-47 ZONE: R-1

TOWN WATER: YES / NO TOWN SEWER: YES / NO

2522-15

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'	20'		5'	33.30%
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: PRIOR BUILT POOL HOUSE

VARIANCE(S) REQUIRED:

- 1 185-15-A-1 Maximum allowed height for an accessory building shall be 15'
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 28-Aug-15

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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

Janis E. Borqueta

TO

Custodio R. Borqueta and
Stuart A. Rosenkrantz,
as Trustees

SECTION 43 BLOCK 5 LOT 47



RECORD AND RETURN TO:
(name and address)

KAR-VIN ABSTRACT CORP.
273 Quassaick Avenue (NYS Rt. 84)
New Windsor, NY 12553
(845) 582-2622 • FAX (845) 585-8737
1-800-545-9223

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

K 041024

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | | |
|----------------------------|------|----------------------|
| 2089 BLOOMING GROVE (TN) | 4289 | MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 | MAYBROOK (VLG) |
| 2289 CHESTER (TN) | 4203 | MONTGOMERY (VLG) |
| 2201 CHESTER (VLG) | 4205 | WALDEN (VLG) |
| 2489 CORNWALL (TN) | 4489 | MOUNT HOPE (TN) |
| 2401 CORNWALL (VLG) | 4401 | OTISVILLE (VLG) |
| 2600 CRAWFORD (TN) | 4600 | NEWBURGH (TN) |
| 2800 DEERPARK (TN) | 4800 | NEW WINDSOR (TN) |
| 3089 GOSHEN (TN) | 5089 | TUXEDO (TN) |
| 3001 GOSHEN (VLG) | 5001 | TUXEDO PARK (VLG) |
| 3003 FLORIDA (VLG) | 5200 | WALKKILL (TN) |
| 3005 CHESTER (VLG) | 5489 | WARWICK (TN) |
| 3200 GREENVILLE (TN) | 5401 | FLORIDA (VLG) |
| 3489 HAMPTONBURGH (TN) | 5403 | GREENWOOD LAKE (VLG) |
| 3401 MAYBROOK (VLG) | 5405 | WARWICK (VLG) |
| 3689 HIGHLANDS (TN) | 5600 | WAWAYANDA (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5889 | WOODBURY (TN) |
| 3889 MINISINK (TN) | 5801 | HARRIMAN (VLG) |
| 3801 UNIONVILLE (VLG) | | |
| 4089 MONROE (TN) | | |
| 4001 MONROE (VLG) | 0900 | MIDDLETOWN |
| 4003 HARRIMAN (VLG) | 1100 | NEWBURGH |
| 4005 KIRYAS JOEL (VLG) | 1300 | PORT JERVIS |
| | 9999 | HOLD |

NO PAGES 5 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

Taxable
CONSIDERATION \$ _____
TAX EXEMPT
Taxable
MORTGAGE AMT. \$ _____
DATE _____

- MORTGAGE TAX TYPE:
- (A) COMMERCIAL/FULL 1%
 - (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/1 OR 2
 - (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Kar Vin

RECORDED/FILED
11/01/2004/ 09:57:31
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20040127546
DEED R / BK 11659 PG 0001
RECORDING FEES 120.00
TTX# 003584 T TAX 0.00
Receipt#337946 juls

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 October 01, 2004 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbitt October 08, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY



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

THIS INDENTURE, made the 9th day of October, Two Thousand and Four
BETWEEN JANIS E. BORGUETA, residing at 34 Sloan Road in the Town of Newburgh,
County of Orange and State of New York, 12550

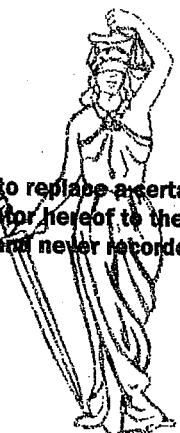
party of the first part, and CUSTODIO R. BORGUETA and STUART A. ROSENKRANTZ, or their
successors, as Trustees of the JANIS E. BORGUETA QUALIFIED PERSONAL RESIDENCE TRUST,
executed on September 11, 2001 by JANIS E. BORGUETA, as Settlor, and by CUSTODIO R.
BORGUETA and STUART A. ROSENKRANTZ, as Trustees, c/o Custodio R. Borqueta,
34 Sloan Road, Newburgh, New York, 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second
part, does hereby remise, release and quitclaim 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.

(See Schedule A attached hereto)



**(This Deed is intended to replace a certain Deed executed on September
11, 2001 from the Grantor hereof to the Grantee hereof, which was lost in
the recording process, and never recorded, in the form attached hereto as
Schedule B.)**

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, in compliance with Section 13 of the Lien Law, hereby covenants that the party
of the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration 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:

[Signature]
[Signature]
[Signature]

[Signature] (L.S.)
Janis E. Borqueta

STATE OF ^{CT} NEW YORK, COUNTY OF New Haven 561

On the 9 day of OCT, 2004, before me personally came Janis E. Borgueta,

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

Theresa Beron
Notary Public
Commission Expires 7/31/08

STATE OF NEW YORK, COUNTY OF 561

On the _____ day of _____, 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 ^{CT} NEW YORK, COUNTY OF New Haven 561

On the 9 day of OCT 2004, before me personally came _____

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

STATE OF NEW YORK, COUNTY OF 561

On the _____ day of _____, 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 knows _____

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.

Quitclaim Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. _____

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

TO

RETURN BY MAIL TO:

Zip No. _____

Reserve this space for use of Recording Office.

SCHEDULE A

Town of Newburgh, County of Orange, State of New York, being designated as Lot No. 2 on a map entitled "Subdivision Plan lands of Ines Sison", dated July 9, 1986, last revised September 12, 1986 and filed in the Office of the Orange County clerk September 30, 1986 as Map No. 7854, said lot being revised by a map entitled "Lot Line Change Plan Lands of Ines Sison" dated December 11, 1986, revised March 2, 1987 and filed in the Office of the Orange County Clerk April 13, 1987 as Map No. 8214, said revised lot being more particularly bounded and described as follows:

BEGINNING at a point in the southeasterly line of the existing Sloan Road, said point being on a revised division line between Lot No. 1 on the northeast and Lot No. 2 herein described on the southwest; said point being S 25° 22' 00" W 226.71 feet from the intersection of said southeasterly line of Sloan Road with the southerly line of Francis Street; thence, along the last mentioned division line, S 61° 33' 06" E 308.73 feet to a point on the division line between Lot No. 3 of the aforementioned filed map, lands now or formerly of Sison, on the southeast, east and south and Lot No. 2 herein described on the northwest, west and north, said division line also being the southeasterly, easterly, and southerly line of a 30 foot R.O.W.; thence, along the last mentioned division line the following six (6) courses, (1) S31° 47' 09" W 81.40 feet, (2) on a curve to the left having a radius of 21.89 feet and an arc length of 17.93 feet, (3) on a curve to the right having a radius of 63.91 feet and an arc length of 33.27 feet, (4) S 14° 41' 16" W 24.39 feet, (5) on a curve to the right having a radius of 80.00 feet and an arc length of 87.33 feet and (6) S 77° 13' 52" W 84.20 feet to a point on the division line between lands now or formerly of Sison, on the southwest and south and Lot No. 2 herein described on the northeast and north, said division line also being the centerline of a 30 foot R.O.W.; thence, along the last mentioned division line the following seven (7) courses, (1) N 37° 37' 08" W 29.65 feet, (2) N 49° 28' 46" W 33.53 feet, (3) N 65° 05' 52" W 33.02 feet, (4) N 83° 22' 05" W 33.38 feet, (5) S 83° 41' 27" W 66.05 feet, (6) N 84° 41' 27" W 30.17 feet and (7) N 70° 06' 25" W 19.71 feet to a point on the aforementioned southeasterly line of Sloan Road; thence, along the southeasterly line of Sloan Road, N 25° 22' 00" E 333.20 feet to the point or place of beginning, containing 2.00 acres of and more or less.

Such restrictions and encumbrances as of record may appear.

Subject premises more further described in attached Schedule A Part 2 as attached hereto

FIRST AMERICAN
Title Insurance Company of New York
Title No: 855-O-2087

Schedule A Description
Part 2

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, being designated as Lot No. 2 on a map entitled "Subdivision Plan lands of Ines Sison", dated July 9, 1986, last revised September 12, 1986 and filed in the Office of the Orange County clerk September 30, 1986 as Map No. 7854, said lot being revised by a map entitled "Lot Line Change Plan Lands of Ines Sison" dated December 11, 1986, revised March 2, 1987 and filed in the Office of the Orange County Clerk April 13, 1987 as Map No. 8214, said revised lot being more particularly bounded and described as follows:

BEGINNING at a point in the southeasterly line of the existing Sloan Road, said point being on a revised division line between Lot No. 1 on the northeast and Lot No. 2 herein described on the southwest; said point being S 25° 22' 00" W 226.71 feet from the intersection of said southeasterly line of Sloan Road with the southerly line of Francis Street; thence, along the last mentioned division line, S 61° 33' 06" E 308.73 feet to a point on the division line between Lot No. 3 of the aforementioned filed map, lands now or formerly of Sison, on the southeast, east and south and Lot No. 2 herein described on the northwest, west and north, said division line also being the southeasterly, easterly, and southerly line of a 30 foot R.O.W.; thence, along the last mentioned division line the following six (6) courses, (1) S 31° 47' 09" W 81.40 feet, (2) on a curve to the left having a radius of 21.89 feet and an arc length of 17.93 feet, (3) on a curve to the right having a radius of 63.91 feet and an arc length of 33.27 feet, (4) S 14° 41' 16" W 24.39 feet, (5) on a curve to the right having a radius of 60.00 feet and an arc length of 87.33 feet and (6) S 77° 13' 52" W 84.20 feet to a point on the division line between lands now or formerly of Sison, on the southwest and south and Lot No. 2 herein described on the northeast and north, said division line also being the centerline of a 30 foot R.O.W.; thence, along the last mentioned division line the following seven (7) courses, (1) N 37° 37' 08" W 29.65 feet, (2) N 49° 28' 46" W 33.53 feet, (3) N 65° 05' 52" W 33.02 feet, (4) N 83° 22' 05" W 33.38 feet, (5) S 83° 41' 27" W 66.05 feet, (6) N 84° 41' 27" W 30.17 feet and (7) N 70° 06' 25" W 19.71 feet to a point on the aforementioned southeasterly line of Sloan Road; thence, along the southeasterly line of Sloan Road, N 25° 22' 00" E 333.20 feet to the point or place of beginning.

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first party, of, in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A

Town of Newburgh, County of Orange, State of New York, being designated as Lot No. 2 on a map entitled "Subdivision Plan lands of Ines Sison", dated July 9, 1986, last revised September 12, 1986 and filed in the Office of the Orange County clerk September 30, 1986 as Map No. 7854, said lot being revised by a map entitled "Lot Line Change Plan Lands of Ines Sison" dated December 11, 1986, revised March 2, 1987 and filed in the Office of the Orange County Clerk April 13, 1987 as Map No. 8214, said revised lot being more particularly bounded and described as follows:

BEGINNING at a point in the southeasterly line of the existing Sloan Road, said point being on a revised division line between Lot No. 1 on the northeast and Lot No. 2 herein described on the southwest; said point being S 25° 22' 00" W 226.71 feet from the intersection of said southeasterly line of Sloan Road with the southerly line of Francis Street; thence, along the last mentioned division line, S 61° 33' 06" E 308.73 feet to a point on the division line between Lot No. 3 of the aforementioned filed map, lands now or formerly of Sison, on the southeast, east and south and Lot No. 2 herein described on the northwest, west and north, said division line also being the southeasterly, easterly, and southerly line of a 30 foot R.O.W.; thence, along the last mentioned division line the following six (6) courses, (1) S 31° 47' 09" W 81.40 feet, (2) on a curve to the left having a radius of 21.89 feet and an arc length of 17.93 feet, (3) on a curve to the right having a radius of 63.91 feet and an arc length of 33.27 feet, (4) S 14° 41' 16" W 24.39 feet, (5) on a curve to the right having a radius of 80.00 feet and an arc length of 87.33 feet and (6) S 77° 13' 52" W 84.20 feet to a point on the division line between lands now or formerly of Sison, on the southwest and south and Lot No. 2 herein described on the northeast and north, said division line also being the centerline of a 30 foot R.O.W.; thence, along the last mentioned division line the following seven (7) courses, (1) N 37° 37' 08" W 29.65 feet, (2) N 49° 28' 46" W 33.53 feet, (3) N 65° 05' 52" W 33.02 feet, (4) N 83° 22' 05" W 33.38 feet, (5) S 83° 41' 27" W 66.05 feet, (6) N 84° 11' 27" W 30.17 feet and (7) N 70° 06' 25" W 19.71 feet to a point on the aforementioned southeasterly line of Sloan Road; thence, along the southeasterly line of Sloan Road, N 25° 22' 00" E 333.20 feet to the point or place of beginning, containing 2.00 acres of and more or less.

Such restrictions and encumbrances as of record may appear.



Borguet & Sloan
34 Sloan Road

Section 27

SECTION 43