



Steven M. Neuhaus
County Executive

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

Referral ID#: _____
(County use only)

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

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

Municipality:	Town of Newburgh	Tax Map #:	2-2-22.31
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	
Applicant:	William & Debra Carpenter	Tax Map #:	
Project Name:	CARPENTER / Lopez Subdivision	Local File No.:	
Location of Project Site:	27 Decker Road / 1 Ulster Terrace, Walkill	Size of Parcel*:	approx 1 acre

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

Reason for County Review:	Within 500 ft Town of Plattkill	Current Zoning District (include any overlays):	R/R
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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): _____

Subdivision

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

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) lot area, lot width, one side yard setback

Other

combined side yard setback, lot surface coverage, accessory

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

Local board comments or elaboration:

Grace Cardone 3/12/14 Chairperson
 _____ Zoning Board of Appeals
 Signature of local official Date Title

Municipal Contact Phone Number: 845-566-4901

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

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com

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: February 19, 2014

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

I (WE) William A. & Debora Carpenter PRESENTLY

RESIDING AT NUMBER 27 Decker Road Wallkill, New York 12589

TELEPHONE NUMBER 845-566-0096

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:

Section 2 Block 2 Lot 22.31 (TAX MAP DESIGNATION)

27 Decker Road (STREET ADDRESS)

RR (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).

Chapter 185, Article IV, Section 185-11 Bulk Table:
Attachment 5

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: June 3, 2011

4. DESCRIPTION OF VARIANCE SOUGHT: Area of 0.94 acres, lot width of 11.3 feet, side yard setback of 11.4 feet for one side, 1.3 feet combined and 2% surface coverage.

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:

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:

All improvements are existing, no change to improvements are proposed. The lot is pre-existing non-conforming and was in compliance at the time of construction.

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

The lot was created and constructed in conformity with zoning requirements of 1987. Lot will be more in conformity as a result of the proposed lot line revision.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The minimum variances required to achieve the goal of the applicant to gain ownership of the trees they planted are being requested and all required variances are for pre-existing non-conformities.

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

No physical changes will occur on either parcel as a result of this lot line revision, it will allow all existing physical features to remain in place.

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

Lot was in full compliance of the zoning code at the time of construction.

7. ADDITIONAL REASONS (IF PERTINENT):

William A. Caputo
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 23rd DAY OF July 2013

Luke J. Lyons

NOTARY PUBLIC

LUKE J. LYONS
Notary Public, State of New York
No. 01LY4999045
Qualified in Ulster County
Commission Expires July 13, 2014

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.

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

William A Carpenter, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 27 Decker Rd Wallkill NY 12589
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 27 Decker Rd
Wallkill NY 12589

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Brooks and Brooks, Land Surveyors, P.C.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 7/23/13 William A Carpenter

OWNER'S SIGNATURE

Jennifer L Wilson

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 23rd DAY OF July 20 13

[Signature]

NOTARY PUBLIC

LUKE J. LYONS
Notary Public, State of New York
No. 01LY4999045
Qualified in Ulster County
Commission Expires July 13, 2014

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.


Part 1 - Project and Sponsor Information			
Name of Action or Project: Lot Line Revision Between Lands of William & Debora Carpenter and Lands of Valerie F. Lopez			
Project Location (describe, and attach a location map): 27 Decker Road and 1 Ulster Avenue designated as Section 2 Block 2 Lots 22.31 and 31 as designated on attached map			
Brief Description of Proposed Action: Lot line revision to convey a 0.05 acre parcel of land from Tax Parcel 2-2-31 to tax parcel 2-2-22.31, which will require a total of 8 area variances to conform with the current zoning of the parcels			
Name of Applicant or Sponsor: Brooks & Brooks Land Surveyors, P.C.		Telephone: 845-691-7339	
		E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: New York	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Zoning Board of Appeals area variances Town of Newburgh Planning Board lot line revision			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.09 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.09 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<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: Brooks & Brooks Land Surveyors, P.C. Date: January 09, 2014

Signature: 

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?"

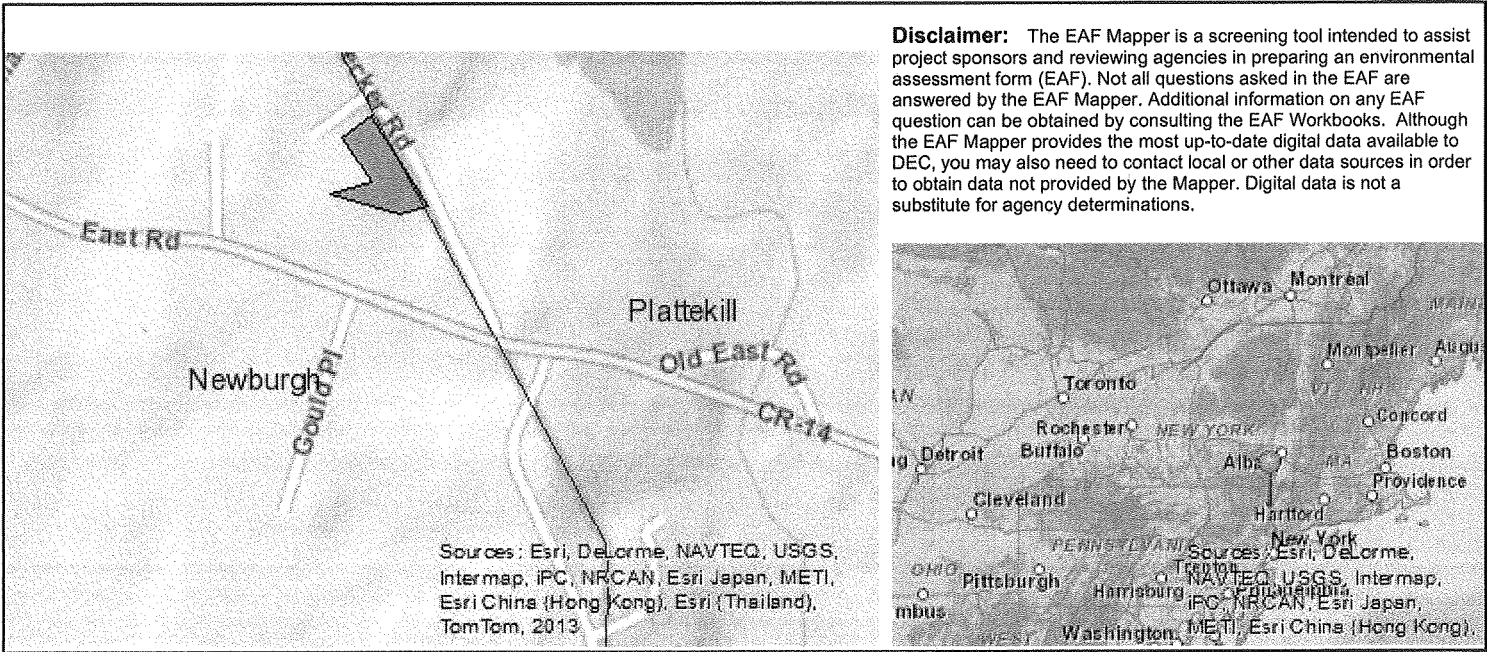
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use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

	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?	<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"/>

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.

<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 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)

PRINT



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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

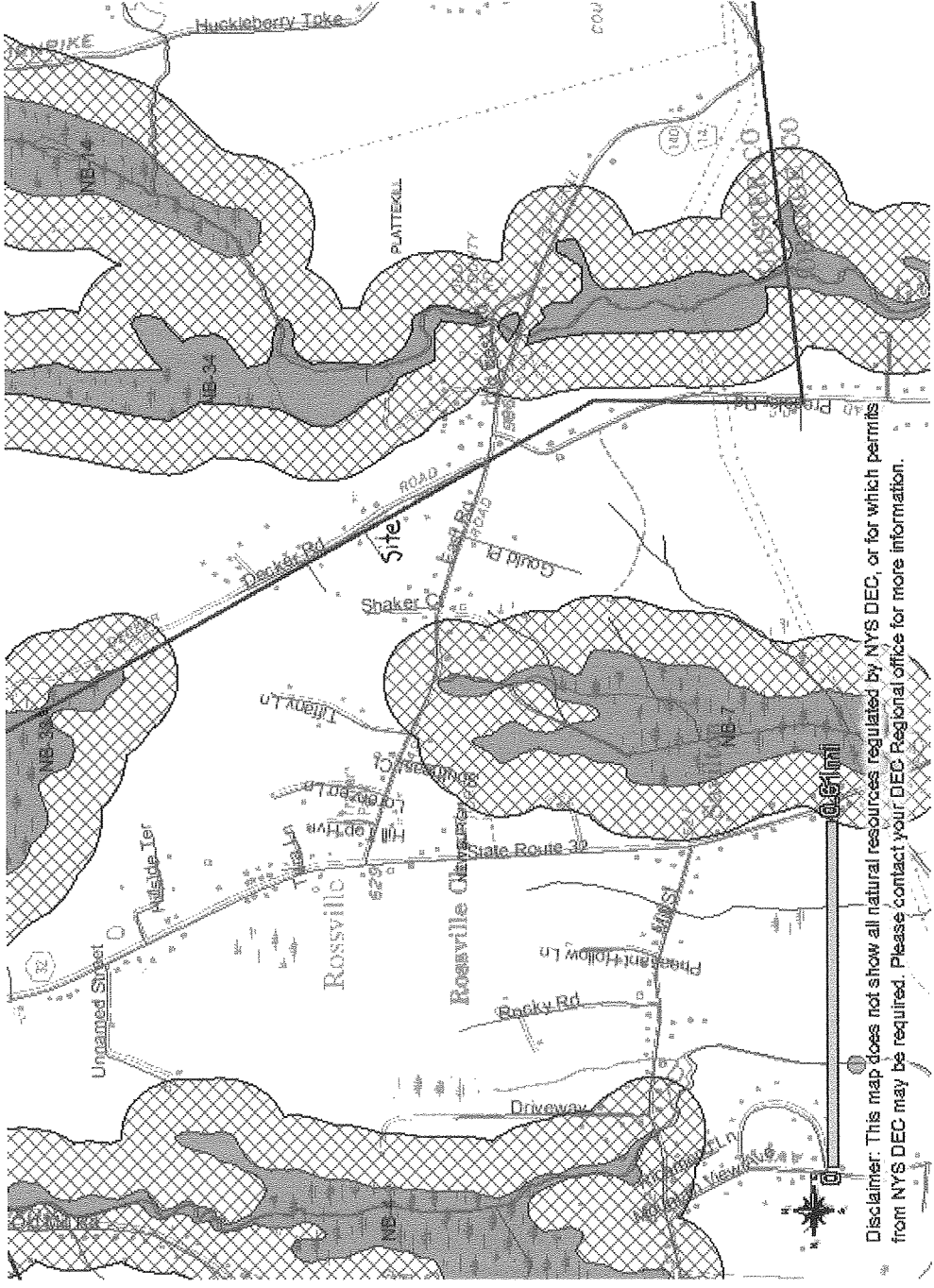
Search	Layers & Legend	Tell Me More...
Need a Permit?	Contacts	Help

Map Layers & Legend

More layers appear as you zoom in.

- Classified Water Bodies
- Unique Geological Features
- Classified Water Bodies
- State-Regulated Freshwater Wetlands
- Wetland Checkzone ?
- Rare Plants and Rare Animals
- Significant Natural Communities
- Natural Communities Vicinity ?
- Background Map
- Adirondack Park Boundary
- Counties

Click "Refresh Layers" to activate and deactivate layers.



Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

Dickover, Donnelly, Donovan & Biagi, LLP
Attorneys and Counselors at Law

James B. Biagi
David A. Donovan
Michael H. Donnelly
Robert J. Dickover

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@dddblaw.com
Fax (845) 294-6553
(Not for Service of Process)

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

June 3, 2011

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

RE: Carpenter/Lopez Subdivision 11.10
2-2-22.31 & 2-2-31
Zone R-R

Members of the Board:

I write to you on behalf of and at the direction of the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting on May 19, 2011 [or board business meeting of June 2, 2011]. The owners of these side-by-side residential properties propose to relocate the boundary line between them. Both lots are presently non-complying with bulk table requirements in some respect. The proposal will, however, reduce one of the items of noncompliance, leaving all others the same. As outlined in the attached documents, a variance might be required here. If so, the variances required are as follows:

- Lopez: lot area, lot width, lot depth and front yard setback (2 front yards);
- Carpenter: lot area, lot width, accessory structure in front yard, one side yard, both side yards and lot surface coverage.

The planning board has no particular concerns to bring to your attention.

Very truly yours,



MICHAEL H. DONNELLY

MHD/lrm

Cc: Town of Newburgh Planning Board
Brooks & Brooks Land Surveyors, P.C.

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

PRINT OR TYPE: BLACK INK ONLY

RITA Sims
 TO
 WILLIAM A CARPENTER
 DEBORA A CARPENTER

SECTION 2 BLOCK 2 LOT 223

RECORD AND RETURN TO:
 (Name and Address)

JOSEPH R TRAPANI ESQ
 PO BOX 355
 MILTON, NY 12547

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

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 62197 DATE 9/30/93 AFFIDAVIT FILED _____ 19____

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

- BG20 Blooming Grove _____
- CH22 Chester _____
- CO24 Cornwall _____
- CR26 Crawford _____
- DP28 Deepark _____
- GO30 Goshen _____
- GR32 Greenville _____
- HA34 Hamplonburgh _____
- HI30 Highlands _____
- MK38 Minisink _____
- ME40 Monroe _____
- MY42 Montgomery _____
- MI44 Mount Hope _____
- NT46 Newburgh (1)
- NW48 New Windsor _____
- TU50 Tuxedo _____
- WL52 Wallkill _____
- WK54 Warwick _____
- WA56 Wawayanda _____
- WO58 Woodbury _____
- MN09 Middletown _____
- NC11 Newburgh _____
- PJ13 Port Jarvis _____
- 9999 Hold _____

SERIAL NO. _____
 Mortgage Amount \$ _____ CHECK CASH _____ CHARGE _____
 Exempt Yes _____ No _____
 3-6 Cooking Units Yes _____ No _____
 Received Tax on above Mortgage
 Basic \$ _____ ED. FUND \$ 8.00
 MTA \$ _____ RECORD. FEE \$ 14-
 Spec. Add. \$ _____ REPORT FORMS \$ 30-
 TOTAL \$ _____ CERT. COPIES \$ _____

MARION S. MURPHY
 Orange County Clerk

Feldman

by: _____
 ORANGE COUNTY CLERK'S OFFICE S.S.
 Recorded on OCT 18 1993
 at 12:16 O'Clock PM
 In Liber/Film 8 3909 and examined.
 at page 18
Gilbert J. Luciano
 County Clerk

RECEIVED:
 \$ 620-
 REAL ESTATE
 OCT 18 1993
 TRANSFER TAX
 ORANGE COUNTY

DEPUTY COUNTY CLERK

LIBER 3909 PAGE 18

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
 I, DONNA L. BENSON, 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 10/18/93 AND THE SAME IS A CORRECT
 TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

Donna L. Benson
 COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS
 ORANGE COUNTY June 27, 2004

ORG 10/18/93 12:16:01 49606 44.00

***** EDUCATION FUND: 5.00 *****

DEED CONTROL NO: 62197 .00 *

***** SERIAL NUMBER: 001885 *****

This Indenture, Made the 30th day of SEPTEMBER Nineteen Hundred and ninety-three
Between
RITA SIMS
44 Cannon Street, Poughkeepsie, New York, 12601

party of the first part, and
WILLIAM A. CARPENTER and DEBORA A. CARPENTER HUSBAND AND WIFE
P.O. Box 517, Western Avenue, Marlboro, New York, 12542

Witnesseth that the party of the first part, in consideration of
TEN ----- Dollars (\$10.00)
lawful money of the United States,
paid by the parties of the second part, do hereby grant and release unto the
parties of the second part, and assigns forever, all
that certain plot, piece or parcel of land situate, lying and
being in the Town of Newburgh, Orange County, New York,
being known and designated as Lot #1 on a certain subdivision
map entitled "SUBDIVISION PLAN OF LANDS OF ROBERT E. LORENZEN,"
Town of Newburgh, Orange County, New York, prepared by Richard
G. Barger, L.S., #37246 dated April 23, 1987 and recorded in
the Office of the Orange County Clerk on the 8th day of July,
1987, as Map #8372.

THE HEREIN PREMISES ARE FURTHER BOUNDED AND
DESCRIBED AS FOLLOWS:

SEE ATTACHED

9311040593
AT 231-90

Together with the appurtenances and all the estate and rights of the part of the first part in and to said premises,
To have and to hold the premises herein granted unto the parties of the second part, and assigns forever.

And the party of the first part covenant that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Rita Sims
Rita Sims

State of New York }
County of Dutchess } ss. On this ~~20th~~ 30th day of September, Nineteen Hundred and ninety-three before me, the subscriber, personally appeared

RITA SIMS

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

Norbert H. Brown Jr.
Notary Public, Dutchess County

NORBERT H. BROWN JR.
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES MARCH 31, 1995 9-30-95

LIBER 3909 PAGE 20

WITNESSETH
Covenant Against Grantor with Lien Conveyance

TO

19
Dated.

Joseph R. Trahan
P.O. Box 355
Milton, N.Y. 12547

LAW OFFICES
FOUGHKEESIE, N. Y. 12501

Chicago Title Insurance Company

Title No. 9311040593

DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of ^{ORANGE} Dutchess and State of New York, known and designated as Lot No. 1 on a certain subdivision map entitled "Subdivision Plan of Lands of Robert E. Lorenzen", Town of Newburgh, Orange County, New York, prepared by Richard G. Barger, L.S. #37246, dated April 23, 1987 and filed in the Orange County Clerk's Office on July 8, 1987 as Filed Map No. 8372, which said lot is bounded and described as follows:

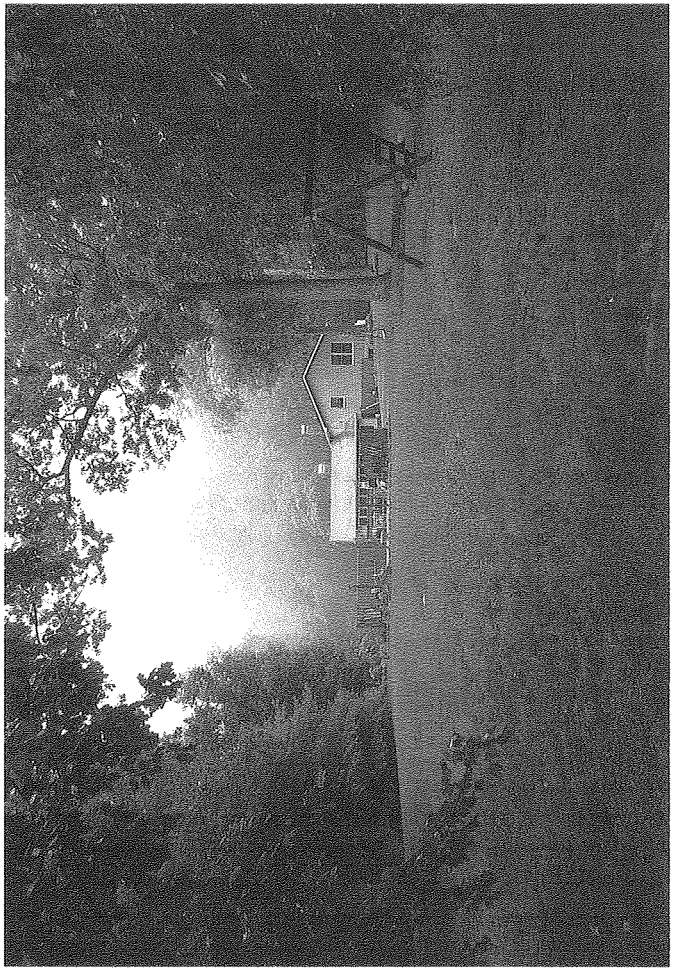
BEGINNING at a point along the westerly line of Decker Road, said point being the intersection of the westerly line of Decker Road with the southeast corner of Lot No. 2 as shown on said Filed Map No. 8372; thence in a southerly direction along the westerly line of Decker Road the following courses and distances: South 16 deg 07' 12" East 52.57 feet; South 12 deg 53' 30" East 73.30 feet; and thence South 12 deg 52' 44" East 50.80 feet to the northeast corner of the lands of now or formerly Kenneth and Beverly Carpenter, Liber 1913 page 578; thence in a westerly direction along the northerly line of the lands of Carpenter, South 83 deg 42' 40" West 94.49 feet to a point; thence North 63 deg 32' 02" West 382.88 feet to the northwest corner of the aforesaid lands of Carpenter and the southerly line of the aforesaid Lot No. 2; thence in an easterly direction along the aforesaid Lot No. 2, North 82 deg 22' 26" East 394.56 feet to the point of beginning.

DESCRIPTION

LIBER 3909 PAGE 21



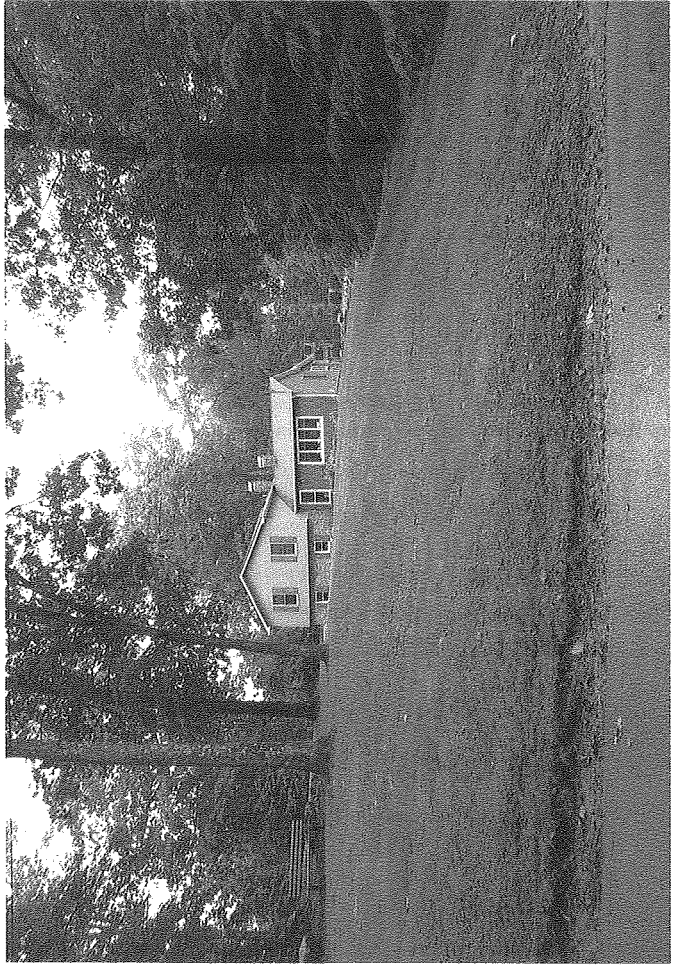
Carpenter's Driveway



Rear Carpenter's House



Proposed Lot Line (Carpenter's Driveway)



Front Carpenter's House from Decker Road

