



TOWN OF NEWBURGH

Crossroads of the Northeast

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 11/26/18

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

I (WE) Rhona Chambers PRESENTLY
RESIDING AT NUMBER 10 Bernhart Road Walkill NY 12589
TELEPHONE NUMBER 917-374-3367

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:

51-5-5 (TAX MAP DESIGNATION)
16 Odell Circle (STREET ADDRESS)
R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk table schedule #3: front, side, combined side rear setback - maximum lot building and surface Coverage



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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: 11/19/18
- 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: front yard 24.67', one side yard 28.59',

combined side yard 68', rear yard 0', Maximum building coverage 45%, Maximum surface coverage 54%

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

N/A

- 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:

THE EXISTING HOUSE IS RUN DOWN. THE
RENOVATION / ADDITION WILL BE AN
IMPROVEMENT TO NEARBY PROPERTIES

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 IS ONLY 44' WIDE. SETBACKS
OVERLAP SO THERE IS NO BUILDABLE
AREA

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

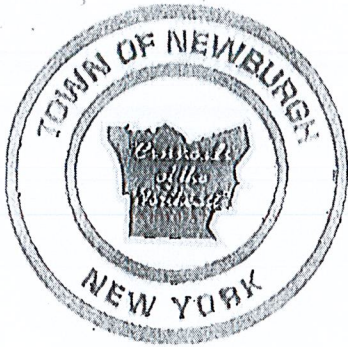
THE FOOTPRINT AND COVERAGE ARE
EXISTING AND WILL NOT CHANGE

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

SETBACKS AND COVERAGE ARE
CONSISTANT WITH THE NEIGHBORHOOD

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

APPLICANT / OWNER PURCHASED THE PROPERTY
AS IS.



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OFFICE OF ZONING BOARD
(845) 566-4901

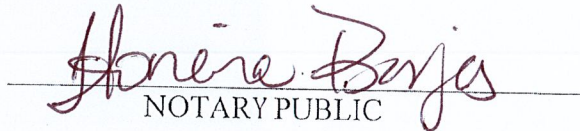
7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER(S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 27 DAY OF November 20 18

HONEIRA BORJAS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BO6083443
Qualified in Orange County
Certificate Filed in New York County
My Commission Expires 5/2/19


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)



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PROXY

Rhona Chambers, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 101 Bernhart Road, Walkill

IN THE COUNTY OF Alster ~~Orange~~ AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 16 Odell Circle
Newburgh NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Talcott Engineering/Charles Brown PE

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: Nov 27 2018

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 27 DAY OF November 20 18

NOTARY PUBLIC

HONEIRA BORJAS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BO6083443
Qualified in Orange County
Certificate Filed in New York County
My Commission Expires 5/2/19

Short Environmental Assessment Form

Part 1 - Project Information

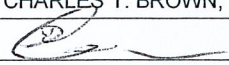
Instructions for Completing

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: CHAMBERS ADDITION/RENOVATION TED # 18083-RHN			
Project Location (describe, and attach a location map): 16 ODELL CIRCLE, NEWBURGH, NY			
Brief Description of Proposed Action: AREA VARIANCES TO PERMIT ADDITIONS TO AN EXISTING SINGLE FAMILY RESIDENCE			
Name of Applicant or Sponsor: RHONA CHAMBERS		Telephone: 917-374-3367 E-Mail: RHONACHAMBERS@YAHOO.COM	
Address: 10 BERNHART ROAD			
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 <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: BUILDING PERMIT FROM TOWN OF NEWBURGH BUILDING DEPARTMENT			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.08 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.08 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 checked="" 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?	NO	YES	N/A
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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 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? Indiana Bat, Bald Eagle	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<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)? If Yes, explain purpose and size: _____ _____ _____</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? If Yes, describe: _____ _____ _____</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? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u> Date: <u>12-3-2018</u></p> <p>Signature: <u></u></p>		

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

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]	Yes
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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

18-2720

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/19/2018

Application No. 18-1154

To: Rhona Chambers
16 O'Dell Circle
Newburgh, NY 12550

SBL: 51-5-5
ADDRESS: 16 Odell Cir

ZONE: R1

PLEASE TAKE NOTICE that your application dated 09/24/2018 for permit to rebuild the front porch, add a second story addition, raise the roof line and rebuild the decks and pergolas that were built without permits. on the premises located at 16 Odell Cir is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulkt table schedule #3: requires a 50' front yard setback
- 2) Bulkt table schedule #3: requires a 30' side yard setback
- 3) Bulkt table schedule #3: requires 80' combined side yard setbacks
- 4) Bulkt table schedule #3: requires a 40' rear yard setback
- 5) Bulkt table schedule #3: allows a maximum lot building coverage of 10%
- 6) Bulkt table schedule #3: allows a maximum lot surface coverage of 20%


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

PORTIONS

NAME: Rhonda Chambers Building Application # 18-1154

ADDRESS: 16 O'Dell Circle Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCES

USE VARIANCE

TYPE OF STRUCTURE: 2nd floor addition, decks and pergolas

SBL: 51-5-5 ZONE: R-1 ZBA Application # _____

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
FRONT YARD	50'		25.4'	24.67'	49.34%
ONE SIDE YARD	30'		1.5'	28.59'	95.30%
COMBINED SIDE YARDS	80'		12'	68'	85.00%
REAR YARD	40'		0'	40'	100.00%
BUILDING COVERAGE	10.00%		45.00%		350.00%
SURFACE COVERAGE	20.00%		54.00%		170.00%
MAX. BUILDING HEIGHT	22'-2"		24'-5"		

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:

6 Variances required

VARIANCE(S) REQUIRED:

1 Bulk table schedule #3 requires: 50' Front yard setback

2 Bulk table schedule #3 requires: 30' one side yard setback

3 Bulk table schedule #3 requires: 80' Combined side yard setback

4 Bulk table schedule #3 requires: 40' Rear yard setback

REVIEWED BY: Joseph Mattina

DATE: 19-Nov-18

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

PORTIONS

NAME: Rhonda Chambers **Building Application #** 18-1154

ADDRESS: 16 O'Dell Circle Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCES

USE VARIANCE

TYPE OF STRUCTURE: 2nd floor addition, decks and pergolas

SBL: 51-5-5 **ZONE:** R-1 **ZBA Application #**

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
FRONT YARD	50'		25.4'	24.67'	49.34%
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REAR YARD	40'		0'	40'	100.00%
BUILDING COVERAGE	10.00%		45.00%		350.00%
SURFACE COVERAGE	20.00%		54.00%		170.00%
MAX. BUILDING HEIGHT	22'-2"		24'-5"		

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: **6 Variances required**

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule #3 allows a 10% maximum building surface coverage.
- 2 Bulk table schedule #3 allows a 20% maximum lot surface coverage.
- 3
- 4

REVIEWED BY: Joseph Mattina **DATE:** 19-Nov-18

orig - ren
12/5/18



ORANGE COUNTY - STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 14393 / 1502
INSTRUMENT #: 20180030234

Receipt#: 2480445
Clerk: DB
Rec Date: 04/24/2018 10:43:18 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: Partners Abstract Corp. NY

Party1: NRZ REO VI CORP
Party2: CHAMBERS RHONA
Town: NEWBURGH (TN)
51-5-5

Recording:	
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax
Transfer Tax - State 574.00

Sub Total: 574.00

Total: 764.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 8611
Transfer Tax
Consideration: 143500.00

Transfer Tax - State 574.00

Total: 574.00

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

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 4/24/18 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF IN ACCORDANCE WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

4/26/18 *Ann G. Rabbitt*

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Ann G. Rabbitt

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGENIO

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

Standard N.Y.B.T.U. Form 8002 - Bargain and Sale Deed, with Covenant against Grantor's Acts - Uniform Acknowledgment Form 3290

THIS INDENTURE, made the 9th day of February, 2018

BETWEEN

NRZ REO VI Corp., having an address c/o Meridian Asset Services, Inc., 3201 34th Street South, Suite 310, St. Petersburg, FL 33711

party of the first part, and

Rhona Chambers, having an address at 101 Bernhardt Road, Shawangunk, NY 12589

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 plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule "A" annexed hereto and made a part hereof.

Premises being known as: 16 Odell Circle, Newburgh, New York 12550

This deed is being given in the ordinary and regular course of business actually conducted by the party of the first part.

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.

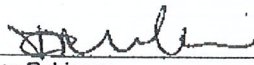
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


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" when ever 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:

NRZ REO VI Corp., by Meridian Asset Services, LLC fka Meridian Asset Services, Inc., its Attorney in Fact


Deanne Robinson

By: 
Matthew Krueger, Vice President

Fidelity National Title Insurance Company

Title No. 66880-O

SCHEDULE A

PROPERTY DESCRIPTION

Page 1 of 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point in the easterly side of Odell Circle at the northwest corner of premises n/f of Sarah H. Clarke;

THENCE (1) North 73 degrees 03 minutes 30 seconds East 89.47 feet along lands n/f of Clarke to a point on the shore of Orange Lake;

THENCE (2) North 16 degrees 42 minutes 40 seconds West 43.54 feet along the shore of Orange Lake to a point;

THENCE (3) South 73 degrees 55 minutes West 75.19 feet to a point in the easterly side of Odell Circle;

THENCE (4) South 1 degrees West 46.95 feet along the easterly side of Odell Circle to the point of BEGINNING.

Our policies of title insurance include such buildings and improvements thereon which by law constitute real property, unless specifically excepted therein. Now is the time to determine whether we have examined all of the property and easements which you desire to be insured. If there are appurtenant easements to be insured, please request such insurance. In some cases, our rate manual provided for an additional charges for such insurance.

FOR CONVEYANCING ONLY

TOGETHER with all right, title and interest of, in and to any land lying in the street and roads abutting the above described premises.

Issued by
Partners Abstract Corp.
1025 Old Country Road Suite 409
Westbury, NY 11590
Telephone (516) 338-2655 Fax (516) 338-2751

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of _____ ss: State of New York, County of _____ ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

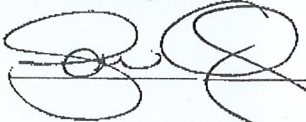
(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of FLORIDA ss:

On the 9th day of February in the year 2018, before me, the undersigned, personally appeared Matthew Krueger, Vice President of Meridian Asset Services LLC fka Meridian Asset Services Inc, Attorney in Fact for NRZ REO VI Corp, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

Pinellas County in State of Florida



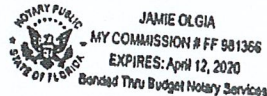
Notary Public: Jamie Olgia
Commission Expires: 4/12/2020

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. _____

NRZ REO VI Corp.
TO
Rhona Chambers

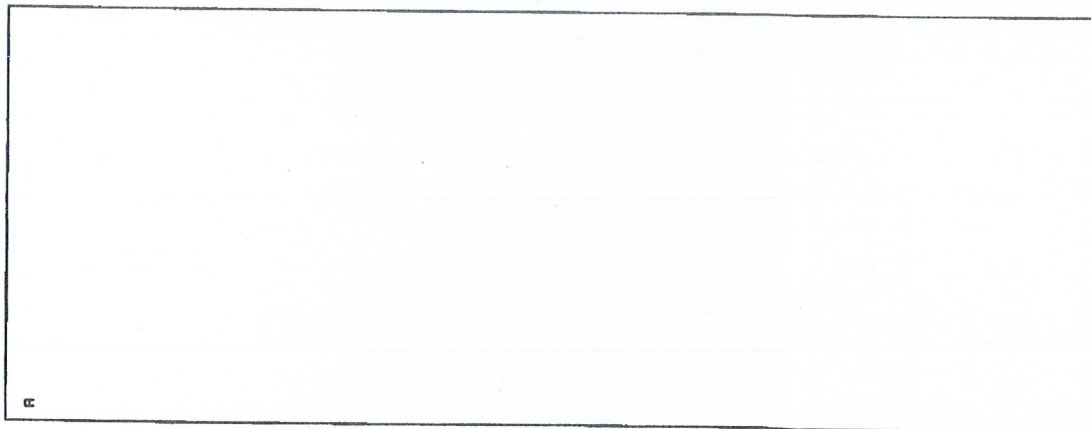
SECTION: 51
BLOCK: 5
LOT: 5
DISTRICT
COUNTY Orange
STREET ADDRESS
16 Odell Circle, Newburgh, New York 12550



Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

Michelle Anderson, Esq.
5031 US-9W, Suite 1
Newburgh, NY 12550









**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I Raymond B McKeiver, being duly sworn, depose and say that I did on or before
December 13th, 2018, post and will thereafter maintain at

16 O'Dell Cir in the Town of Newburgh, New York, at or near the front
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the
information contained in the original Notice of Hearing) until after the Public Hearing is closed. The
Notice must then be removed and property disposed of within ten (10) days of the close of the Public
Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for
additional time.

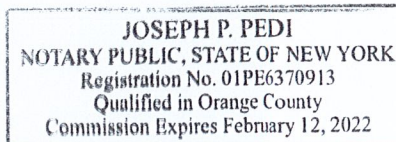
Raymond B McKeiver

Sworn to before me this 6

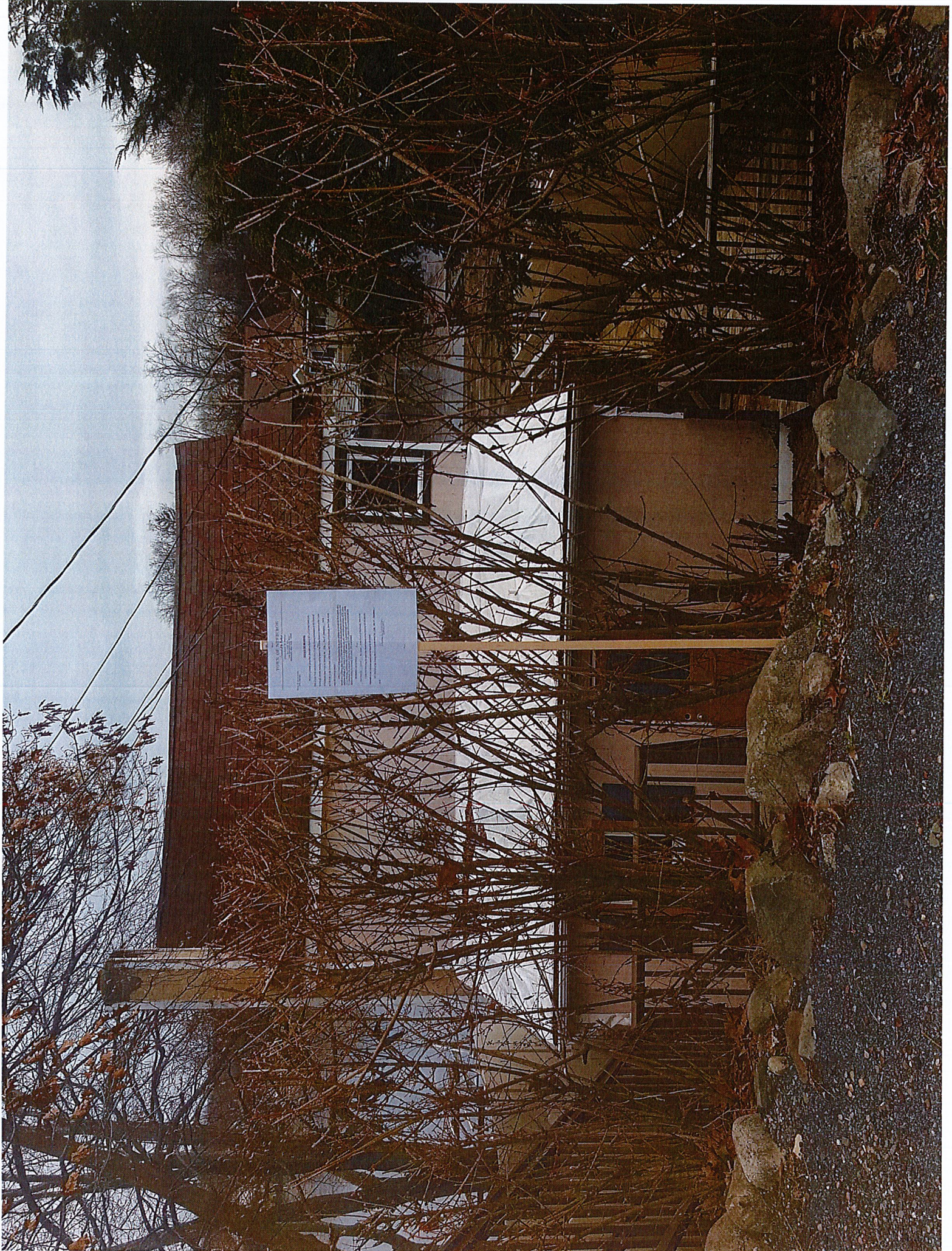
day of December, 2018.

Joseph P. PEDI

Notary Public



[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this
affidavit.]



NOTICE OF PUBLIC HEARING
FOR THE PROPOSED
REVISIONS TO THE
ZONING ORDINANCE

The following is a list of the proposed revisions to the Zoning Ordinance. The revisions are intended to clarify the language and to update the ordinance to reflect current zoning practices. The revisions are as follows:

- 1. Clarify the language of the Zoning Ordinance to reflect current zoning practices.
- 2. Update the Zoning Ordinance to reflect current zoning practices.
- 3. Clarify the language of the Zoning Ordinance to reflect current zoning practices.
- 4. Update the Zoning Ordinance to reflect current zoning practices.
- 5. Clarify the language of the Zoning Ordinance to reflect current zoning practices.
- 6. Update the Zoning Ordinance to reflect current zoning practices.
- 7. Clarify the language of the Zoning Ordinance to reflect current zoning practices.
- 8. Update the Zoning Ordinance to reflect current zoning practices.
- 9. Clarify the language of the Zoning Ordinance to reflect current zoning practices.
- 10. Update the Zoning Ordinance to reflect current zoning practices.

The proposed revisions to the Zoning Ordinance are available for public review and comment. The public hearing will be held on the following date and time:

DATE: [Date]
TIME: [Time]
LOCATION: [Location]

For more information, please contact the Planning Department at [Phone Number].