



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
Local Referring Board:	Zoning Board of Appeals
Applicant:	Cosimo J. COIANDREA
Project Name:	SUNSHINE FORD LINCOLN
Location of Project Site:	40 Route 17K

Tax Map #:	99-4-23.22
Tax Map #:	
Tax Map #:	
Local File No.:	PLBdrefl
Size of Parcel*:	4.55 acres

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

Reason for County Review: ON NYS Route 17K

Current Zoning District (include any overlays): I/B

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) FRONT YARD SETBACK &

Other REAR YARD SETBACK

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

Local board comments or elaboration:

Shane Cardone 9/21/15 Chairperson
Signature of local official Date Zoning Board of Appeals 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: September 16, 2015

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

I (WE) Cosimo J. Colandrea PRESENTLY

RESIDING AT NUMBER 1 Burning Tree Drive, Newburgh, NY 12550

TELEPHONE NUMBER 845-565-8800

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

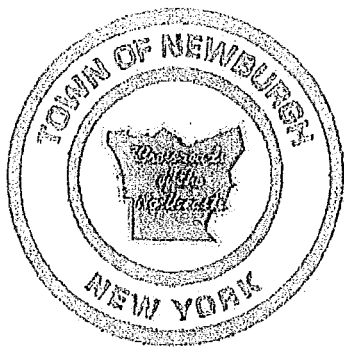
- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

99-4-23.2 (f/k/a 99-1-17.2 & 99-4-1) (TAX MAP DESIGNATION)
40 Route 17K, Newburgh, NY 12550 (STREET ADDRESS)
IB (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).

Town Code Chapter 185 Attachment 13, Table of Use and Bulk Regulations for the IB District - Schedule 8, (1) an area variance allowing a 44' setback where 60' is required and (2) an area variance allowing a rear yard setback of 40' where 60' is required.



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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: _____
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: September 16, 2015

4. DESCRIPTION OF VARIANCE SOUGHT: see attached

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:
N/A

(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:
N/A

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



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

N/A

6. IF AN AREA VARIANCE IS REQUESTED: (see attached)

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

see attached

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:

see attached

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

see attached

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

see attached

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

see attached

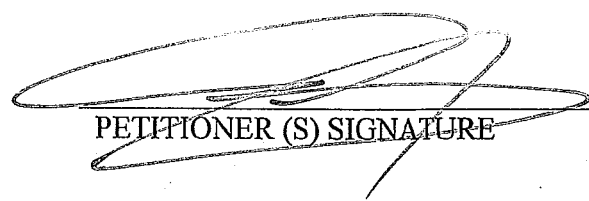


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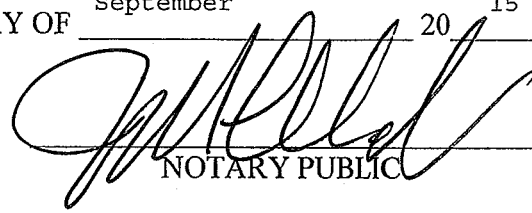
7. ADDITIONAL REASONS (IF PERTINENT):


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 16th ~~17th~~ DAY OF September 2015

JESSICA MICHELLE ALESANDRO
Notary Public, State of New York
Qualified in Orange County
No. 02AL6320634
Commission Expires March 9, 2019


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.

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

4. DESCRIPTION OF VARIANCE SOUGHT: The applicant is proposing additions to an existing commercial structure including a 3,434 sq. ft. 2nd story addition to be used for new office space and an 8,503 sq. ft. new car service prep area. The project located in the IB Zone is located on a 4.4 acre parcel. Town Code Chapter 185 Attachment 13, Table of Use and Bulk Regulations for the IB District – Schedule 8, provide that the minimum front yard setback (NYS Route 17K) is 60.0 +/- feet, requiring a variance of 16 feet for the front yard setback. The minimum rear yard setback (Granato) is 60.0 +/- feet requiring a variance of 20 feet.

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 requested variances for the front yard setback of the existing dealership building would not be inconsistent with the character of the Interchange Business District. The variance for the front yard would be primarily visible from NYS Route 17K. The applicant proposes to remove the existing wooden fence in the rear yard (see attached photograph) and install a 6' high beige PVC vinyl fence (see attached photograph) in its place which will provide better screening and be more aesthetically pleasing to the eye. Due to the nature of the site, the adjacent property owners will not be negatively impacted and the proposed design will not cause an undesirable change in the neighborhood.

(b) THE BENEFIT SOUGHT BY THE APPLICANT CANNOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE BECAUSE: The applicant plans to relocate the uses of the second floor of the existing automobile dealership in order to allow for expansion of the car showroom on the ground floor. Because the applicant needs to expand the car service prep area as a result of the expansion, there are no other feasible means to locate the proposed service prep areas, requiring the applicant to seek the requested variances. The benefit sought by the applicant cannot be achieved by any other method.

(c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE: The variances for front yard setbacks would be primarily visible from NYS Route 17K. Due to the nature of the site, the adjacent property owners will not be negatively impacted, and the proposed design includes a 6' high beige PVC vinyl fence (see attached photograph) to screen residences. The proposed second-story addition to the car dealership and car service prep area only slightly increase the need for a variance. This is not a significant difference, and therefore, if granted, would not be substantial.

(d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE: As noted above, limited front yard setbacks of the existing automobile dealership and the existing residence, there would be limited potential negative visual impacts to neighboring residences. The variances sought for front yard setbacks would be primarily visible from NYS Route 17K and will have limited potential negative visual impacts to neighboring properties. This variance is not substantial and will have no adverse environmental or physical impacts on the neighborhood or on the district.

(e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE: Terry Rice provided in his Practice Commentaries for Town Law §274-b, that this factor is perhaps the most misunderstood factor in the balance test. The fact that the property is purchased with knowledge of applicable zoning renders any difficulty self-created. However, just because a difficulty is self-created does not require the denial of the variances. Here it is important to note that the variances are required solely because of the limitation contained in the Town's Zoning Code, and that all other aspects of the proposed second story addition and car service prep area to the existing Sunshine Ford-Lincoln automobile dealership building meet the Code's requirements.

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

David A. Donovan
Michael H. Donnelly
Robert J. Dickover

James G. Sweeney, P.C., of Counsel

James B. Biagi, of Counsel

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

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

September 16, 2015

Town of Newburgh Zoning Board of Appeals
308 Gardnertown Road
Newburgh, NY 12550

RE: Colandrea Sunshine Ford Lincoln 15.24
40 Route 17K (99-4-23.2, 17.2 & 1)
Zone: IB

99-4-23.22

Members of the Board:

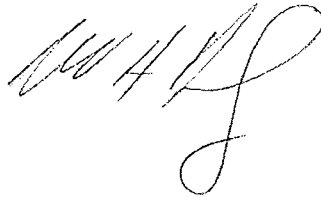
I write to you as the attorney for the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting held on September 3, 2015. The applicant's property is improved by an automobile dealership. The applicant now proposes to construct a 3,434 square foot addition to be used for new office space and a 8,503 square foot addition for a service and new car preparation area. As a result of this proposed construction of the additions, the front yard and rear yard setbacks will be deficient. Therefore, the planning board has asked me to refer this matter to you for consideration of the following area variances:

- An area variance allowing a front yard setback of 44 feet where 60 feet is required; and
- An area variance allowing a rear yard setback of 40 feet where 60 feet is required.

The planning board has no particular matters to bring to your attention. We believe that

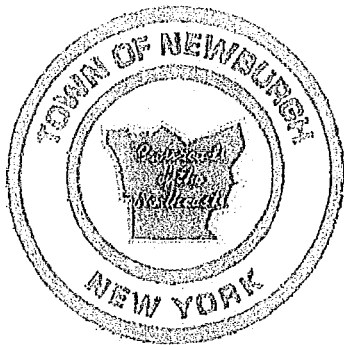
uncoordinated review may be appropriate under the New York State Environmental Quality Review Act.

Very truly yours,

A handwritten signature in black ink, appearing to read 'M H D', written in a cursive style.

MICHAEL H. DONNELLY

cc: Town of Newburgh Planning Board
Dominic Cordisco, Esq.
Shaw Engineering



TOWN OF NEWBURGH

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ZONING BOARD OF APPEALS
OLD TOWN HALL
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PROXY

Cosimo J. Colandrea

, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 1 Burning Tree Drive, Newburgh, NY 12550

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Map Section
99-4-23.22 f/k/a 99-1-17.2 and 99-4-1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Drake Loeb PLLC

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 9/17/15

Cosimo J. Colandrea
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 17th DAY OF September 20 15

NO 02AL632063A
Jessica Michele Aleo
NOTARY PUBLIC
Qualified in Orange County
State of New York
Expires March 9, 2019

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 Cosimo J. Colandrea			
Name of Action or Project: New Additions to Colandrea Sunshine Ford Lincoln and 2 area variances			
Project Location (describe, and attach a location map): 40 Route 17K, Newburgh, New York 12550			
Brief Description of Proposed Action: proposed additions to an existing commercial structure including a 3,434 square foot 2nd story addition and a 8,503 sq. ft. new car service prep area requiring an area variance allowing a 44' setback where 60' is required and an area variance allowing a rear yard setback of 40' where 60' is required.			
Name of Applicant or Sponsor: Cosimo J. Colandrea		Telephone: 845-565-8800	
		E-Mail:	
Address: 1 Burning Tree Drive			
City/PO: Newburgh		State: NY	Zip Code: 12550
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.4	acres
b. Total acreage to be physically disturbed?		0.52	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.78	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 checked="" type="checkbox"/> Commercial <input 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? requires 2 area variances	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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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: _____ N/A _____	NO	YES	
	<input type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input 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 N/A			
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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input 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: Cosimo J. Colandrea Date: 9/18/15

Signature:

DRAKE LOPEZ RLLC, JESSICA M. ALONDRIO

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.

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.

Zoning Board Of Appeals

Name of Lead Agency
Grace Cardone

Date

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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

Edith Redner by Kandy Keller
appointed Guardian
TO
Cosimo J. Colandrea

99 4 4 &
SECTION 99 BLOCK 4 LOT 5



RECORD AND RETURN TO:
(name and address)

Gary A. Galati, Esq.
263 Route 17K
Newburgh NY 12550

THIS IS PAGE ONE OF THE RECORDING

K 071034

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED [checked] MORTGAGE [checked] SATISFACTION [] ASSIGNMENT [] OTHER []

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) 4289 MONTGOMERY (TN) NO PAGES 4 CROSS REF.
2003 SO. BLOOMING GROVE (VLG)
2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG) CERT. COPY [] ADD'L X-REF. []
2289 CHESTER (TN) 4203 MONTGOMERY (VLG) MAP# [] PGS. []
2201 CHESTER (VLG) 4205 WALDEN (VLG)
2489 CORNWALL (TN) 4489 MOUNT HOPE (TN) PAYMENT TYPE: CHECK [checked]
2401 CORNWALL (VLG) 4401 OTISVILLE (VLG) CASH []
2600 CRAWFORD (TN) 4400 NEWBURGH (TN) CHARGE []
2800 DEERPARK (TN) 4800 NEW WINDSOR (TN) NO FEE []
3089 GOSHEN (TN) 5089 TUXEDO (TN) Taxable
3001 GOSHEN (VLG) 5001 TUXEDO PARK (VLG) CONSIDERATION \$ 141,000. [checked]
3003 FLORIDA (VLG) 5200 WALLKILL (TN) TAX EXEMPT []
3005 CHESTER (VLG) 5489 WARWICK (TN) Taxable
3200 GREENVILLE (TN) 5401 FLORIDA (VLG) MORTGAGE AMT. \$ []
3489 HAMPTONBURGH (TN) 5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG) 5405 WARWICK (VLG)
3689 HIGHLANDS (TN) 5600 WAWAYANDA (TN) MORTGAGE TAX TYPE:
3601 HIGHLAND FALLS (VLG) 5889 WOODBURY (TN) (A) COMMERCIAL/FULL 1%
3889 MINISINK (TN) 5801 HARRIMAN (VLG) (B) 1 OR 2 FAMILY
3801 UNIONVILLE (VLG) 5809 WOODBURY (VLG) (C) UNDER \$10,000
4089 MONROE (TN) CITIES (E) EXEMPT
4001 MONROE (VLG) 0900 MIDDLETOWN (F) 3 TO 6 UNITS
4003 HARRIMAN (VLG) 1100 NEWBURGH (I) NAT.PERSON/CR. UNION
4005 KIRYAS JOEL (VLG) 1300 PORT JERVIS (J) NAT.PER-CR.UN/1 OR 2
9999 HOLD (K) CONDO

Handwritten signature of Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Jacobowitz & Gabits

RECORDED/FILED
06/22/2007/ 09:29:14
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE # 20070070608
DEED R / BK 12472 PG 0410
RECORDING FEES 117.00
TTX# 009542 T TAX 564.00
Receipt#753103 alicev

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 June 22, 2007 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
[Signature] September 08, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY



K071034

Bargain and Sale Deed
With Covenants Against Grantors Acts

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

THIS INDENTURE, made the 7th day of June, two thousand seven

BETWEEN Edith Redner, by Kandy Keller, appointed Guardian by Decision/Order/Judgement dated 6/21/06 signed by Hon. Daniel D. Angiolillo and filed in the Supreme Court of the State of New York in Orange County on 8/23/06, who resides at 4 Kandy Lane, Walkkill NY 12589, party of the first part,

and

Cosimo J. Colandrea, who resides at P.O. Box 3257, Newburgh NY 12550, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 (\$10.00) Dollars lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or 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, described as follows:

See Schedule "A" attached.

Property: 17 Putnam Street, T/O Newburgh
SBL: 99-4-4 & 99-4-5

BEING the same premises conveyed by Harry E. Robison and Lupe Robison to Leonard G. Redner and Edith Redner by deed dated May 7th, 1947 and recorded in the Orange County Clerk's Office on May 9th, 1947 in Liber 1043 of Deeds at Page 328.

ALSO BEING the same premises conveyed by Frank Giordano to Leonard G. Redner and Edith Redner by deed dated September 20th, 1962 and recorded in the Orange County Clerk's Office on September 24th, 1962 in Liber 1625 of Deeds at Page 858.

Leonard G. Redner died a resident of Dutchess County on March 2nd, 1983, leaving Edith Redner as surviving tenant by their entirety.

* a/k/a Leonard Redner

Record & Return to:

**Gary Galati, Esq.
263 Route 17K
Newburgh NY 12550
Title Co & Title #: Kar-Vin Abstract Corp. / 071034**

**Recorded at the request of
Kar-Vin Abstract Corp.
New Windsor NY 12553
(845) 562-2622 FAX 565-8737**

Schedule A Description

Title Number **GA-121136-O**

Page 1

All that certain plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being known and designated as Lot Number's 17, 18, 19 and 20, on a certain map entitled, "Map or Plan of Union Heights", dated May 9, 1921, made by Ernest W. Branch, Civil Engineer, and filed in the Office of the Clerk of Orange County on May 12, 1921 as Filed Map No. 995.

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

DONNNA M. BILYOU
LYNDA L. PIPER
TO
COSIMO J. COLANDREA

SECTION 99 BLOCK 4 LOT 8



RECORD AND RETURN TO: (name and address)

GARY A. GALATI, ESQ.
265 ROUTE 17K
NEWBURGH, NEW YORK 12550

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

K071033

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 / CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK / CASH / CHARGE / NO FEE

Taxable CONSIDERATION \$ 161,300
TAX EXEMPT
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 Ver

RECORDED/FILED
04/23/2007 09:21:58
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20070044299
DEED R / BK 12421 PG 1226
RECORDING FEES 117.00
TTX# 007692 T TAX 646.00
Receipt#724373 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 April 23, 2007 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 September 08, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY



Bargain & Sale Deed with Covenant against Grantor.

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 28th day of March, 2007.

BETWEEN

Donna M. Bilyou, residing at 110 Pine Drive, New Windsor, NY 12553
Lynda L. Piper, residing at One Buckingham Drive, Newburgh, New York
12550, sole heirs at law of Mary DeCerbo and ~~Salvatore DeCerbo~~



grantor

Cosimo J. Colandrea, residing at P.O. Box 3257, Newburgh, New York
12550

grantee

WITNESSETH, that the grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of.

Donna M. Bilyou L.S.
Donna M. Bilyou

Lynda L. Piper L.S.
Lynda L. Piper

LAWYERS TITLE INSURANCE CORPORATION
NATIONAL HEADQUARTERS - RICHMOND, VIRGINIA

Commitment No: 071033

Schedule A Description

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, Orange County, New York, being Lots numbered 14, 15, and 16 on a map or plan of Union Heights, Newburgh, Orange Co., N.Y. owned by J. W. Wilbur Co., Inc., formerly owned by Chauncey M. Dutcher, dated May 9, 1921, prepared by Ernest W. Branch, C.E. and filed in the Orange County Clerk's Office on May 12, 1921, more particularly described on said map to which reference is hereby made as follows:

Northeasterly by Putnam Street 90 feet; southeasterly by Lot 13 100 feet; southwesterly by lands now or formerly of L. Herman 90 feet; and northwesterly by Lot 17 100 feet.

BEING AND INTENDED TO BE the same premises as described in a certain Deed dated February 24, 1954, running from John Vignogna to Salvatore DeCerbo and Mary DeCerbo, which Deed was thereafter recorded in the Office of the Orange County Clerk on February 26, 1954, in Liber 1297, Page 544.

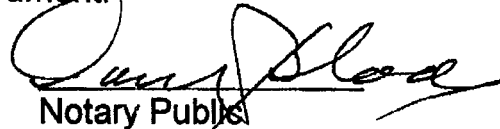
Salvatore DeCerbo died February 18, 2003, a resident of Newburgh, N.Y., with title vesting solely in Mary DeCerbo, his wife, as surviving tenant by the entirety. Mary DeCerbo died November 17, 2006, a resident of Newburgh, N.Y. with title vesting in Donna M. Bilyou and Lynda L. Piper, her daughters, and sole heirs at law.

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 28th day of March, in the year 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared DONNA M. BILYOU, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

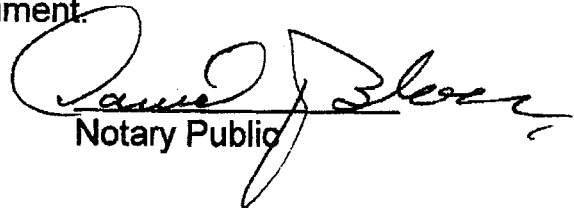
DANIEL J. BLOOM
NOTARY PUBLIC - State of NY
Residing in Orange County
Commission Expires Feb. 28, 2010

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 28th day of March, in the year 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared LYNDA L. PIPER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

DANIEL J. BLOOM
NOTARY PUBLIC - State of NY
Residing in Orange County
Commission Expires Feb. 28, 2010

Recorded at the request of
Kar-Vin Abstract Corp.
New Windsor NY 12553
(845) 862-2322 FAX 365-8737

A 291

Standard N.Y.S.T.U. Form 8007
Buyain & sale deed, with covenant against grantor's acts—Ind. or Corp.

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

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

RD 33 - 12785

052065

THIS INDENTURE, made the 24th day of December, nineteen hundred and eighty-four
BETWEEN MARY GRIGGS GIUDICE
North Fletcher Drive, Town of Newburgh, N. Y.

party of the first part, and **COSIMO COLANDREA**
P. O. Box 3257, Newburgh, N. Y.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN and-----00/100 dollars,

lawful money of the United States, 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

44
Map 99
Blk 4-
Lots 9
& 10

Property in the Town of Newburgh, County of Orange and State of New York, located at 12 and 13 Putnam Street, Map of Union Heights, as shown on tax map of Orange County for the Town of Newburgh, Section 99 - Block 4 - Lots 9 and 10

The property is also described as:-

ALL that tract or parcel of land situate in the Town of Newburgh, County of Orange and State of New York, being lots numbered Twelve (12) and Thirteen (13) on a map or plan of Union Heights, dated May 9, 1921, made by Ernest W. Branch, Civil Engineer, and filed in the office of the Clerk of Orange County, and more particularly described as follows, to wit:

Said lots contain approximately six thousand (6,000) square feet and are bounded as follows: Northerly on Putnam Street, on said plan sixty (60) feet; easterly on lot 11, on said plan, One hundred (100) feet; southerly on land owner or owners unknown, sixty (60) feet and westerly on lot 14, on said plan, one hundred (100) feet.

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 *February 21, 1985* 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 September 08, 2015

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

2329 PG 125

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 incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Mary Griggs Giudice
MARY GRIGGS/GIUDICE

LIBER 2329 PG 126

STATE OF NEW YORK, COUNTY OF ORANGE 551
On the 24th day of December 19 84, before me personally came MARY GRIGGS GIUDICE

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

Emily M. Barginitz
EMILY M. BARGINITZ

Notary Public, State of New York
Qualified in Orange County
My commission expires Mar. 20, 1986

STATE OF NEW YORK, COUNTY OF 551
On the _____ day of _____ 19 _____, before me personally came _____

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

STATE OF NEW YORK, COUNTY OF 551
On the _____ day of _____ 19 _____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____ ;

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

STATE OF NEW YORK, COUNTY OF 551
On the _____ day of _____ 19 _____, 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.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. _____
MARY GRIGGS GIUDICE
TO
COSIMO COLANDREA

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

24-
147
24

RETURN BY MAIL TO:

ANDREW P. BIVONA
Attorney at Law
P. O. Box 2636
Newburgh, New York 12550
Zip No. _____
C. Colandrea

Reserve this space for use of Recording Office.

RECEIVED
REAL ESTATE
FEB 21 1985
TRANSFER TAX
ORANGE COUNTY

Orange County Clerk's Office, S.S.
Recorded on the _____ day
of _____ 1985, at _____
o'clock _____ M. in Liber _____
of _____ page _____
Examined
Marion S. Murphy
Clerk

LIBER 2329 PG 127

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

MARY LENOX
TO
COSIMO J. COLANDREA

SECTION 99 BLOCK 4 LOT 11

RECORD AND RETURN TO:

Andrew P. Bivona, Esq.
10 South Plank Road - P.O. Box 2636
Newburgh, NY 12550

CONTROL NO. 054880 DATE _____ CHECK CASH _____ CHARGE _____
INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

- BG20 Blooming Grove _____
- CH22 Chester _____
- CO24 Cornwall _____
- CR26 Crawford _____
- DP28 Deerpark _____
- GO30 Goshen _____
- GR32 Greenville _____
- HA34 Hamptonburgh _____
- HI36 Highland _____
- MK38 Minisink _____
- ME40 Monroe _____
- MY42 Montgomery _____
- MH44 Mount Hope _____
- NT46 Newburgh (T) _____
- NW48 New Windsor _____
- TU50 Tuxedo _____
- WL52 Wallkill _____
- WK54 Warwick _____
- WA56 Wawayanda _____
- WO58 Woodbury _____
- MN09 Middletown _____
- NC11 Newburgh _____
- PJ13 Port Jervis _____
- 9999 Hold _____

RECEIVED
\$ 24 -
REAL ESTATE
TRANSFER TAX
ORANGE COUNTY

ORANGE COUNTY CLERK'S OFFICE S.S.
Recorded on the 9th day of April 1987 at 2:09 PM
O'Clock 41 M. in Liber 2691
at page 41 and examined.
Marion S. Murphy
County Clerk

Mortgage Amount _____
Exempt Yes _____ No _____
Received Tax on above Mortgage
Basic \$ _____
MTA \$ _____
Spec. Add. \$ _____
TOTAL \$ _____

MORTGAGE TAX \$ _____
TRANSFER TAX \$ 24-
SERIAL NO. _____
RECORD. FEE \$ 14-
REPORT FORMS \$ 5-
CERT. COPIES \$ _____

LIBER 2691 PG 41

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE
ON April 09, 1987 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 September 08, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Standard N.Y.S.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's heirs - Ind. or Corp.

DATE CODE

33-16356

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PL. AT BROADWAY, N. Y. C. 10004

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

THIS INDENTURE, made the 26th day of March, nineteen hundred and eighty-seven,
BETWEEN MARY LENOX, residing at 118 Plattekill Turnpike, Town of
Newburgh, County of Orange and State of New York,

party of the first part, and COSIMO J. COLANDREA, P.O. Box 3257, Newburgh,
NY 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN and 00/100 (\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or

successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, ~~with a right of way and easement~~, situate,

lying and being in the Town of Newburgh, County of Orange and State of New
York, being Lots numbered ten (10) and eleven (11) on a Map or plan
of Union Heights, dated May 9, 1921, and more particularly described
on said recorded plan, to which reference is hereby made. Together
with the fee in so far as the said party of the first part has the
right so to convey same, of all the streets and ways shown on said
plan, in common with the owners of the other lots shown on said plan,
and subject to the right of all the said lot owners to make any
customary use of the said streets and ways.

Restrictions: No shanties or huts shall be built on said lots.
Restrictions placed on other lots shown on said plan may be enforced
or enjoined by the said party of the second part, and it is under-
stood that the said party of the first part shall be under no
obligation to enforce any such restriction or to enjoin or restrain
any violation thereof.

BEING the same premises described in that certain Deed, Joseph T.
Johnston and Eleanor Johnston, husband and wife, to Mary Lenox,
dated April 14, 1954 and recorded in the Orange County Clerk's
Office on April 20, 1954 in Liber 1302 of Deeds at page 481.

SUBJECT to grants of record to public utilities.

SUBJECT to zoning ordinances and building regulations of the Town
of Newburgh.

SECTION 99-BLOCK 4-LOT 11

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 incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

[Handwritten signature]

[Handwritten signature]
MARY LENOX

STATE OF NEW YORK, COUNTY OF ORANGE

On the 10 day of March, 1987, before me personally came

MARY LENOX

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

Julius Larkin Hoyt
Notary Public

JULIUS LARKIN HOYT
Notary Public, State of New York
Resides in & for Orange County
Commission expires January 31, 1989

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF

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

that he is the of

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

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

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.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

MARY LENOX

TO

COSIMO J. COLANDREA

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

Andrew P. Bivona, Esq.
10 South Plank Road
Newburgh, NY 12550

Zip No.

Reserve this space for use of Recording Office.

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

Town of Newburgh

TO

Cosimo J. Colandrea

ADJACENT TO
SECTION 99 BLOCK 4 LOT 23



RECORD AND RETURN TO:
(name and address)

Mark C. Taylor, Esq.
Rider, Weiner & Frankel, P.C.
P.O. Box 2280
Newburgh, NY 12550

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

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

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2003 SO. BLOOMING GROVE (VLG)
- 2289 CHESTER (TN)
- 2201 CHESTER (VLG)
- 2489 CORNWALL (TN)
- 2401 CORNWALL (VLG)
- 2600 CRAWFORD (TN)
- 2800 DEERPARK (TN)
- 3089 GOSHEN (TN)
- 3001 GOSHEN (VLG)
- 3003 FLORIDA (VLG)
- 3005 CHESTER (VLG)
- 3200 GREENVILLE (TN)
- 3489 HAMPTONBURGH (TN)
- 3401 MAYBROOK (VLG)
- 3689 HIGHLANDS (TN)
- 3601 HIGHLAND FALLS (VLG)
- 3889 MINISINK (TN)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)
- 4289 MONTGOMERY (TN)
- 4201 MAYBROOK (VLG)
- 4203 MONTGOMERY (VLG)
- 4205 WALDEN (VLG)
- 4489 MOUNT HOPE (TN)
- 4401 OTISVILLE (VLG)
- 4600 NEWBURGH (TN)
- 4800 NEW WINDSOR (TN)
- 5089 TUXEDO (TN)
- 5001 TUXEDO PARK (VLG)
- 5200 WALLKILL (TN)
- 5489 WARWICK (TN)
- 5401 FLORIDA (VLG)
- 5403 GREENWOOD LAKE (VLG)
- 5405 WARWICK (VLG)
- 5600 WAWAYANDA (TN)
- 5889 WOODBURY (TN)
- 5801 HARRIMAN (VLG)
- 5809 WOODBURY (VLG)
- CITIES
- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO. PAGES 6 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK /
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 4,000.00
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

- 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

Ann G. Rabbitt
ANN G. RABBITT
ORANGE COUNTY CLERK

Received From Drake

RECORDED/FILED
10/21/2014/ 11:25:28
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140087648
DEED C / BK 13808PG 0847
RECORDING FEES 325.00
TTX# 001874 T TAX 16.00
Receipt#1826834 rose

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 Oct. 21, 2014 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 Sept. 2, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY



QUITCLAIM DEED
Individual or Corporation

THIS INDENTURE, made the 10th day of April, 2014
BETWEEN

THE TOWN OF NEWBURGH, a New York municipal corporation, maintaining an office at 1496 Route 300, Newburgh, New York 12550,

party of the first part, and

COSIMO J. COLANDREA, maintaining an office at 6 Old North Plank Road, Newburgh, New York 12550,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of FOUR THOUSAND AND 00/100 DOLLARS (\$4,000.00), lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant, 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, being further bounded and described in Schedule "A" attached hereto.

SUBJECT TO the Water Line Easement, if any, for the Town of Newburgh's existing water line in, under and through the real property described in Schedule "A".

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,

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.

BEING THE SAME premises that the Town of Newburgh Superintendent of Highways ordered discontinued and abandoned that is a portion of the Town of Newburgh highway known and designated as "Boulder Road" as described in Schedule "A", and recorded in the Town of Newburgh Clerk's Office in accordance with the Highway Law of New York and any other statutes applicable thereto.

AND that the party of the second part is the owner of the lands abutting the portion of "Boulder Road" to the east, west, and south sides.

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:

TOWN OF NEWBURGH



GILBERT J. PIAQUADIO

Deputy Supervisor, Town of Newburgh

STATE OF NEW YORK:

:ss.

COUNTY OF ORANGE :

On the 10th day of April, 2014, before me, the undersigned, a notary public in and for said state, personally appeared GILBERT J. PIAQUADIO personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.



Notary Public

MARK C. TAYLOR
Notary Public, State Of New York
Qualified in Orange County
Registration No. 02TA4949387
Commission Expires April 3, 20 15

DRC/TMP/33586
65043

Robert D. Kalaka, L.S., P.C.
N.Y.S. Licensed Land Surveyor
P.O. Box 250
Wappingers Falls, N.Y. 12590

Phone: (845) 297-5166

Fax: (845) 297-5166

Date: 05/22/13

Job Number: 423.3

Property Description

Cosimo J. Colandrea
Portion of Boulder Road

All that tract or parcel of land situate in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

Beginning at a point on the easterly line of Boulder Road, said point being South 28-57-06 West 5.35' from the intersection of the southerly line of Putnam Street with the easterly line of Boulder Road, being the westerly line of lands now or formerly Colandrea (D.12042 P.1129); thence along the easterly line of Boulder Road, being the westerly line of lands now or formerly Colandrea (D.12042 P.1129), South 28-57-06 West 90.46' to a point; thence along lands now or formerly Colandrea (L.2301 P.721, L.2304 P.64 & L.2354 P.239), North 62-05-35 West 6.94' and North 60-15-56 West 43.07' to a point; thence along the westerly line of Boulder Place, being the easterly line lands now or formerly Colandrea (L.4495 P.22), North 28-57-06 East 90.00' to a point; thence over and through Boulder Road, South 61-02-54 East 50.00' to the point or place of beginning. Containing 0.10 of an acre of land, more or less.

Subject to a Water Line Easement retained by the Town of Newburgh over the entire above described parcel.

Subject to the rights of the public utilities and any easements and rights-of-way of record, if any.

QUITCLAIM DEED

TOWN OF NEWBURGH

to

COSIMO J. COLANDREA

PORTION OF BOULDER ROAD
SECTION
BLOCK
LOT
TOWN OF NEWBURGH,
ORANGE COUNTY

RECORD AND RETURN TO:
Dominic Cordisco, Esq.
Drake, Loeb, Heller, Kennedy,
Gogerty, Gaba & Rodd PLLC
555 Hudson Valley Avenue
Suite 100
New Windsor, New York 12553

COLANDREA
40 ROUTE 17K

SECTION 97

99-4-23.22

SECTION 97

