



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: RONALD COLANDREA

Project Name: _____

Location of Project Site: 5344 Route 9W

Tax Map #: 9-3-31

Tax Map #: _____

Tax Map #: _____

Local File No.: 2579-16

Size of Parcel*: 2.5 ACRES

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

Reason for County Review: ON US Route 9W

Current Zoning District (include any overlays): 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): _____

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

 Number of lots proposed: _____

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

Special Use Permit

Lot Line Change

Variance AREA USE (circle one) Height MAX Access structures

Other + MAX 4 vehicle Storage

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

Local board comments or elaboration:

[Signature] 2/12/16 Chairperson
Signature of local official Date Zoning Board of Appeals

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: 7/8/2016

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

I (WE) RONALD COLANIERA PRESENTLY
RESIDING AT NUMBER 4 RIVERS EDGE, NEWBURGH
TELEPHONE NUMBER (914) 474-6669

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

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

1. LOCATION OF THE PROPERTY:

9-3-31 (TAX MAP DESIGNATION)
5344 ROUTE 9W (STREET ADDRESS)
B (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

§185-15-A-4
§185-15-A-1
BUK TUBE SCRAPAGE ? (MAX VEHICLES)



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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: 6/30/16

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: ACCESSORY STRUCTURE SIZE,
ACCESSORY STRUCTURE HEIGHT, STORAGE OF OVER 4 VEHICLES

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

MA

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:

LOT IS IN THE B ZONE AND IS 2.5 AC. W/ LITTLE DEVELOPMENT. MOST COMMERCIAL LOTS IN AREA ARE HEAVILY DEVELOPED

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 BUILDING IS FOR STORAGE OF A REGISTERED RV. SIZE IS BASED ON SIZE OF VEHICLES.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

BUILDING MEETS THE SETBACKS AND TREE CRITERIA FOR PRIMARY PERMITTED BUILDING. BUILDING IS SMALL COMPARED TO BUILDINGS IN AREA

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

BUILDING IS SMALL COMPARED TO BUILDINGS IN VICINITY

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

LOT HAS AN EXISTING RESIDENCE SO PROPOSED BUILDING IS DEEMED AS NECESSARY.



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OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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 8 DAY OF July 2016

NOTARY PUBLIC

TEENA MARIE SCHUELER II
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
LIC. #01SC6263501
COMM. EXP. JUNE 11, 2020

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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OLD TOWN HALL
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PROXY

Ronald Colandrea, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 4 River Edge, Newburgh
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 5344 RT 9W

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED CHARLES T. BROWN/TALCOTT ENG.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 7/8/16 [Signature]

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 8 DAY OF July 2016

TEENA MARIE SCHUELER II
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
LIC. #01SC6263501
COMM. EXP. JUNE 11, 2020

[Signature]
NOTARY PUBLIC

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: <i>Colandrea Accessory Garage</i>			
Project Location (describe, and attach a location map): <i>5344 Route 9W</i>			
Brief Description of Proposed Action: <i>Construct 2 bay accessory garage. A area variance for building area, building height and storage of 4 vehicles is required.</i>			
Name of Applicant or Sponsor: <i>Ronald Colandrea</i>		Telephone: <i>914-474-6669</i>	
		E-Mail:	
Address: <i>4 Rivers Edge</i>			
City/PO: <i>Newburgh</i>		State: <i>NY</i>	Zip Code: <i>12550</i>
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.		<input type="checkbox"/> NO	<input type="checkbox"/> YES
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:		<input type="checkbox"/> NO	<input type="checkbox"/> YES
3.a. Total acreage of the site of the proposed action?		<i>2.49</i>	acres
b. Total acreage to be physically disturbed?		<i>0.01</i>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>2.49</i>	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	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 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 checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor name: Charles T Brown, PE Date: 7/12/16
 Signature: [Signature]

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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



Ronald L. Colandrea,
Executor of the Estate of
Bernice J. Colandrea

TO

Ronald L. Colandrea

SECTION 9 BLOCK 3 LOT 31

RECORD AND RETURN TO:
(name and address)

Ronald L. Colandrea
4 Rivers Edge
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 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 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

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

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL
- (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, Loeb, et al

RECORDED/FILED
07/15/2014 / 11:39:37
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140059020
DEED R / BK 13770PB 0558
RECORDING FEES 190.00
TTX# 007432 T TAX 0.00
Receipt#1785899 lindar

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 July 15, 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
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY
July 8, 2016



EXECUTOR'S DEED

STANDARD NYBTU FORM 8010

THIS INDENTURE, made the 11th day of June, two thousand and fourteen

Between

Ronald L. Colandrea, Executor of the Estate of Bernice J. Colandrea residing at 4 Rivers Edge, Newburgh, New York 12550

party of the first part, and

Ronald L. Colandrea residing at 4 Rivers Edge, Newburgh, New York 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 the buildings and improvements thereon erected, situate, on the easterly side of State Highway 9W in the Town of Newburgh, County of Orange, and State of New York, being further bounded and described as follows:

Beginning at a point on the easterly side of State Highway 9W in the division line between lands of Joseph Peller on the south and lands of Camillo Moriello on the north and running from thence along said division line S64° 51' 20" E 549.92 to lands of the Middlehope School District; thence along said school district lands N30° 53' 05" E200' to an iron market set in the ground; thence through said lands of Camillo Moriello N64° 51' 20" W539' more or less to a point on the easterly side of said State Highway 9W; thence southerly along the easterly bounds of said State Highway 9W 200' to the point or place of beginning.

Subject to easements, rights of way, covenants and restrictions of record.

BEING the same premises conveyed by deed by Louis W. Colandrea and Bernice J. Colandrea, husband and wife, to Louis W. Colandrea and Bernice J. Colandrea, as tenants in common, recorded in the Orange County Clerk's office on January 27, 2000 in Liber 5230 of deeds at Page 101. Louis Colandrea died May 28, 2008 a resident of the Town of Newburgh, Orange County, New York and by his last will and testament devised his interest in the above described premises to his wife, Bernice Colandrea. Bernice J. Colandrea having died on July 3, 2012 a resident of the Town of Newburgh, Orange County, New York and by her last will and testament devised the above described premises to her son, Ronald L. Colandrea, the party of the second part herein.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

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

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

IN PRESENCE OF:



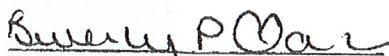
Ronald L. Colandrea, Executor of the Estate
of Bernice J. Colandrea

STATE OF NEW YORK:

§

COUNTY OF ORANGE:

On the 11th day of June 2014, before me, the undersigned, a notary public in and for said state, personally appeared RONALD L. COLANDREA 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

BEVERLY P. CLARK
Notary Public, State of New York
Qualified in Orange County
4857534
Commission Expires April 28, 20 18

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Ronald L. Colandrea, Executor of the
Estate of Bernice J. Colandrea

to

Ronald L. Colandrea

SECTION 9
BLOCK 3
LOT 31
COUNTY OF ORANGE
TOWN OF NEWBURGH

RETURN BY MAIL TO:
Ronald L. Colandrea
4 Rivers Edge
Newburgh, NY 12550

RJD/bpc/338230
65098



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

2579-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 06/30/2016

Application No. 16-0507

**To: Ronald Colandrea
4 Rivers Edge
Newburgh, NY 12550**

**SBL: 9-3-31
ADDRESS: 5344 Route 9W**

ZONE: B

PLEASE TAKE NOTICE that your application dated 06/14/2016 for permit to build a 60' x 42' x 24'-4" accessory building on the premises located at 5344 Route 9W is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-15-A-4 The maximum allowed square footage for an accessory building is 1000 SF
- 2) 185-15-A-1 An accessory building shall not exceed 15' in height.
- 3) Bulk table schedule 7 allows a maximum of 4 vehicle storage.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Ronald Colandrea

ADDRESS: 4 Rivers Edge Newburgh NY 12550

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

TYPE OF STRUCTURE: 60'x42'x24'-4" accessory building @ 5344 Rt. 9W

SBL: _____ ZONE: _____

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

2579-16

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Square footage	1000 SF	80 SF	2600 SF	1600 Sf	160.00%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		24'-4"	9-4"	62.20%
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

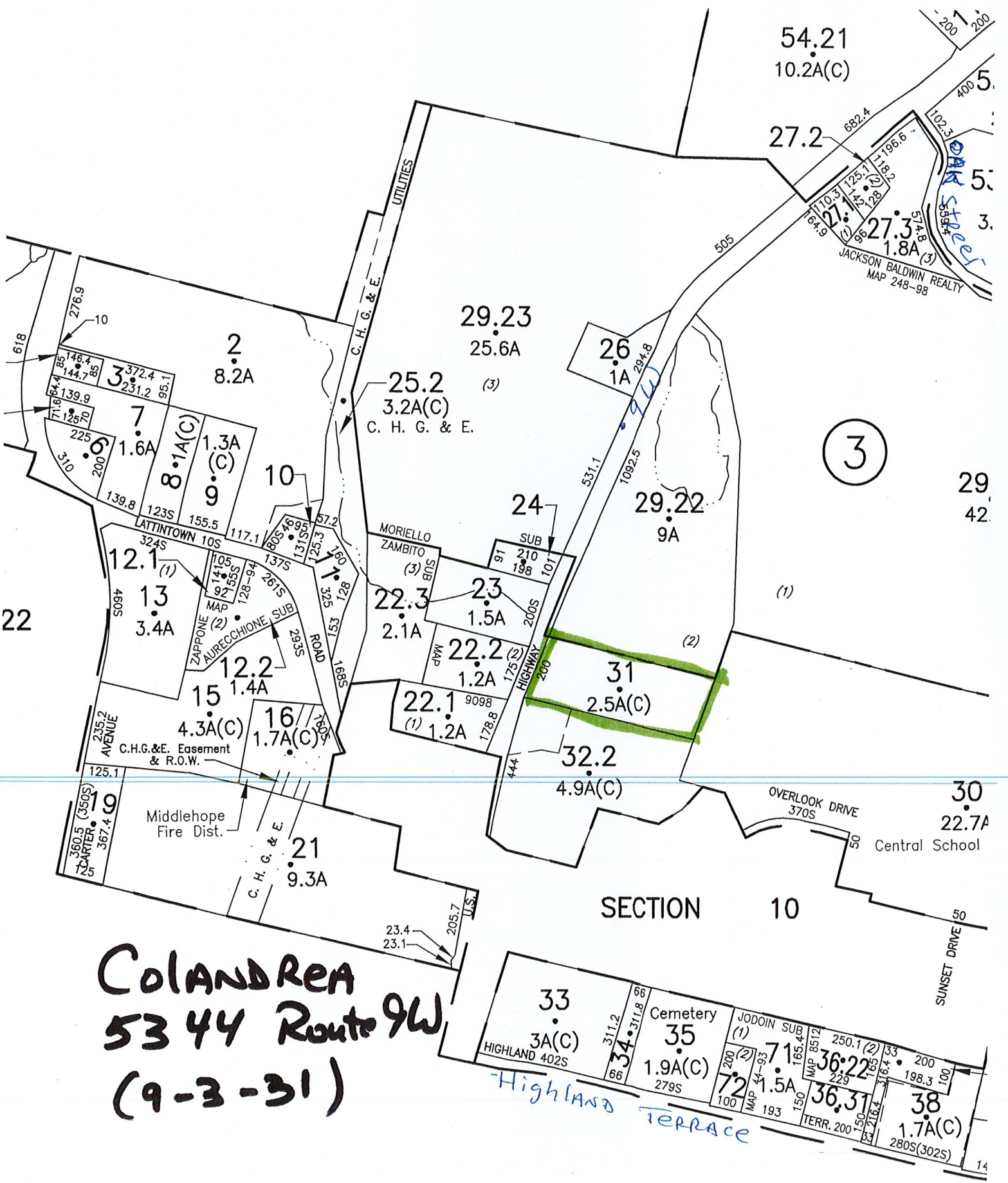
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES: 60' x 42' x 24'-4" accessory building, has an 8 x 10 existing building.

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Maximum allowed Square footage for an accessory building is 1000 SF.
- 2 185-15-A-1 Accessory buildings shall not exceed 15' in height.
- 3 Bulk table schedule 7 allows a maximum of 4 vehicle storage.
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 30-Jun-16



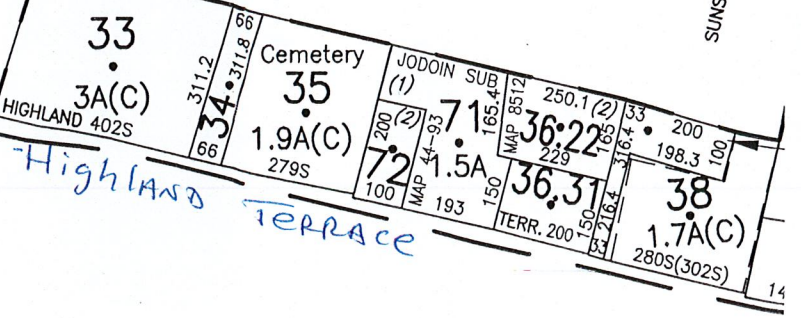
22

3

29
42

SECTION 10

COLANDREA
53 44 Route 9W
(9-3-31)



Highland TERRACE

14

16-0507
5344 Rt. 9W

THIS IS NOT A BUILDING PERMIT

**Town of Newburgh
Code Compliance Department**

308 Gardnertown Road Newburgh, NY 12550
845-564-7801 Phone 845-564-7802 Fax

MAILED TO: Ronald Colandrea 4 Rivers Edge Newburgh NY 12550
Cc:
PHONE #: 914-474-6669
PROJECT: Accessory building
SBL: 9-3-31
DATE: 6-17-2016

SUBMIT ALL ITEMS LISTED BELOW AT THE SAME TIME

BEFORE ANY EXCAVATION, DIG SAFELY NY (811) MUST BE NOTIFIED

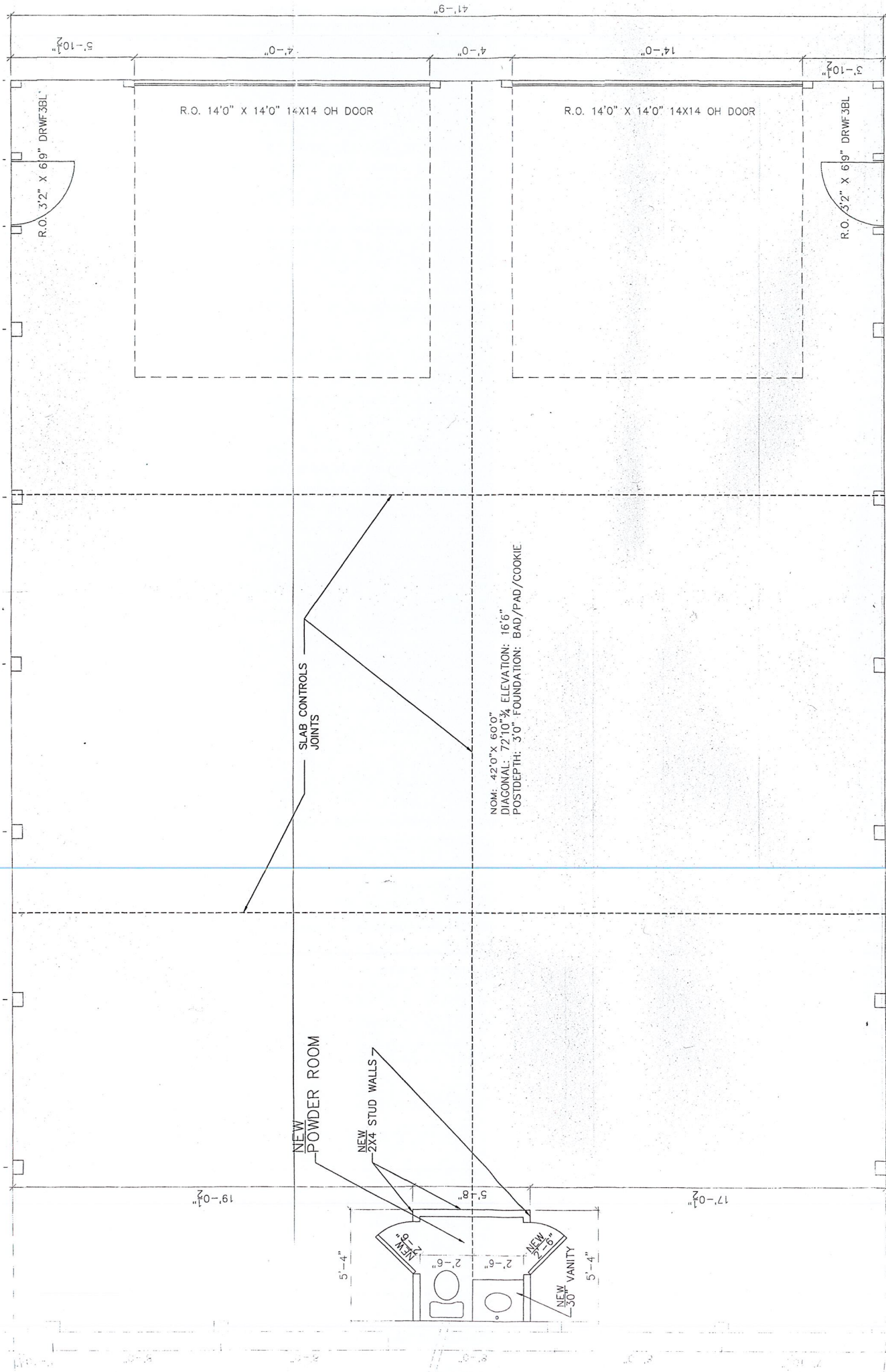
ORANGE COUNTY REQUIRES ALL ELECTRICIANS TO BE LICENSED

- 1) What is the total height of the structure? From the grade to the peak. The plans show a height of 16'-5" but this is to the bottom truss cord not the roofs peak. *24.33*
- 2) What is the proposed use of this structure? *STORE RV*
- 3) You will need to apply for a demo permit to remove the existing accessory building. *? FABRIC*
- 4) What is the size of the accessory building that is shown on the plans? (Not the one to be removed). This is required and must be added into the maximum allowed square footage permitted for all accessory buildings. *8'x10'*
- 5) Are there any additional accessory buildings located on this parcel? *NO*

2

Joseph Mattina
Code Compliance

Bathroom Location Floor Plan





Property Description Report For: 5344 Route 9W, Municipality of Newburgh

No Photo Available

Status:	Active	Roll Section:	Taxable
Swis:	334600	Tax Map ID #:	9-3-31
Property Class:	210 - 1 Family Res	Site:	RES 1
In Ag. District:	No	Site Property Class:	210 - 1 Family Res
Zoning Code:	-	Neighborhood Code:	39004
School District:	Marlboro	Total Assessment:	2016 - \$37,300
Total Acreage/Size:	2.50	Legal Property Desc:	
Land Assessment:	2016 - \$11,500	Deed Page:	558
Full Market Value:	2016 - \$103,600	Grid North:	993948
Equalization Rate:	----		
Deed Book:	13770		
Grid East:	628439		

Area

Living Area:	846 sq. ft.	First Story Area:	846 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1
Finished Rec Room:	0 sq. ft.		

Structure

Building Style:	Ranch	Bathrooms (Full - Half):	1 - 0
Bedrooms:	2	Kitchens:	1
Fireplaces:	0	Basement Type:	Crawl
Porch Type:	Porch-covered	Porch Area:	114.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1950		

Owners

Ronald L Colandrea
4 Rivers Edge
Newburgh NY 12550

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
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6/11/2014	\$0	210 - 1 Family Res	Land & Building	Colandrea, Louis W	No	No	No	13770/558
1/27/2000	\$10	421 - Restaurant	Land & Building	Colandrea, Louis W	No	No	No	5230/101

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	114.00 sq ft	Average	Normal	1950
Shed-machine	72.00 sq ft	Good	Normal	1950

Land Types

Type	Size
Primary	1.00 acres
Residual	1.50 acres

Special Districts for 2016

Description	Units	Percent	Type	Value
FD025-Middlehope fire	0	0%		0
LT004-Consol It	0	0%		0
WD001-Consol wtr 1	0	0%		0
WD002-Consol wtr 2	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2016	County	\$1,219.83
2015	County	\$1,163.61
2015	School	\$2,930.77

***Taxes may not reflect exemptions or changes in assessment**



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feet
meters

