



Steven M. Neuhaus
County Executive

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

Referral ID#:
(County use only)

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

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

Municipality:	Town of Newburgh	Tax Map #:	3-1-1.1
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	
Applicant:	Nicholas Coppola	Tax Map #:	
Project Name:		Local File No.:	2485-15
Location of Project Site:	2211 Route 300	Size of Parcel*:	200X178

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

Reason for County Review:	on NYS Route 300 & Property in Both Orange & Ulster	Current Zoning District (include any overlays):	AR
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Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from _____ to _____

Ordinance Modification (cite section): _____

Local Law

Site Plan Sq. feet proposed (non-residential only): _____

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) REAR YARD SETBACK

Other

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

Local board comments or elaboration:	
--------------------------------------	--

Shane Cardone 3/12/15 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: 03/12/15

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

I (WE) Ashley & Nicholas Coppola PRESENTLY

RESIDING AT NUMBER 2211 Rt 300

TELEPHONE NUMBER 845-851-8224

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:

3-1-1.1 (TAX MAP DESIGNATION)

2211 Rt (STREET ADDRESS)

AR (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk table schedule 2



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OLD TOWN HALL
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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: 3/11/15
- 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: _____

42' rear yard setback

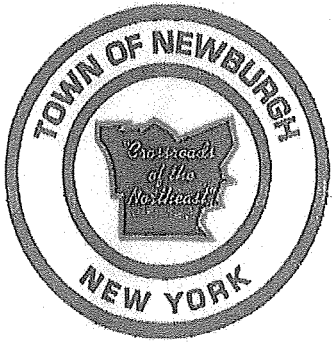
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

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

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

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

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



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

6. IF AN AREA VARIANCE IS REQUESTED:

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

addition will be constucted in rear yard,
can not be seen in the front. PER TOWN, REAR
YARD IS MEASURED TO TOWN LINE. LOT EXTENDS
INTO NEXT TOWN / COUNTY

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:

TOS TOWN / COUNTY LINE CAN NOT
BE CHANGED / MOVED ~~BECAUSE~~

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

THE BUILDING DEPARTMENT IS MEASURING
FROM THE TOWN LINE. THE PROPOSED ADDITION
MEET SET BACK TO ACTUAL REAR PROPERTY LINE (159')

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

THE PROPERTY AFFECTED IS OWNED BY
TOS APPLICANT

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

existing home is existing within rear setback.
THE LOT EXTENDS INTO THE NEXT TOWN / COUNTY



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

7. ADDITIONAL REASONS (IF PERTINENT):

Thibault & Cash
Ashley H Cappole

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF March 2015

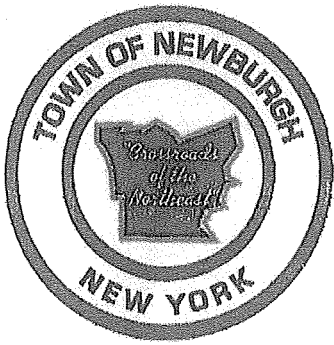
Alexandra J. Sofokles

NOTARY PUBLIC

Alexandra J. Sofokles
Notary Public State of New York
No. 81506254022
Qualified in Orange County
My Comm. Expires Jan 9 2016

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

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



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

PROXY

Anthony H Coppola Nicholas E Coppola, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 2211 RT 300

IN THE COUNTY OF Orange AND STATE OF NY

AND THAT HE/SHE IS THE OWNER IN FEE OF 2211 RT 300

Wallkill NY

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Talcott Engineering Design

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

Anthony H Coppola Nicholas E Coppola

OWNER'S SIGNATURE

[Handwritten Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF March 20 17

[Handwritten Signature]
NOTARY PUBLIC

Alexandra J. Sofokles
Notary Public-State of New York
No. 01506254022
Qualified in Orange County
My Comm. Expires Jan 9 20 18

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Coppola Addition			
Project Location (describe, and attach a location map): 2211 RT300 , Town of Newburg, SBL: 3-1-1.1			
Brief Description of Proposed Action: The construction of a 2 story 15'X12' addition for and existing single family residence.			
Name of Applicant or Sponsor: Ashley & Nicholas Coppola		Telephone: 845-851-8224 E-Mail: ashleylev88@msn.com	
Address: 2211 RT300			
City/PO: Town of Wallkill		State: NY	Zip Code: 12589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh, Building Permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.42 acres	
b. Total acreage to be physically disturbed?		180sf acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.42 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Charles T Brown, PE</u>		Date: <u>03/12/15</u>
Signature: _____		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

PRINT



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

2485-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/11/2015

Application No. 15-0120

**To: Nicholas Coppola
2211 Route 300
Walkkill, NY 12589**

**SBL: 3-1-1.1
ADDRESS: 2211 Route 300**

ZONE: A/R

PLEASE TAKE NOTICE that your application dated 03/04/2015 for permit to construct a 12' x 15' {2} story rear addition on the premises located at 2211 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:
Bulk table schedule 2 Requires a minimum rear yard setback of 50'.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: NICHOLAS COPPOLA

ADDRESS: 2211 RT. 300 WALLKILL NY 12589

PROJECT INFORMATION:

TYPE OF STRUCTURE: 12' X 15' REAR 2 STORY ADDITION

SBL: 3-1-1.1 **ZONE:** A-R

TOWN WATER: NO **TOWN SEWER:** NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	50'		8'	42'	84.0%
SIDE YARD					
MAX. BUILDING HEIGHT					
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: **ULSTER COUNTY {SBL: 107.003-2-31} / ORANGE COUNTY {SBL: 3-1-1.1}**
THE COUNTY LINES SEPARATES PROPERTY IN HALF.

VARIANCE(S) REQUIRED:

- 1 BULK TABLE SCHEDULE 2 REQUIRES A 50' MINIMUM REAR YARD SETBACK.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA **DATE:** 11-Mar-15

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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

Patricia A. Giunta aka Patricia Di Silvestro TO Nicholas E. Coppola Ashley H. Coppola

SECTION 3 BLOCK 1 LOT 1.1

RECORD AND RETURN TO: (name and address)



K. Foley Esq Johnson & Foley PC PO Box 604 Montgomery NY 12519

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 R MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

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

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

PAYMENT TYPE: CHECK [checked]
CASH
CHARGE
NO FEE

Taxable CONSIDERATION \$ 227000
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

9999 HOLD
X Ulster Co

ANN G. RABBITT
ORANGE COUNTY CLERK

Received From

Hill-N-Dale

RECORDED/FILED
05/22/2014 15:03:42
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140043820
DEED R / BK 13753PG 1271
RECORDING FEES 195.00
TTX# 006367 T TAX 908.00
Receipt#1763327 mrl

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 05-22-2014 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 03-11-2015

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



BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION) HNS1148

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 16th day of May, 2014,

BETWEEN

Patricia A. Giunta a/k/a Patricia DiSilvestro, of 2211 NYS Route 300, Wallkill, New York 12589, party of the first part, and

PG

Nicholas E. Coppola and Ashley H. Coppola of 58 Bingham Road, Apt. 3, Marlboro, New York 12542, party of the second part; *AS HUSBAND AND WIFE*

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

PARCEL I:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York and being more particularly bound and described in Schedule 'A' attached hereto and made a part hereof.;

BEING AND INTENDED to be the same premises conveyed to PATRICIA A. GIUNT a/k/a PATRICIA DISILVESTRO who acquired title by deed from LOUIS CURIALE and JEAN CURIALE dated February 1, 1985 and recorded on February 7, 1985 in the Orange County Clerk's Office in Liber 2325 at page 8;

PARCEL II:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Shawangunk, County of Ulster, State of New York and being more particularly bound and described in Schedule 'A' attached hereto and made a part hereof.;

BEING AND INTENDED to be the same premises conveyed to PATRICIA A. GIUNT a/k/a PATRICIA DISILVESTRO who acquired title by deed from LOUIS CURIALE and JEAN CURIALE dated February 1, 1985 and recorded on February 7, 1985 in the Ulster County Clerk's Office in Liber 1521 at page 136;

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,

Section: 3

Block: 1

Lot: 1.1

To Newburgh

NYSBA's Residential Real Estate Forms (9/00)

107.003

2

21

To Shawangunk

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Schedule A Description

Title Number HN 51148

Page 1

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

BEGINNING at a point in the westerly line of Route 300 (a/k/a North Plank Road) where said line is intersected by the northerly line of lands now or formerly Jacunski, and running thence the following courses and distances:

1. Along lands now or formerly Jacunski, S 73° 04' 00" W 178.10' to a point in the division line between Orange County and Ulster County;
2. Along said County line N 2° 16' 00" E, 26.30' to a point;
3. Still along said County line, N 2° 49' 00" E, 185.08' to a point;
4. Along lands now or formerly Gray N 73° 16' 00" E, 132.10' to a point in the westerly line of Route 300;
5. Along said line S 9° 30' 31" E, 189.78' to a point;
6. Still along said line, S 13° 16' 00" E, 10.40' to the point or place of BEGINNING.

CONTAINING 30,803 square feet or 0.71 Acres of land, more or less.

All that certain piece or parcel of land lying, situate and being in the Town of Shawangunk, Ulster County, New York, being more particularly bounded and described as follows:

BEGINNING at a point in the division line between Orange County and Ulster County, New York, said point being at the terminus of course #1 in the above described parcel, and running thence the following courses and distances:

1. Along lands now or formerly of Jacunski, S 73° 04' 00" W, 115.20' to a point;
2. Along lands now or formerly Mac Nicol, N 20° 00' 00" W, 200.00' to a point;
3. Along lands now or formerly Gray, N 73° 16' 00" E, 197.09' to a point in the afore-mentioned county line;
4. Along said line, S 2° 49' 00" W, 185.08' to a point;

Schedule A Description - continued

Title Number **HN 51148**

Page **2**

5. Still along said County line, S 2° 16' 00" W, 26.30' to the point or place of BEGINNING.

CONTAINING 31,117 square feet, or 0.71 Acres of land more or less.

HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

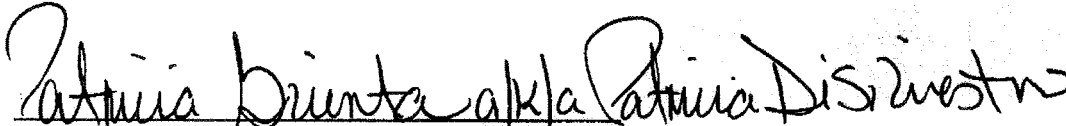
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

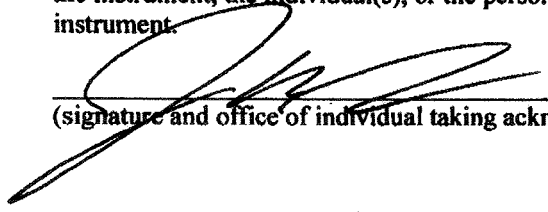
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


PATRICIA A. GIUNTA a/k/a PATRICIA DISILVESTRO

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 16th day of May in the year 2014, before me, the undersigned, personally appeared Patricia A. Giunta a/k/a Patricia DiSilvestro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

JOSEPH M. SAFFIOTI
Notary Public, State of New York
No. 4985013
Qualified in Orange County
Commission Expires August 5, 2017

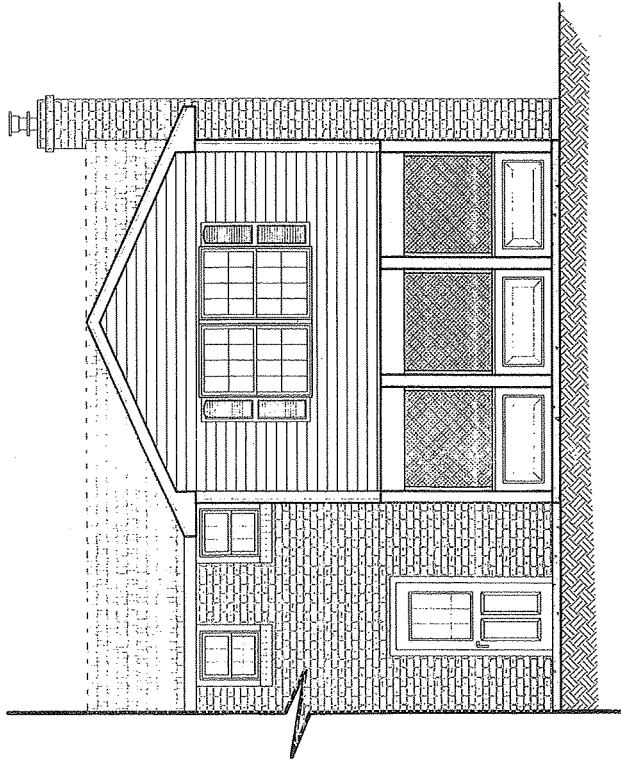
RJR:
K. Foley ESA
Johnson & Foley PC
PO Box 664
Montgomery Ny 12549

OPPOLA ADDITION

TOWN OF NEWBURGH, NEW YORK

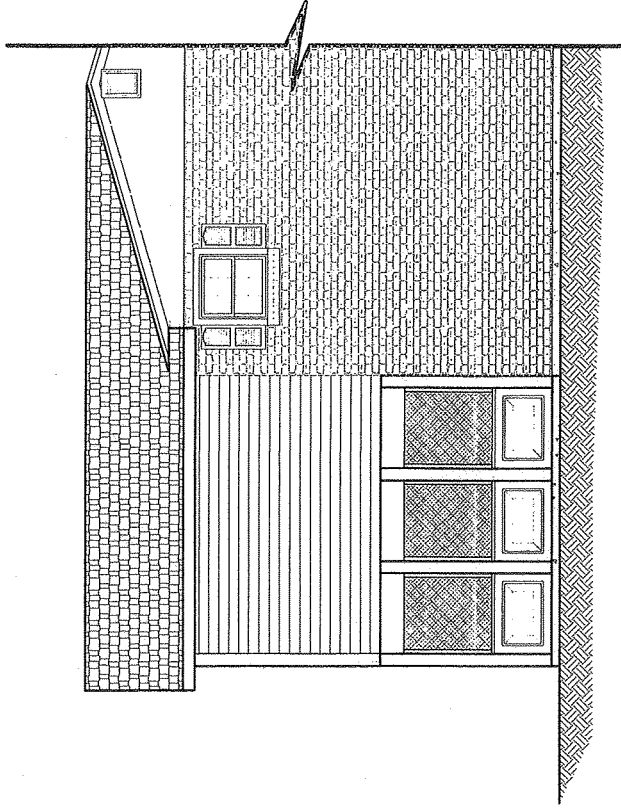
DRAWING LIST

- A-1 PROPOSED ELEVATIONS, PHOTOS OF EXISTING STRUCTURE, & NOTES
- A-2 PROPOSED FOUNDATION PLAN, SCREENED PORCH PLAN, SECOND FLOOR PLAN, ROOF PLAN, SECTION & PLUMBING SCHEMATIC
- D-1 DETAILS PAGE 1
- D-2 DETAILS PAGE 2
- D-3 DETAILS PAGE 3



**PROPOSED
REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**PROPOSED
LEFT SIDE ELEVATION**

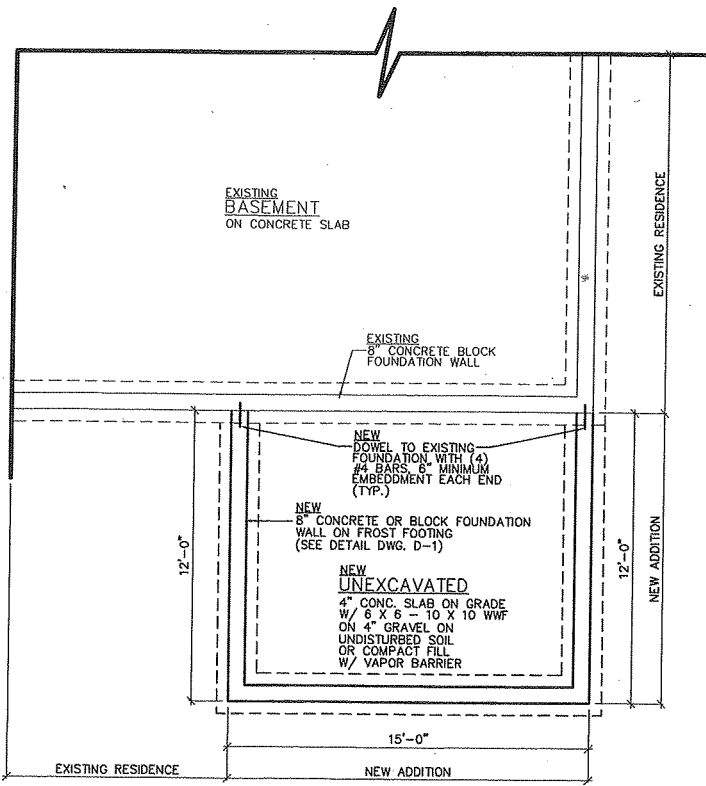
SCALE: 1/4" = 1'-0"

VENTILATION CONSTRUCTION CODE OF NYS NOTES:
 1. ENVELOPE SHALL BE DURABLY SEALED TO LIMIT PERMEATION.
 2. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 402.4.2.1, OR 402.4.2.2.
 3. INSULATION SHALL BE PROVIDED ON INTERIOR SIDES OF FRAME WALLS, FLOORS, AND CEILING.
 4. MECHANICAL SYSTEMS SHALL HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT.
 5. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-8.
 6. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 7. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 8. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 9. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 10. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 11. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
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 14. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 15. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 16. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 17. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 18. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 19. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.
 20. MECHANICAL SYSTEMS SHALL BE INSULATED TO A MINIMUM OF R-6, PER SECTION 403.2.1.

- NOTES:**
- 1.) THESE PLANS ARE PREPARED AND DRAWN IN CONFORMANCE WITH THE 2010 NEW YORK STATE RESIDENTIAL CODE.
 - 2.) TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ABOVE REFERENCED CODE.

DRAWING KEY	
(SD)	HARD WIRE CARBON MONOXIDE DETECTOR INTERCONNECTED W/SD HARD WIRE DETECTOR PER NEW YORK STATE RESIDENTIAL CODE
(SD)	SMOKE DETECTOR HARD WIRE W/ BATTERY BACKUP PER NEW YORK STATE RESIDENTIAL CODE
(H-W)	APPROXIMATE LOCATION FOR UTILITIES. SEE SHEET D-1 FOR TOLERANCES.
FURNACE	

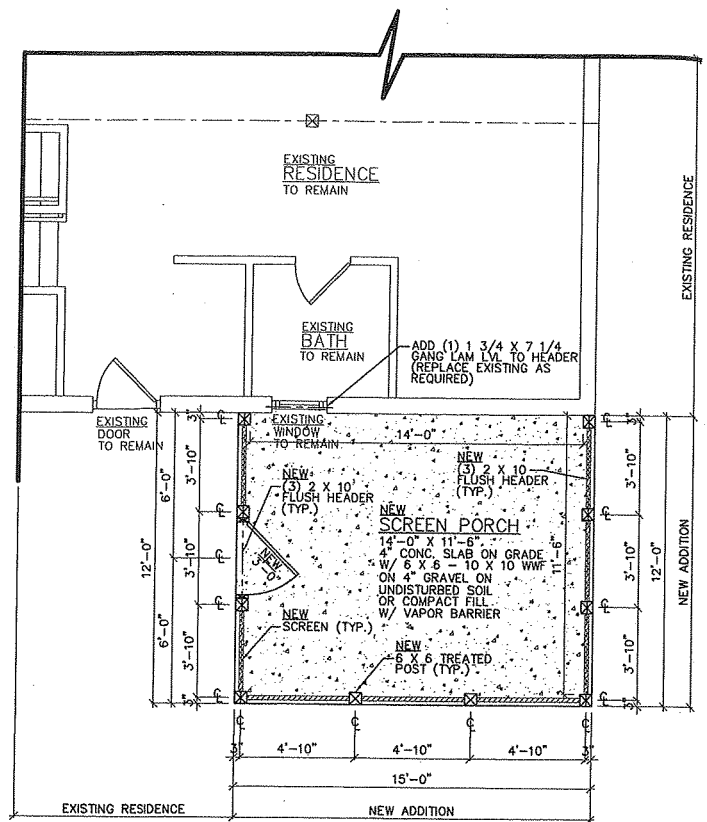
S-B-L-3-1-1.1



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

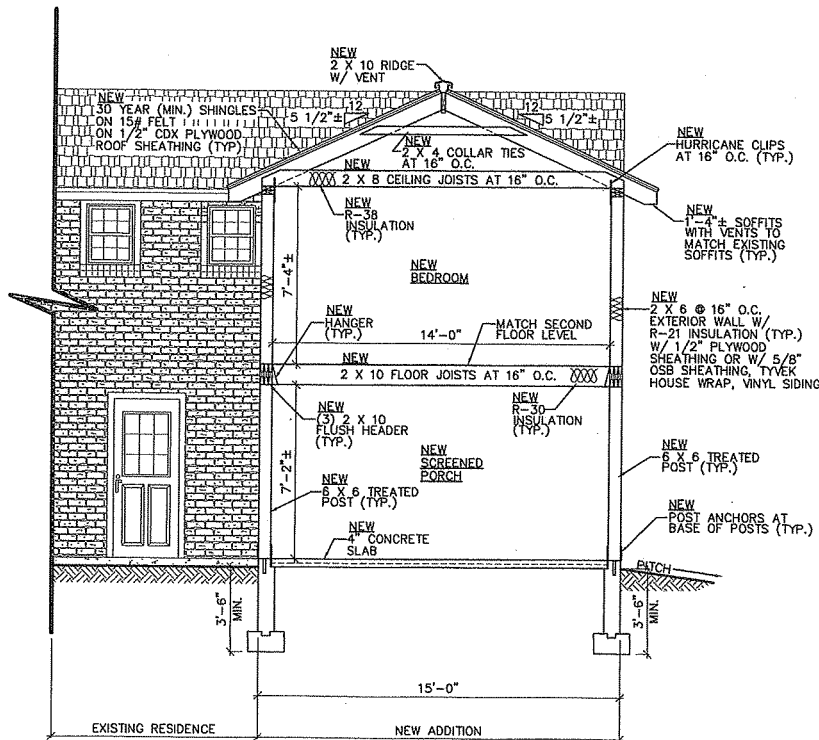
NOTES: 1.) ALL EXISTING ELEMENTS SHALL REMAIN EXCEPT AS NOTED.



PROPOSED SCREENED PORCH PLAN

SCALE: 1/4" = 1'-0"

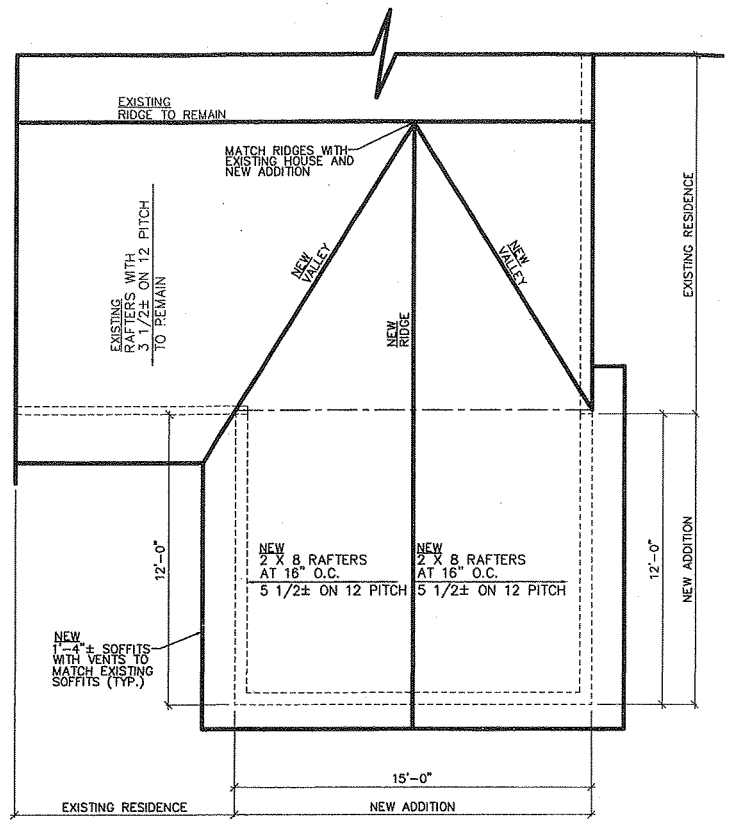
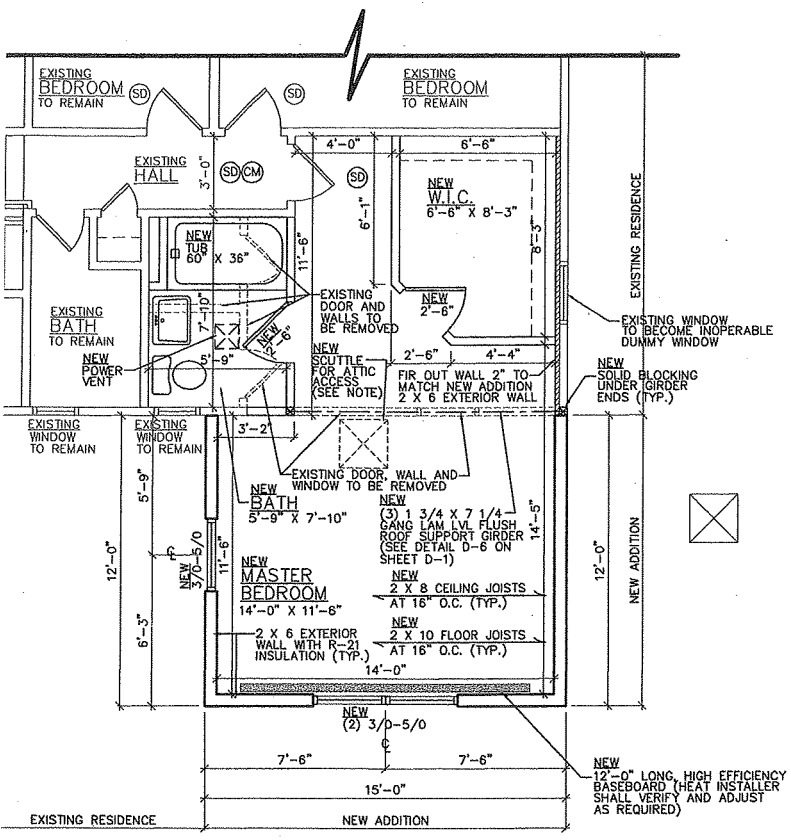
NOTES: 1.) ALL EXISTING ELEMENTS SHALL REMAIN EXCEPT AS
2.) 7'-2"± SECOND FLOOR CEILING HEIGHT.



SECTION AT NEW ADDITION

SCALE: 1/4" = 1'-0"

4" DRAIN TO SEPTIC TANK OR



PROPOSED SECOND FLOOR PLAN

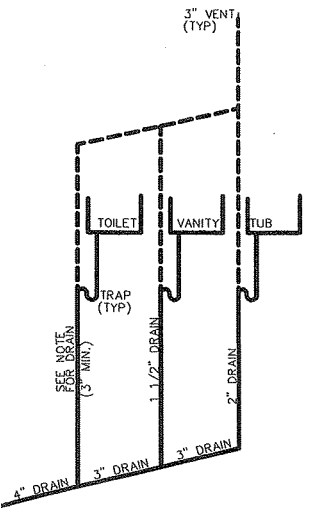
SCALE: 1/4" = 1'-0"

- NOTES:
- 1.) ALL EXISTING ELEMENTS SHALL REMAIN EXCEPT AS NOTED.
 - 2.) 7'-4"± SECOND FLOOR CEILING HEIGHT.
 - 3.) UNITED WINDOWS 5500 SERIES 3/0-5/0 DOUBLE HUNG WINDOWS MEET MINIMUM CODE REQUIREMENTS FOR EGRESS WHICH ARE: 5.7 MIN SQ. FT OPENING, WITH 24" MIN. OPEN HEIGHT, AND 20" MIN. OPENING WIDTH. (MAX SILL HEIGHT @ 44".)
 - 4.) ATTIC ACCESS SHOWN SHALL BE INSULATED AND WEATHERSTRIPPED, (PER: SEC. 402.2.2.3, 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS), TO PROVIDE A LEVEL OF INSULATION EQUIVALENT TO THE INSULATION ON SURROUNDING SURFACES. WOOD FRAMED OR EQUIVALENT BAFFLE, OR RETAINER SHALL BE PROVIDED, AS REQUIRED.
 - 5.) NO HVAC IS BEING INSTALLED. EXISTING FURNACE IS A WEIL-MCLAIN 151,000 BTU, WHICH IS MORE THAN SUFFICIENT TO MEET DEMAND LOADS FOR BOTH THE EXISTING RESIDENCE AND NEW ADDITION.

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTE: FRAME NEW ROOF OVER EXISTING ROOF.



G SCHEMATIC

COPPOLA ADDITION
 2211 STATE ROUTE 300
 TOWN OF NEWBURGH, NEW YORK

TALCOTT ENGINEERING DESIGN, PLLC.
 1 GARDNERTOWN ROAD
 NEWBURGH, NY 12550
 (845) 569-8400
 (845) 569-4583 (fax#)

SEAL:

CHARLES T. BROWN, PE
 P.O. BOX 4470
 NEW WINDSOR, NEW YORK 12553

TITLE: **PROPOSED FOUNDATION PLAN, SCREENED PORCH PLAN, SECOND FLOOR PLAN, ROOF PLAN, SECTION & PLUMBING**

DATE: _____ SCALE: _____ REVISED: _____

