



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:
Local Referring Board:
Applicant:
Project Name:
Location of Project Site:

Town of Newburgh
Zoning Board of Appeals
Melissa Costa
1 Disano Drive

Tax Map #: 34-1-1.2
Tax Map #:
Tax Map #:
Local File No.: 256916
Size of Parcel*: 1.2 Acres
*If more than one parcel, please include sum of all parcels.

Reason for County Review:

within 500ft of ±87

Current Zoning District (include any overlays): R-1

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), max height, max allowed sq ftg)
 - MAY 4 VEHICLE STORAGE
- Other

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

Local board comments or elaboration:

Signature of local official

6/1/16

Date

Chairperson
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: 5-20-16

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

I (WE) Melissa Costa / John Taylor PRESENTLY

RESIDING AT NUMBER 1 Disano Drive Newburgh, NY 12550

TELEPHONE NUMBER 845-728-5555

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:

34-1-1.2 (TAX MAP DESIGNATION)

1 Disano Drive Newburgh (STREET ADDRESS)

R-1 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4 1000 SF Maximum Allowed square feet for all accessory building
185-15-A-1 15' Maximum allowed height for accessory building
Bulk table schedule 3 Allows the storage of



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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: 5-10-16
- 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: 185-15-A-4 , 185-15-A-1

§ Bulk table schedule

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:
No we are not deprived of all economic use

(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:
There is not a hardship
- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
The building will be behind our house and will not be very focal in the neighborhood.



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

There is not a hardship. we want to store
our cars and keep them out of the weather

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 property behind the house is really hidden and
the property is lower in the back making this building
non detrimental to the neighborhood.

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:

We have no other location for this out building and
we need higher ceilings to put our truck in w/ cap.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The building is not oversized and is necessary.

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 building will not cause any environmental conditions
because there are no trees that need to be cut down.

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

yes it has been self created because we are
in need of putting up this garage.



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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):

Melvin J. Zarf

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 31 DAY OF MAY 2016

Andrew J. Zarutskie

NOTARY PUBLIC

ANDREW J. ZARUTSKIE
Notary Public, State of New York
No. 012A4502524
Qualified in Orange County
Commission Expires Nov. 30, 2017

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)

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>Pole Barn Building - Melissa Taylor</i>			
Project Location (describe, and attach a location map): <i>Taylor Pole Barn</i>			
Project Location (describe, and attach a location map): <i>1 Diseno Drive Newburgh JBL 34-1-1.2</i>			
Brief Description of Proposed Action: <i>Build an out building 24'x50'x23' in the back of our house</i>			
Name of Applicant or Sponsor: <i>Melissa Costa / John Taylor</i>		Telephone: <i>845-728-8555</i>	E-Mail: <i>mjetaz@gmail.com</i>
Address: <i>1 Diseno Drive</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.		NO	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.2</i> acres	
b. Total acreage to be physically disturbed?		<i>1200 sq ft</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.2</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			

<p>5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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?</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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</p>			
<p>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?</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	
<p>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: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Melissa Costa</u></p>		<p>Date: <u>5-20-16</u></p>
<p>Signature: <u>Melissa Costa</u></p>		

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:		
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"/>

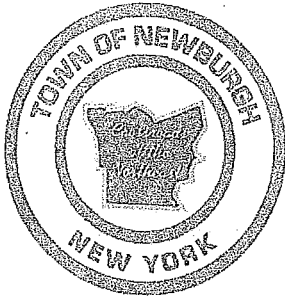
Agency Use Only [If applicable]

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.

<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)



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

2569-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/10/2016

Application No. 16-0327

To: Melissa Costa / John Taylor
1 Disano Dr
Newburgh, NY 12550

SBL: 34-1-1.2
ADDRESS: 1 Disano Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 04/22/2016 for permit to construct a 24' x 50' x 23' accessory building on the premises located at 1 Disano Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-15-A-4 1000 sf maximum allowed for all accessory buildings.
- 2) 185-15-A-1 Maximum allowed height for an accessory building is 15'.
- 3) Bulk table schedule 3 Allows the storage of no more than 4 vehicles.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: _____ Melissa Costa / John Taylor

2569-16

ADDRESS: _____ 1 Disano Dr. Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: _____ 24' x 50' x 23' Accessory building

SBL: _____ 34-1-1.2 _____ ZONE: _____ R-1

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Accessory Square Feet	1000 SF	200 SF	1400 SF	400 SF	40.00%
Vehicle Storage	2 In the dwelling / 2+ this structure				
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		23'	8'	53.33%
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

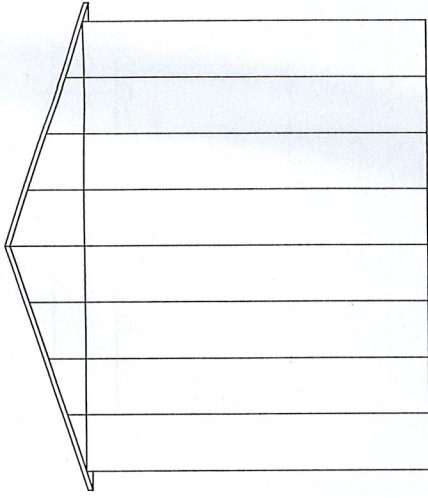
NOTES: proposing a 24' x 50' x 23' accessory building, 10' x 20' Accessory building has a c.o.

VARIANCE(S) REQUIRED:

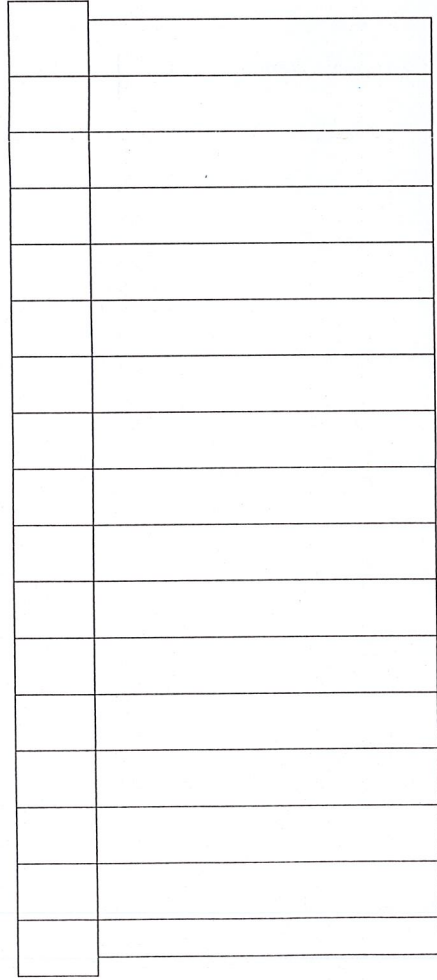
- 1 185-15-A-4 1000 SF Maximum allowed square feet for all accessory buildings.
- 2 185-15-A-1 15' Maximum allowed height for accessory buildings.
- 3 Bulk table schedule 3 Allows a maximum storage of 4 vehicles.
- 4 _____

REVIEWED BY: _____ Joseph Mattina _____ DATE: _____ 10-May-16 _____

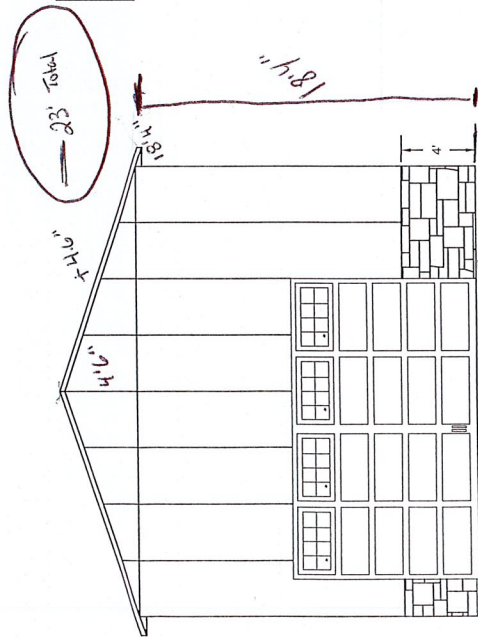
CONTRACT # PQS-76715-008



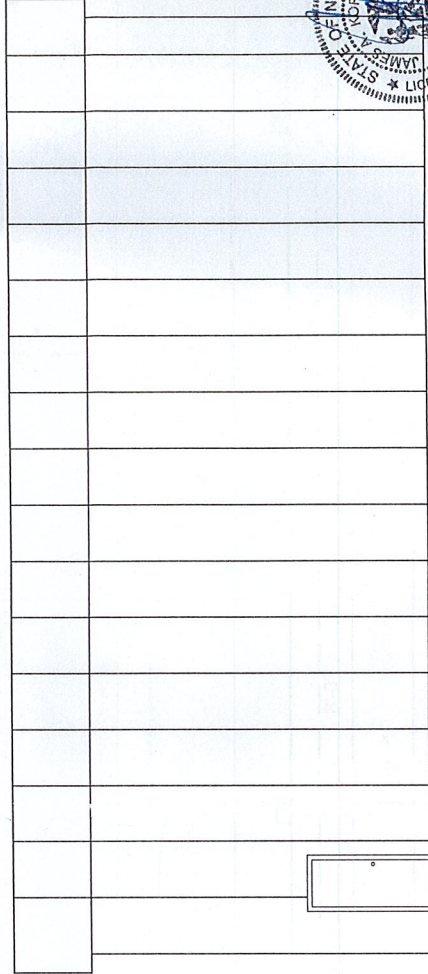
GABLE #1



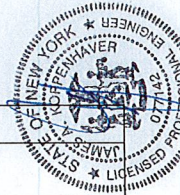
EAVE #1



GABLE #2



EAVE #2



James A. Koppelman, P.E. DATE: 4-11-16
 Wyncote, PA 19380
 484-363-9890
 jkopp@ppbinc.com

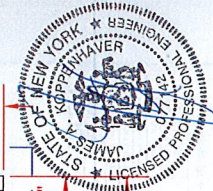
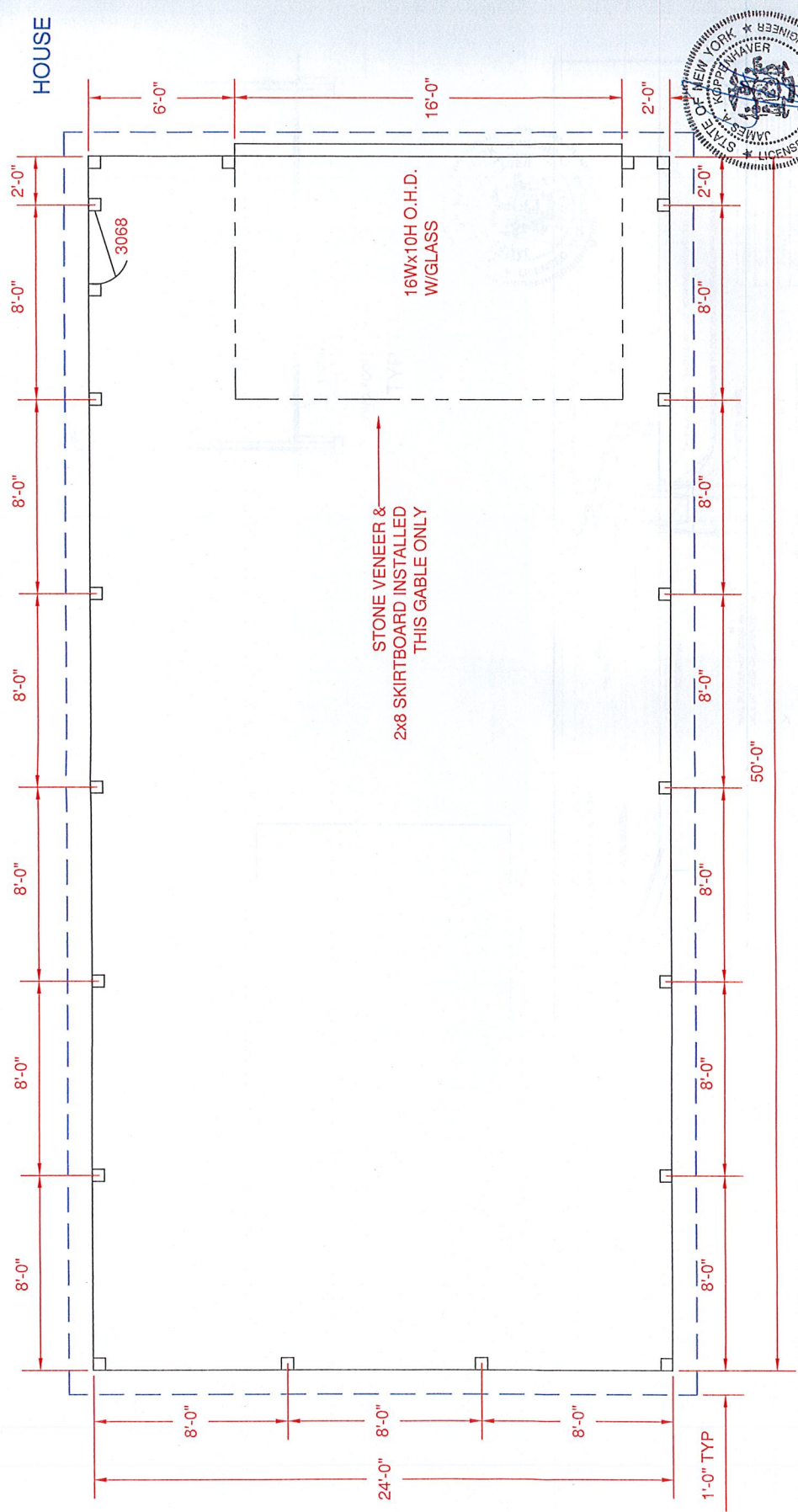
SHEET: ELEVATIONS
 BUILDING SIZE: 24X50X18'-4"
 DRAWN BY: HEIDI FLOOR
 CHECKED BY: TAYLOR-1

CUSTOMER ADDRESS:
 JOHN TAYLOR
 1 DISANO DRIVE
 NEWBURGH, NY 12550
 845-566-8651 (H)
 845-863-9416 (C)

JOB SITE ADDRESS:
 SAME

PPB, Inc.
 Pioneer Pole Buildings, Inc.
 716 South Rt. 183
 Schuylkill Twp, PA, 17972
 1-866-448-2503 Toll Free

CONTRACT # PQS-76715-008



James A. Koppenhaver, P.E. 716 Leggett Ave. West Nyack, NY 10994 914-339-8899 jkopp@jaskopp.com	DATE: 4-11-16 SHEET: POLE PLAN BUILDING SIZE: 24X50X18'-4" DRAWN BY: HEDI KLOCK CHECKED BY: TAYLOR-1
CUSTOMER ADDRESS: JOHN TAYLOR 1 DISANO DRIVE NEWBURGH, NY 12550 845-566-8651 (H) 845-863-9416 (C)	JOB SITE ADDRESS: SAME
PPB. Inc. Pioneer Pole Buildings, Inc. 716 South Rt. 183 Schuylkill Haven, PA. 17972 1-888-448-2505 Toll Free	

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

Law Original
5/31/16
bf

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

Concettina Disaxo aka
Concettina D. Fine
Kevin Fine
TO
Melissa Costa
John Taylor

SECTION 34 BLOCK 1 LOT 12



RECORD AND RETURN TO:
(name and address)

Harbin Hany Stall, Capitali,
Fedd - Curran
P.O. Box 911
Poughkeepsie, NY 12601.

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)
 - 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)
- CITIES**
- 0900 MIDDLETOWN
 - 1100 NEWBURGH
 - 1300 PORT JERVIS
 - 9999 HOLD

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

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

Taxable
CONSIDERATION \$ 179,900.00
TAX EXEMPT
Taxable
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: *Robert...*

LIBER 5685 PAGE 92

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 November 15, 2001 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 May 24, 2016

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

LIBER 5685 PAGE 92

ORANGE COUNTY CLERKS OFFICE 68048 SLL
RECORDED/FILED 11/15/2001 02:30:11 PM

FEES 50.00 EDUCATION FUND 5.00
SERIAL NUMBER: 003723
DEED CNTL NO 66509 RE TAX 720.00

π
220-

Bargain and Sale Deed with Covenant against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 2nd day of Nov , 2001.

BETWEEN CONCETTINA DISANO a/k/a CONCETTINA D. FINE and KEVIN FINE, residing at 1 Disano Drive, Newburgh, New York 12550

party of the first part, and

MELISSA COSTA and JOHN TAYLOR, residing at 46 Wilkin Street, Newburgh, New York 12550 *As Joint Tenants with rights of survivorship*

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

SEE SCHEDULE 'A' ATTACHED

BEING and intended to be a portion of the same premises conveyed by Deed from CONCETTINA DISANO to CONCETTINA DISANO and KEVIN FINE, dated 9/12/91 and duly recorded 10/1/91 in Liber 3500 page 163.

The premises are not in an agricultural district and the subject premises are entirely owned by the transferors.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

AA 206

SCHEDULE "A" - DESCRIPTION

Title No. AA 206

ALL that certain lot, piece or parcel of land, lying and being in the TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, being known and designated as Lot 2 as shown on a certain map entitled "Subdivision Prepared for Lands of DiSano" filed in the Orange County Clerk's Office on 2/6/91 as map 10140 .

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:

Concettina Disano
Kevin Fine

CONCETTINA DISANO a/k/a
CONCETTINA D. FINE

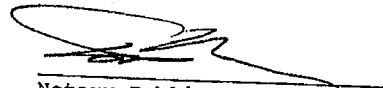
Kevin Fine

KEVIN FINE

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

On the 2 day of November, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared, CONCETTINA DISANO a/k/a CONCETTINA D. FINE, 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 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.

TODD A. NELSON
NOTARY PUBLIC, State of New York
Qualified in Orange County
No. 4870143
Commission Expires August 11, 18 2002

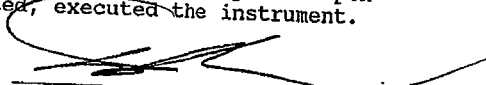


Notary Public

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

On the 2 day of November, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared, KEVIN FINE, 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 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.

TODD A. NELSON
NOTARY PUBLIC, State of New York
Qualified in Orange County
No. 4870143
Commission Expires August 11, 18 2002



Notary Public

