



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
CRH Realty III, LLC
CRYSTAL RUN HEALTHCARE
1200 Route 300

Tax Map #: 97-3-6.22
Tax Map #:
Tax Map #:
Local File No.: 2493A+B
Size of Parcel*: 7 ACRES
**If more than one parcel, please include sum of all parcels.*

Reason for County Review:

ON NYS Route 300

Current Zoning District (include any overlays):

IB

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) SIGNAGE - FREESTANDING SIGN - MAXIMUM
 - Other AMOUNT SIGNAGE & ONE FREESTANDING PER LOT MAX - DIRECTIONAL SIGN
- Is this an update to a previously submitted referral? YES / NO (circle one) MAXIMUM 35 SQFT

Local board comments or elaboration:

Shane Cardone 5/20/15 Chairperson
Signature of local official Date Title
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:

[Empty box for applicant 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

James R. Loeb
Richard J. Drake, *retired*
Glen L. Heller*
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Timothy P. McElduff, Jr.
Ralph L. Puglielle, Jr.
Nicholas A. Pascale

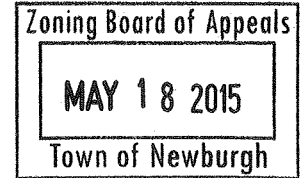
Benjamin M. Wilkinson
Lisa M. Card
Alana R. Bartley
Jessica M. Alesandro

Jennifer L. Schneider
Managing Attorney

*LL.M. in Taxation

May 15, 2015

Zoning Board of Appeals
1496 New York 300
Town of Newburgh, New York 12550
Attn: Board Members



Re: CRH REALTY VIII, LLC, Proposed Signage Variance Application
Our File No.: 13792-65667

Dear Board Members:

The applicant, CRH REALTY VIII, LLC, respectfully submits a variance application to install a directional sign and second freestanding sign at the applicant's property located at 1200 Route 300, Town of Newburgh, New York (the "Premises"). The applicant is requesting the placement of a nine (9) square foot directional sign at the entrance of the Building. The proposed directional signage is greater than the permitted three (3) square feet, requiring a variance in accordance with Town Code §185-14(B)(2)(b).

The applicant is also requesting the placement of a sixty-five (65) square foot, second freestanding sign at the Old Little Britain Road entrance to the Premises. This proposed signage is greater than the permitted square footage which is less than one-half (1/2) of the street frontage and is also in excess of the permitted one (1) freestanding sign per lot, requiring a variance in accordance with Town Code §185-14(B)(1)(c).

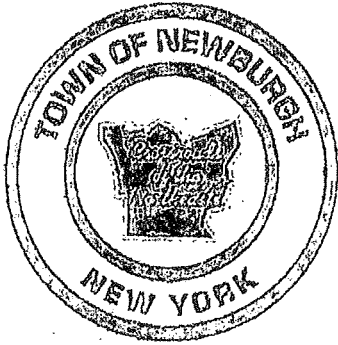
The Building Inspector provided a disapproval letter, dated April 20, 2015, and we request to be placed on the next available Zoning Board of Appeals agenda. If you have any questions or comments, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Cordisco", written over a horizontal line.

DOMINIC CORDISCO

DRC/JMA/421632



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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: April 20, 2015

- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: n/a

4. DESCRIPTION OF VARIANCE SOUGHT: The applicant is requesting the placement of a 9-square-foot directional sign and a 65-square-foot, second freestanding sign (at Little Britain Rd entrance) on the Premises. Town Code Section 185-14(B)(2)(b) states that directional signs should not exceed 3-square-feet, and (CONTINUED)

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

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

N/A

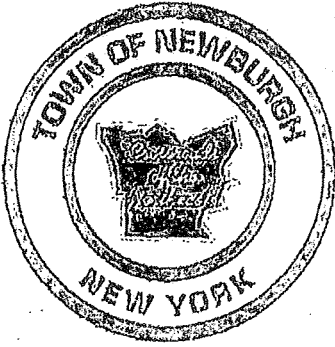
(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

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

N/A

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

N/A



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

N/A

6. IF AN AREA VARIANCE IS REQUESTED:

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

The surrounding businesses and commercial uses have similar signs both freestanding and attached to their buildings. Therefore, the requested signage would not be inconsistent with the character of the IB. There would be limited potential negative visual impacts.

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 site has frontage and main entrances on two (2) main roads (Route 300 & Old Little Britain Rd). Without the variances, visitors to the site would have insufficient traffic instructions as guidance. Consequently, insufficient signage is the only possibility within the code and a variance must be sought. Since there are not other feasible means of obtaining the necessary signage and lot area and positioning, this variance must be sought. The benefit sought by the applicant cannot be achieved by any other method.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The substantiality of a variance cannot be judged solely by a comparison of the percentage deviation from the mandated requirements of the zoning law. Instead, the overall effect of granting the relief is the appropriate inquiry. Here, as a result of the shape of the lot having frontage on two (2) main roads, the proposed (CONTINUED)

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

As noted above, for lots having access via two roads, the signage permitted by the Town Code would be insufficient. The surrounding businesses along NYS Route 17K have freestanding signs of similar size. The directional signage will be primarily visible on-site. The proposed directional signage will allow patrons to find the urgent care facility at the site. This variance is not substantial and will have (CONTINUED)

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

As noted by Terry Rice in his Practice Commentaries for Town Law Section 274-b, this factor is perhaps the most misunderstood factor in the balancing test. The fact that the property is purchased with knowledge of applicable zoning renders any difficulty (CONTINUED)

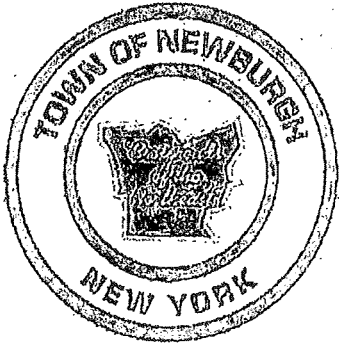
Continued...

4. Town Code Section 185-14(B)(1)(c) allows the maximum of one (1) freestanding sign per lot and total square footage not to exceed 1/2 of street frontage, requiring applicant to obtain a variance of this zoning law.

6. c) second monument sign will provide traffic guidance for visitors to the site arriving via Old Little Britain Road. In regard to the directional signage, the Town's Zoning Code permits 3.0 square feet of directional signage, and the proposed signage is only 9.0square feet. Because this sign identifies the urgent care entrance, and due to the fact that the directional signage would primarily be visible from vehicles already on the site, if granted, this area variance would not be substantial.

d) no adverse impacts on the physical or environmental conditions of the district.

e) self-created. However, just because a difficulty is self-created does not require the denial of the variances. Here it is important to note that the variances are required solely because of the limitation contained in the Town's Zoning Code, and that all other aspects of the existing development meets the Code's requirements.

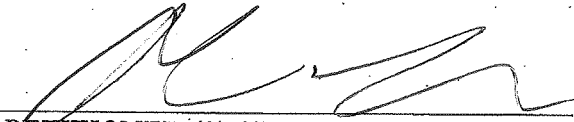


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ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

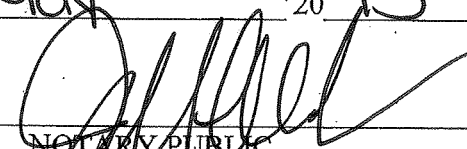
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 15th DAY OF May 2015



NOTARY PUBLIC

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

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)



TOWN OF NEWBURGH

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

PROXY

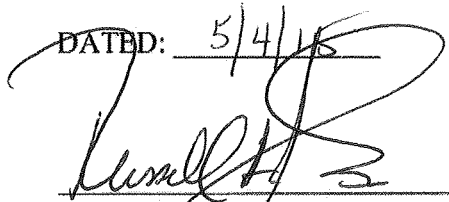
CRH Realty VIII, LLC, DEPOSES AND SAYS THAT


HE/SHE RESIDES AT C/O Columbia Development, 302 Washington Avenue Extension, Albany, New York 12203
IN THE COUNTY OF Albany AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF lands in the Town of Newburgh designated as Section, Block and Lot Numbers 97-3-6 (p/o), 97-3-7, 97-3-8, 97-3-26, in proximity to Union Avenue (NYS Rte 300) and Old Little Britain Road, Town of Newburgh, New York

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Dominic Cordisco, Esq.;
Lanc & Tully; Columbia Development; and Maser Consulting
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 5/4/15

WITNESS SIGNATURE

By: Hal Teitelbaum, MD, JD, MBA & Member
CRH Realty VIII, LLC
OWNER'S SIGNATURE
Name: _____
Title: _____


STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4th DAY OF May 20 15


NOTARY PUBLIC

CYNTHIA P. SCHADY
Notary Public, State of New York
Commission No. 4866719
Qualified in Orange County
Commission Expires August 11, 2018

Short Environmental Assessment Form

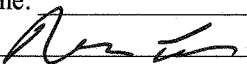
Part 1 - Project Information

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: CRH Realty VIII LLC Signage Variance Application			
Project Location (describe, and attach a location map): 1200 Route 300, Town of Newburgh, New York			
Brief Description of Proposed Action: Application to the Town of Newburgh Zoning Board of Appeals for signage variances to allow a second monument sign and to increase the square footage of (1) a directional sign (3 square feet is allowed; 9 square feet is sought) and (2) overall permitted signage area. The site is being developed as a medical office building, and the site has access via both Route 300 and Old Little Britain Road. The second monument sign would guide visitors accessing the site from Old Little Britain Road. The increased directional signage would guide visitors internally to the Urgent Care entrance.			
Name of Applicant or Sponsor: CRH Realty VIII LLC % Russell Jenks		Telephone: E-Mail: rjenks@crystalrunhealthcare.com	
Address: 155 Crystal Run Road			
City/PO: Middletown		State: NY	Zip Code: 10941
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh Zoning Board of Appeals			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		NA acres	
b. Total acreage to be physically disturbed?		NA acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		NA acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Washington Lake			
<input type="checkbox"/> Parkland			

<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>_____</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>_____</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>_____</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>CRH Realty VIII LLC</u> Date: <u>May 15, 2015</u></p> <p>Signature: <u></u></p>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

- 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)



TOWN OF NEWBURGH
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CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550



TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2493-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/20/2015

Application No. 15-0212

To: CRH Realty VIII, LLC
155 Crystal Run Road
Middletown, NY 10941

SBL: 97-3-6.22
ADDRESS: 1200 Route 300

ZONE: IB

PLEASE TAKE NOTICE that your application dated 04/07/2015 for permit to install a 9 square foot directional sign on the premises located at 1200 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:
185-14-B-2-b: directional signs shall not be greater than 3 square feet.


Joseph Mattina

Cc: Town Clerk & Assessor (500")
File

Town of Newburgh Code Compliance

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

NAME: CRH REALTY VIII, LLC

ADDRESS: 155 CRYSTAL RUN RD. MIDDLETOWN NY 10941

PROJECT INFORMATION:

TYPE OF STRUCTURE: DIRECTIONAL SIGN

SBL: 97-3-6.22 **ZONE:** I-B

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

2493-15
A

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
FREESTANDING SIGNS					
SQUARE FOOTAGE	3 S.F.		9 S.F.	6 S.F.	200.0%
LOT DEPTH					
FRONT YARD					
REAR YARD					
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: 1 FREESTANDING SIGN, 2 WALL MOUNTED LETTERS SIGNS AND 2 LOGO SIGNS ALREADY ISSUED.

VARIANCE(S) REQUIRED:

- 1 185-14-B-2-b Freestanding internal directional sign shall not be greater than 3 square feet.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina **DATE:** 20-Apr-15



TOWN OF NEWBURGH

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**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**



TELEPHONE 845-864-7801
FAX LINE 845-564-7802

2494-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/20/2015

Application No. 15-0214

**To: CRH Realty VIII, LLC
155 Crystal Run Road
Middletown, NY 10941**

**SBL: 97-3-6.22
ADDRESS: 1200 Route 300**

ZONE: I-B

PLEASE TAKE NOTICE that your application dated 04/07/2015 for permit to install a 65 square foot, second free standing sign at the Little Britian Rd entrance on the premises located at 1200 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code sections:

- 1) 185-14-B-1-c: Allows a maximum of 1 freestanding sign per lot.**
- 2) 185-14-B-1-c: Total square footage shall not exceed 1/2 of the street frontage.**


Joseph Mattina

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

2494-15
B

OWNER INFORMATION *BUILT WITH OUT A PERMIT* NO

NAME: CRH REALTY VIII, LLC

ADDRESS: 155 CRYSTAL RUN RD. MIDDLETOWN NY 10941

PROJECT INFORMATION:

TYPE OF STRUCTURE: SECOND FREESTANDING SIGN FOR CRHC

SBL: 97-3-6.22 **ZONE:** I-B

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
FREESTANDING SIGNS	1 PER LOT		2.00	1.00	100.0%
SQUARE FOOTAGE	395 S.F.	363.43 SF	418.43 S.F.	23.43 S.F.	5.9%
LOT DEPTH					
FRONT YARD					
REAR YARD					
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: 1 FREESTANDING SIGN, 2 WALL MOUNTED LETTERS SIGNS AND 2 LOGO SIGNS ALREADY ISSUED.

VARIANCE(S) REQUIRED:

- 1 185-14-B-1-c Allows 1 freestanding sign per lot.
- 2 185-14-B-1-c Square footage shall not exceed 1/2 of the total street frontage.
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina **DATE:** 20-Apr-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

Regina C. Flannery, individually, and Regina C. Flannery, as Executrix of the Estate of James C. Flannery TO CRH Realty VIII, LLC

SECTION 97 BLOCK 3 LOT 6 (p/o), 97-3-7, 97-3-8, 97-3-26, 97-3-2(p/o) RECORD AND RETURN TO: 4-1-72.2 (name and address)



Richard J. Drake, Esq. Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd, PLLC 555 Hudson Valley Avenue, Suite 100 New Windsor, NY 12553

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) 0900 CITIES MIDDLETOWN 1100 NEWBURGH 1300 PORT JERVIS 9999 HOLD

NO PAGES 11 CROSS REF. CERT. COPY ADD'L X-REF. MAP# PGS. PAYMENT TYPE: CHECK CASH CHARGE NO FEE Taxable CONSIDERATION \$ 2,850,000- 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 ORANGE COUNTY CLERK

Received From Hardenburgh

STATE OF NEW YORK (COUNTY OF ORANGE) SS: I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON June 12, 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 May 20, 2015

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

RECORDED/FILED 06/12/2014/ 14:37:31 ANN G. RABBITT County Clerk ORANGE COUNTY, NY FILE#20140049391 DEED C / BK 13759PG 0740 RECORDING FEES 350.00 TTX# 006741 T TAX 11,400.00 Receipt#1771929 lam



8

00275-65706
Bargain & sale deed, with covenant against grantor's acts -Ind. or Corp.

730-0-2497 B

THIS INDENTURE, made the 6th day of June, 2014

BETWEEN

REGINA C. FLANNERY, individually and REGINA C. FLANNERY, as Executrix of the Estate of James J. Flannery, having an address of 135 Dogwood Lane, Newburgh, NY 12550,

party of the first part, and

CRH REALTY VIII, LLC, a New York limited liability company, having a place of business at 155 Crystal Run Road, Middletown, NY 10941,

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, pieces, or parcels of land situate in the Town of Newburgh, County of Orange, State of New York, said lands being a portion of Tax Map Section 97, Block 3, Lot 6, Section 97, Block 3, Lot 7, Section 97, Block 3, Lot 8, and portions of Old Goshen Road identified as Section 97, Block 3, Lot 26, a portion of Section 97, Block 3, Lot 2 and a parcel of land in the Town of New Windsor, County of Orange and State of New York, said lands being Section 4, Block 1, Lot 72.2, of the Tax Maps of the Town of New Windsor, Orange County, New York, said lands being more particularly described by Lanc & Tully Engineering and Surveying, P.C. dated May 2, 2014, said lands being more particularly bounded and described on Schedule A annexed hereto and made a part hereof.

SUBJECT TO easements, rights-of-way, covenants and /or restrictions of record, if any.

BEING AND INTENDED TO BE a portion of the premises described in a deed dated July 23, 2012 made by Robert W. Fink, Esq., Referee, to the Grantor herein, which deed was recorded in the Orange County Clerk's Office on August 2, 2012 in Liber 13386 of Deeds at page 1961. Those certain deeds dated simultaneously herewith from Newburgh Town Center, LLC and The Old Britain Group, L.L.C., delivered simultaneously herewith and intended to be recorded in the Orange County Clerk's Office.

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,

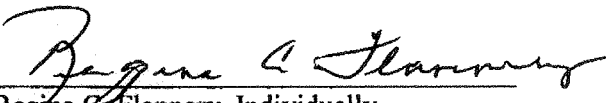
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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.

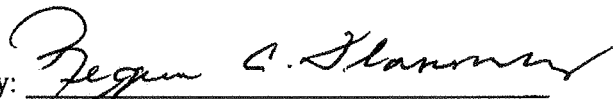
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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


Regina C. Flannery, Individually

ESTATE OF JAMES J. FLANNERY

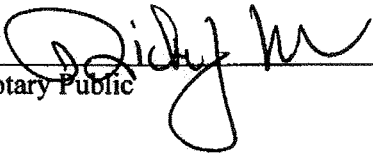
By: 
Regina C. Flannery, as Executrix

STATE OF NEW YORK:

: ss.

COUNTY OF ORANGE :

On the 6th day of June, 2014, before me, the undersigned, personally appeared REGINA C. FLANNERY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted executed the instrument.


Notary Public

RICHARD J. DRAKE
Notary Public, State of New York
Qualified in Orange County
02DR6096165
Commission Expires August 31, 2014

RJD/ef/354420
00275-65706
5/16/14

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

**REGINA C. FLANNERY, Individually and
REGINA C. FLANNERY, as Executrix
of the Estate of James J. Flannery**

to

CRH REALTY VIII, LLC

**SECTION, BLOCK, LOT NOS.
97-3-6, 7, 8, 26, and p/o 2
TOWN OF NEWBURGH
COUNTY OF ORANGE**

**SECTION, BLOCK LOT NO.
4- 1-72.2
TOWN OF NEW WINDSOR
COUNTY OF ORANGE**

**RETURN BY MAIL TO:
RICHARD J. DRAKE, ESQ.
DRAKE, LOEB, HELLER, KENNEDY,
GOGERTY, GABA & RODD PLLC
555 HUDSON VALLEY AVENUE, SUITE 100
NEW WINDSOR, NEW YORK 12553**

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. Lano, P.E., L.S., P.P.
David E. Higgins, P.E.
Rodney C. Knowlton, L.S.

Arthur R. Tully, P.E.
John J. O'Rourke, P.E.
John D. Russo, P.E.

DESCRIPTION
LANDS TO BE CONVEYED TO CRH REALTY VIII, LLC.
TOWN OF NEWBURGH,
ORANGE COUNTY, NEW YORK

MAY 2, 2014

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

BEGINNING at a point lying on the southwesterly line of Old Little Britain Road, said point being a northeasterly corner of lands herein described and the northerly corner of lands now or formerly Southerland;

THENCE running along the northwesterly line of lands of said Southerland being a southeasterly line of lands herein described, (1) South 37 degrees 10' 00" West, as per Liber 13386 of Deeds at Page 1962, a distance of 122.93 feet, to a point being the westerly corner of lands of said Southerland;

THENCE running along the southwesterly line of lands of said Southerland and continuing along the southwesterly lines of lands now or formerly Adelino Guerra Realty, LLC. and lands now or formerly Swilpa, being a portion of a northeasterly line of lands herein described, (2) South 49 degrees 14' 00" East, a distance of 271.90 feet to a point being the southerly corner of lands of said Swilpa and the westerly corner of lands now or formerly Cestaro;

THENCE running along a portion of the southwesterly line of lands of said Cestaro being a portion of a northeasterly line of lands herein described, (3) South 29 degrees 04' 21" East, a distance of 33.43 feet, to a point being the easterly corner of lands herein described and a northerly corner of lands now or formerly City Hall Newburgh City Water;

THENCE running along a portion of a northwesterly line of lands of said City Hall Newburgh City Water being the southeasterly line of lands herein described and running generally along a stonewall on the following five (5) courses and distances:

(4) South 51 degrees 05' 00" West, a distance of 233.06 feet;

(5) South 59 degrees 44' 00" West, a distance of 41.00 feet;

(6) South 69 degrees 25' 00" West, a distance of 148.00 feet;

(7) South 70 degrees 04' 00" West, a distance of 251.34 feet; and

(8) South 71 degrees 36' 00" West, a distance of 202.49 feet, to a point being a southwesterly corner of lands of said City Hall Newburgh City Water, a northerly corner of lands now or formerly Newburgh Water Supply

DESCRIPTION - CONTINUED
LANDS TO BE CONVEYED TO CRH REALTY VIII, LLC.
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

MAY 2, 2014

and the southerly corner of lands herein described, said point also lying on the northeasterly line of the Town of New Windsor being the southwesterly line of the Town of Newburgh;

THENCE running along a portion of the northeasterly line of said Town of New Windsor being a portion of the southwesterly line of said Town of Newburgh, said line being the southwesterly line of lands herein described on the following two (2) courses and distances:

- (9) North 58 degrees 59' 48" West, a distance of 58.08 feet; and
- (10) North 56 degrees 31' 00" West, a distance of 64.20 feet, to a point being the westerly corner of lands herein described and lying on the southeasterly line of New York State Route 300 (Union Avenue);

THENCE running along the southeasterly line of said Union Avenue, being the northwesterly line of lands herein described on the following five (5) courses and distances:

- (11) North 30 degrees 23' 41" East, a distance of 108.47 feet;
- (12) On a curve to the left having a radius of 1,471.89 feet, an arc length of 41.88 feet, as defined by the chord North 35 degrees 10' 44" East, 41.87 feet, to a concrete monument;
- (13) On a curve to the left having a radius of 1,471.89 feet, an arc length of 82.00 feet, as defined by the chord North 32 degrees 46' 04" East, 81.99 feet, to a point of tangency;
- (14) North 31 degrees 24' 09" East, a distance of 268.08 feet; and
- (15) North 31 degrees 17' 45" East, a distance of 220.50 feet, to a point being the northwesterly corner of lands herein described and the westerly corner of lands now or formerly The Old Britain Group, LLC.;

THENCE running along the southwesterly line of lands of said The Old Britain Group, LLC. being a northeasterly line of lands herein described, (16) South 49 degrees 00' 55" East, a distance of 222.17 feet to a point being the southerly corner of lands of said The Old Britain Group, LLC.;

THENCE running along the southeasterly line of lands of said The Old Britain Group, LLC. being a northwesterly line of lands herein described, (17) North 37 degrees 12' 44" East, a distance of 234.28 feet, to a point being the easterly corner of lands of said The Old Britain Group, LLC., the northerly corner of lands herein described and lying on the southwesterly line of Old Little Britain Road;

THENCE running along the southwesterly line of said Old Little Britain Road being a northeasterly line of lands herein described, (18) South 48 degrees 07' 00" East, a distance of 70.00 feet, to the point or place of BEGINNING;

DESCRIPTION - CONTINUED
LANDS TO BE CONVEYED TO CRH REALTY VIII, LLC.
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

MAY 2, 2014

ALL as shown as Tax Lots 97-3-7, 8, 26 and part of Tax Lots 97-3-2, 6 to be consolidated on a map entitled "Lot Line Change and Consolidation Map Prepared For CRH Realty VIII, LLC., Town of Newburgh, Town of New Windsor, Orange County, New York" dated September 17, 2013, last revised February 12, 2014, prepared by Lanc & Tully Engineering and Surveying, P.C.

Containing 7.045± acres.

Premises herein described being Tax Map Lot Nos. 7, 8, 26 and a portion of Tax Map Lot Nos. 2 and 6, in Block 3, within Section 97, as shown on the Tax Maps of the Town of Newburgh, Orange County, New York, dated 2013.

Premises herein described being portions of the same premises as described in Liber 13482 of Deeds at Page 370 and Liber 13386 of Deeds at Page 1962 and includes the same premises as described in Liber 12109 of Deeds at Page 731, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any easements, rights-of-way, covenants or restrictions of record.

crh.realty.conveyedlands.desc.docx

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. Lano, P.E., L.S., P.P.
David E. Higgins, P.E.
Rodney C. Knowlton, L.S.

Arthur R. Tully, P.E.
John J. O'Rourke, P.E.
John D. Russo, P.E.

DESCRIPTION

MAY 2, 2014

LANDS TO BE CONVEYED TO CRH REALTY VIII, LLC.
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ALL that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being more particularly bounded and described as follows:

BEGINNING at a point lying on the southeasterly line of New York State Route 300 (Union Avenue), said point being an angle in the northwesterly line of lands now or formerly Newburgh Water Supply and the southwest corner of lands herein described;

THENCE running along the southeasterly line of said Union Avenue being the northwesterly line of lands herein described, (1) North 41 degrees 21' 00" East, as per Liber 13386 of Deeds at Page 1962, a distance of 187.79 feet, to a point being the northerly corner of lands herein described and lying on the northeasterly line of the Town of New Windsor being the southwest corner of the Town of Newburgh;

THENCE running along the northeasterly line of said Town of New Windsor being the southwest corner of said Town of Newburgh, said line being the northeasterly line of lands herein described on the following two (2) courses and distances:

- (2) South 56 degrees 31' 00" East, a distance of 64.20 feet; and
- (3) South 58 degrees 59' 48" East, a distance of 58.08 feet, to a point lying in a stonewall being the easterly corner of lands herein described, a westerly corner of lands now or formerly City Hall Newburgh City Water and a northerly corner of lands now or formerly Newburgh Water Supply;

THENCE running along a northerly line of lands of said Newburgh Water Supply being the southerly line of lands herein described, (4) South 71 degrees 36' 00" West, a distance of 239.64 feet, to the point or place of BEGINNING;

ALL as shown as Tax Lot 4-1-72.2 within the Town of New Windsor on a map entitled "Lot Line Change and Consolidation Map Prepared For CRH Realty VIII, LLC., Town of Newburgh, Town of New Windsor, Orange County, New York", dated September 17, 2013, last revised February 12, 2014, prepared by Lano & Tully Engineering and Surveying, P.C.

Containing 0.258± acres.

Premises herein described being Tax Map Lot No. 72.2, in Block 1, within Section 4, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 2013.

DESCRIPTION - CONTINUED
LANDS TO BE CONVEYED TO CRH REALTY VIII, LLC.
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

MAY 2, 2014

Premises herein described being a portion of the same premises as described in Liber 13386 of Deeds at Page 1962, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any easements, rights-of-way, covenants or restrictions of record.

`crh.conveyedlands.newwindsor.desc.docx`

Schedule A Description - continued

Abstract No. NEW-3270
Title Number 730-O-2497B

Subject to and together with the benefits of the terms in Stormwater and Drainage Easement made by the City of Newburgh to Newburgh Towne Center, LLC, dated 11/25/08 and recorded in the Orange County Clerk's Office on 2/27/09 in Liber 12786 page 1781 and Stormwater Easement made by the City of Newburgh and CRH Realty Village, LLC, dated 4/17/14 and to be recorded in the Orange County Clerk's Office

PARCEL: 4600/97-3-6.22

[Return to Search](#)

Rec. Status: CURRENT

Rec. Created: Jul 2 2014

Rec. Updated: Jul 10 2014

Updated By: KCOCHRANE

<u>Swis</u>	<u>Section</u>	<u>SubSection</u>	<u>Block</u>	<u>Lot</u>	<u>SubLot</u>	<u>Suffix</u>	<u>Short Key</u>
4600	097	000	0003	006	220	0000	97-3-6.22

Parcel's Location: PARCEL CRH REALTY VIII LLC SUB MAP 149-14 FILED 6/6/2014

Town Name: Town of Newburgh

Village Name:

School District: 331100/NEWBURGH CSD

Parcel Acreage: 7

Grid East: 609651

Parcel Sq Ft: 0

Grid North: 970688

Parcel Frontage: 0

Condominium: NO

Parcel Depth: 0

Condo %:

Irreq Shape: NO

Original Record:

Prior Record: 97-3-6.22

Parcel Split: NO

Split Date:

Parcel Merged: NO

Merge Date:

Parcel Notes:

13762/914 STORMWATER AGREEMENT 7/14 (LR)
Created By: KCOCHRANE Created On: Jul 10 2014 9:42AM

.....
13759/751 PROPOSED UTILITY EASEMENT, STORMWATER AGREEMENT & DRAINAGE EASEMENT 7/14 (LR)
Created By: KCOCHRANE Created On: Jul 2 2014 3:16PM

.....
97-3-6.2, 2.2, 7,8 & 26 M/TO 97-3-6.22 7/14 (LR)
Created By: KCOCHRANE Created On: Jul 2 2014 3:13PM

Parcel Owner(s) Information:

Business Primary CRH REALTY VIII LLC

Parcel Deeds Information:

<u>Deed's Book</u>	<u>Deed's Page</u>	<u>Deed's Date</u>	<u>Deed's Note</u>
13759	740	6/12/2014	

Special Districts:

Parcel History

Short Sbl	Owner	Display
97-3- 6.22	REGINA C FLANNERY EXECUTRIX OF THE ESTATE OF JAMES J FLANNERY FLANNERY REGINA C	<u>Display</u>

Parcel: 4600/97-3-6.22

Rec. Status: CURRENT **Rec. Created:** Jul 2 2014 **Rec. Updated:** Jul 10 2014

Swis	Section	SubSection	Block	Lot	SubLot	Suffix	Short Key
4600	097	000	0003	006	220	0000	97-3-6.22

Parcel's Location: PARCEL CRH REALTY VIII LLC SUB MAP 149-14 FILED 6/6/2014

Town Name:	Town of Newburgh	Village Name:	
School District:	331100/NEWBURGH CSD	AG District:	
Parcel Acreage:	7	Grid East:	609651
Parcel Sq Ft:	7	Grid North:	970688
Parcel Frontage:	0	Condominium:	NO
Parcel Depth:	0	Condo %:	
Irreq Shape:	NO	Cons. Easmt:	NO
Original Record:		Prior Record:	97-3-6.22
Parcel Split:	NO	Split Date:	
Parcel Merged:	NO	Merge Date:	

Parcel Note
13762/914 STORMWATER AGREEMENT 7/14 (LR) Created By: KCOCHRANE Created On: Jul 10 2014 9:42AM
13759/751 PROPOSED UTILITY EASEMENT, STORMWATER AGREEMENT & DRAINAGE EASEMENT 7/14 (LR) Created By: KCOCHRANE Created On: Jul 2 2014 3:16PM
97-3-6.2, 2.2, 7,8 & 26 M/TO 97-3-6.22 7/14 (LR) Created By: KCOCHRANE Created On: Jul 2 2014 3:13PM

Parcel Owner(s) Information	
Business	CRH REALTY VIII LLC

Parcel Deed's Information			
Deed's Book	Deed s Page	Deed's Date	Deed's Note
13759	740	6/12/2014	

ORANGE COUNTY TAX MAP DEPARTMENT

124 MAIN STREET, GOSHEN, NEW YORK 10924

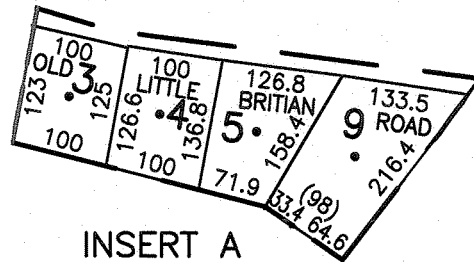
NOTICE OF TAX MAP REVISION

CITY OF: _____ TOWN OF: newburgh VILLAGE OF: _____

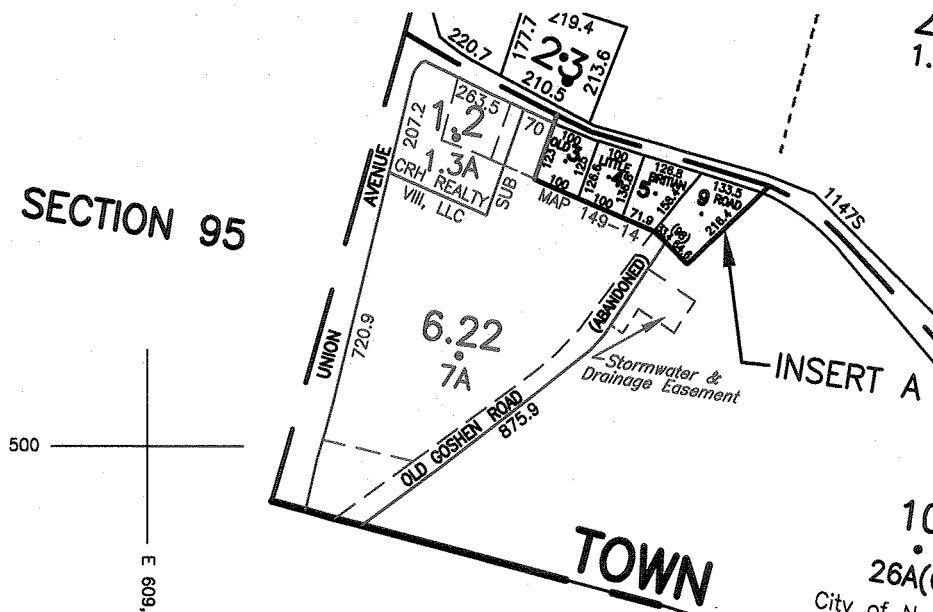
SUB MAP: CRH REALTY VIII, LLC. SUB MAP 149-14 FILED 6/6/14

RE: DEED/LIBER	VARIOUS	PAGE	SEE	RECORDED	BELOW	CHANGE
PRESENT TAX MAP:	97	BLOCK	3	LOT	1, 2, 6, 7, 8 & 26	SAME AS <input type="checkbox"/>
CHANGE TAX MAP:	97	BLOCK	3	LOT	1.2 & 6.22	COMBO <input type="checkbox"/>
DELETE TAX MAP:	97	BLOCK	3	LOT	2, 7, 8 & 26	CORRECTION <input type="checkbox"/>
						OTHER <input type="checkbox"/>
						SUBDIVISION <input checked="" type="checkbox"/>

EXPLANATION: REVISE MAP SHOWN BELOW IN RED. DELETE RECORDS 97-3-2, 7, 8 & 26
 CHANGE RECORDS 97-3-1 TO 97-3-1.2 PARCELS CRH REALTY VIII, LLC. SUB MAP 149-14
 E609645 N971141 CHANGE SIZE TO 1.3 ACRES. ADD DEEDS 13386/1961, 13482/370 &
 13759/694. PORTION OF 97-3-2 & 6 WERE COMBINED WITH 97-3-1.2. ALSO CHANGE
 97-3-6 TO 97-3-6.22 PARCELS CRH REALTY VIII, LLC. SUB MAP 149-14 E609651 N970688
 CHANGE SIZE TO 7 ACRES. ADD DEEDS 13386/1961 & 13759/730. PORTION OF 97-3-2,
 7, 8 & 26 WERE COMBINED WITH 97-2-6.22.



INSERT A
 BLOCK 3
 1" = 200'



1" = 400'
 SCALE:

MAKE CHANGES AS SHOWN IN RED

7/1/14 LR/
 DATE:

ORANGE COUNTY TAX MAP DEPARTMENT

124 MAIN STREET, GOSHEN, NEW YORK 10924

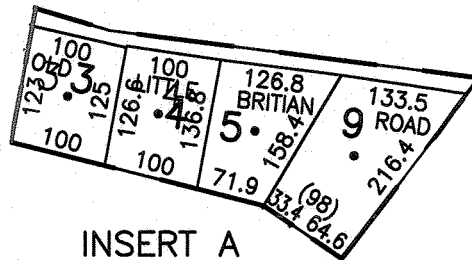
NOTICE OF TAX MAP REVISION

CITY OF: _____ TOWN OF: newburgh VILLAGE OF: _____

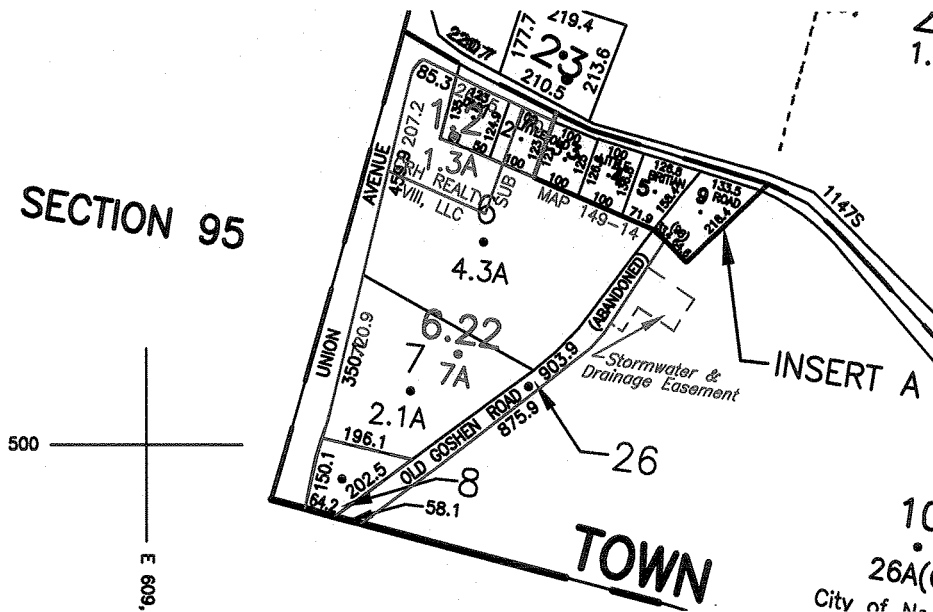
SUB MAP: CRH REALTY VIII, LLC. SUB MAP 149-14 FILED 6/6/14

RE: DEED/LIBER	VARIOUS	PAGE	SEE	RECORDED	BELOW	<u>CHANGE</u>
PRESENT TAX MAP:	97	BLOCK	3	LOT	1, 2, 6, 7, 8 & 26	SAME AS <input type="checkbox"/>
CHANGE TAX MAP:	97	BLOCK	3	LOT	1.2 & 6.22	COMBO <input type="checkbox"/>
DELETE TAX MAP:	97	BLOCK	3	LOT	2, 7, 8 & 26	CORRECTION <input type="checkbox"/>
						OTHER <input type="checkbox"/>
						SUBDIVISION <input checked="" type="checkbox"/>

EXPLANATION: REVISE MAP SHOWN BELOW IN RED. DELETE RECORDS 97-3-2, 7, 8 & 26
 CHANGE RECORDS 97-3-1 TO 97-3-1.2 PARCELS CRH REALTY VIII, LLC. SUB MAP 149-14
 E609645 N971141 CHANGE SIZE TO 1.3 ACRES. ADD DEEDS 13386/1961, 13482/370 &
 13759/694. PORTION OF 97-3-2 & 6 WERE COMBINED WITH 97-3-1.2. ALSO CHANGE
 97-3-6 TO 97-3-6.22 PARCELS CRH REALTY VIII, LLC. SUB MAP 149-14 E609651 N970688
 CHANGE SIZE TO 7 ACRES. ADD DEEDS 13386/1961 & 13759/730. PORTION OF 97-3-2,
 7, 8 & 26 WERE COMBINED WITH 97-2-6.22.



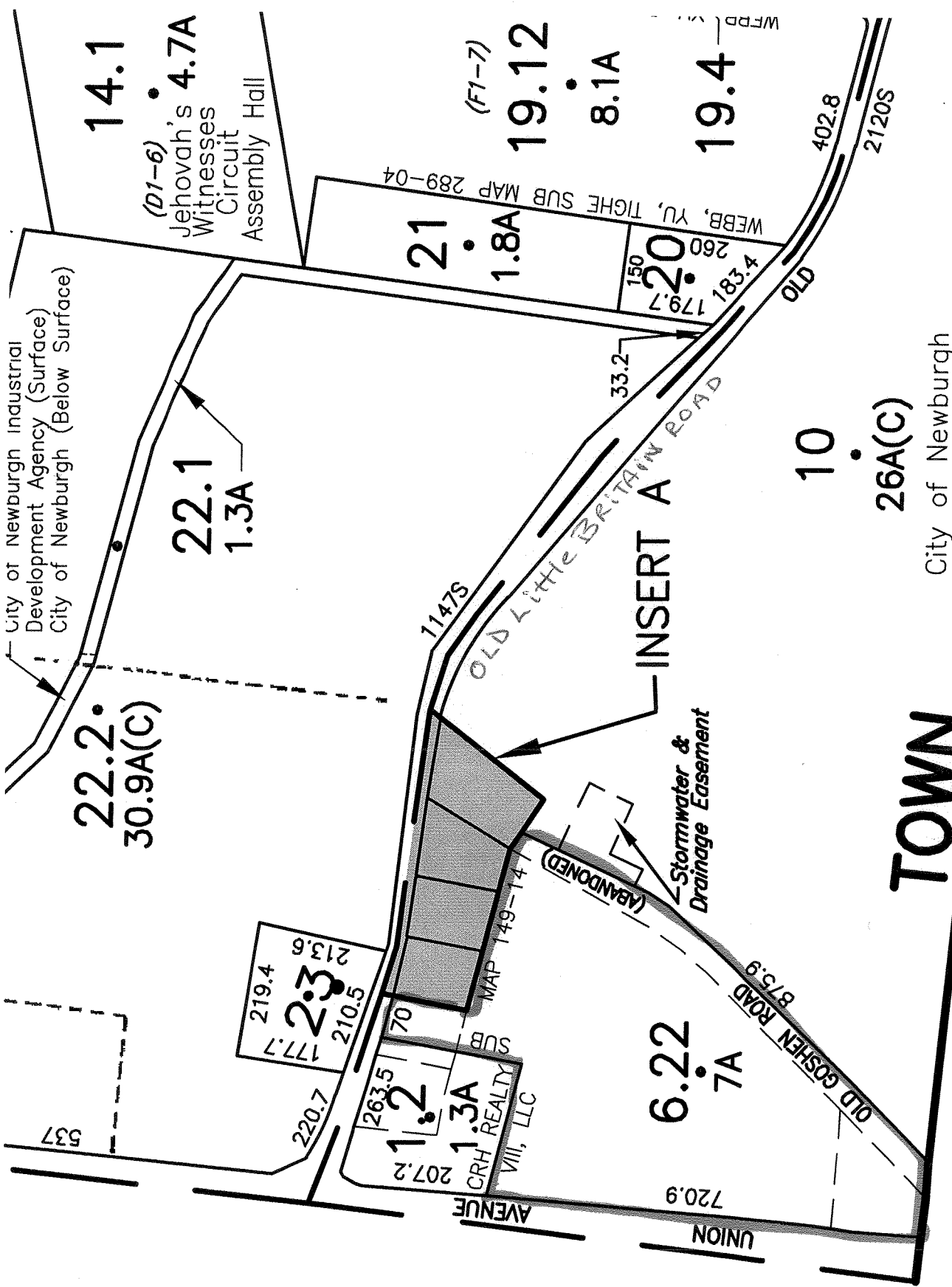
INSERT A
 BLOCK 3
 1" = 200'



1" = 400'
 SCALE:

MAKE CHANGES AS SHOWN IN RED

7/1/14 LR/
 DATE:



TOWN

City of Newburgh

**CRH Realty III, LLC.
1200 Route 300
(97-3-6.22)**

City of Newburgh Industrial
Development Agency (Surface)
City of Newburgh (Below Surface)

(D1-6)
Jehovah's
Witnesses
Circuit
Assembly Hall

Stormwater &
Drainage Easement

(ABANDONED)

CRH REALTY
VIII, LLC

WEBB, YU, TIGHE SUB MAP 289-04

OLD LITTLE BRITAIN ROAD

OLD GOSHEN ROAD

UNION AVENUE

D10

UNION

402.8
2120S

720.9

1147S

263.5

220.7

219.4
213.6
210.5
177.7

33.2

150
179.7
183.4

21
1.8A

(F1-7)
19.12

8.1A

19.4

14.1

22.1
1.3A

22.2
30.9A(C)

10
26A(C)

6.22
7A

1.2
1.3A

537