



Steven M. Neuhaus
County Executive

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

Referral ID#
(County use only)

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

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

Municipality:

Town of Newburgh

Local Referring Board:

Zoning Board of Appeals

Applicant:

Kevin DeGroot / MARCO ANTONIO Smith -
Regina Shantia Sexton

Project Name:

DeGroot & Smith

Location of Project Site:

78 FOREST ROAD WALK: 11 - ~~Variance~~
(68 FOREST RD 3-1-33.11)

Tax Map #: 3-1-33.22

Tax Map #:

Tax Map #: 3-1-33.11

Local File No.:

Size of Parcel*:

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

Reason for County Review:

ON FOREST ROAD CR 23

Current Zoning District (include any overlays):

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) EXISTING DWELLING (78 FOREST RD)
 - SIDE YARD SETBACK
- Other

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

Local board comments or elaboration:

[Signature]
Signature of local official

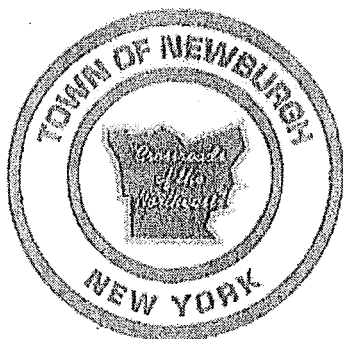
6/15/17
Date

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: 5/8/2017

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

SEXTON & SMITH

I (WE) KEVIN DE GROAT PRESENTLY

RESIDING AT NUMBER 80 FOREST RD, WALKILL, NY 12580

TELEPHONE NUMBER 845-494-7798

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:

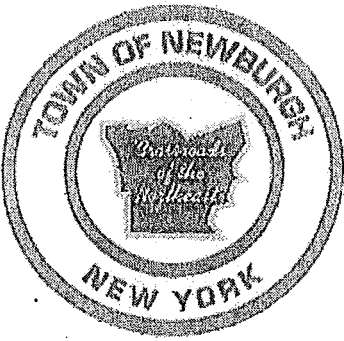
3-1-33.11+3 -1-33.22 (TAX MAP DESIGNATION)

78+68 FOREST RD (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).

§ 185-11, ATTACHMENT 7



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3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: _____
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: April 24, 2017

4. DESCRIPTION OF VARIANCE SOUGHT: AREA VARIANCE

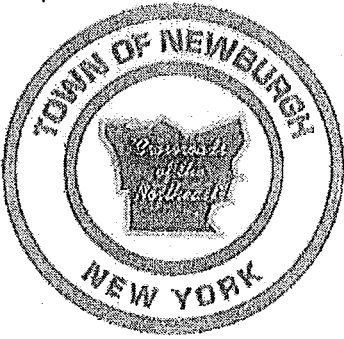
EX. SIDE YARD = 26.7 - VS - 30' REQ'D

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:

THERE IS NO CHANGE TO
26.7' SIDE YARD AND NO
PHYSICAL CHANGES

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:

APPLICANT CAN'T INCREASE
26.7' SIDE YARD TO 30' WITHOUT
DRIVEWAY ENCROACHMENT

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

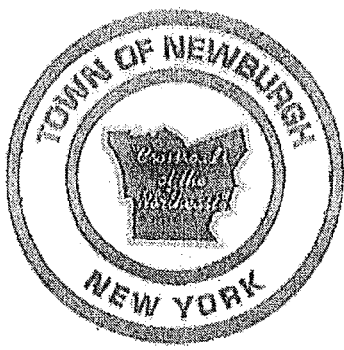
PRE-EX. CONDITION ; 3.3' NOT
SUBSTANTIAL

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

NO PHYSICAL CHANGES

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

PRE-EXISTING CONDITION



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308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

N/A.

KD

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

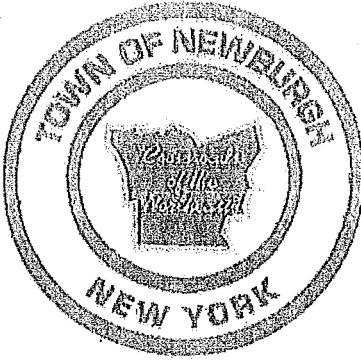
SWORN TO THIS 15 DAY OF May 2017

Jeannette Pichardo
NOTARY PUBLIC

JEANNETTE PICHARDO
Notary Public, State of New York
Registration #01PI5046926
Qualified In Westchester County
Commission Expires July 24, 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)



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

_____ *N/A*

Rep. Shat Sexton

PETITIONER (S) SIGNATURE

Sexton

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS *22nd* DAY OF *May* 20*17*

Nancy L. Elgueta

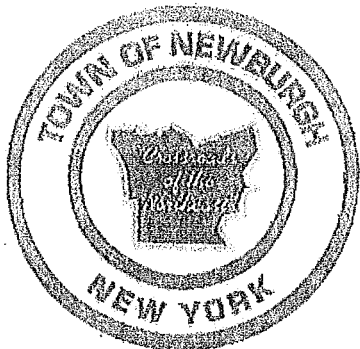
NOTARY PUBLIC

NANCY L ELGUETA
NOTARY PUBLIC, STATE OF NEW YORK
L.I.C. NO. 01EL8215688
ORANGE COUNTY
MY COMMISSION EXPIRES 01-04-2018

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.

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NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

N/A.

PETITIONER (S) SIGNATURE

New York

SMITH

STATE OF NEW YORK: COUNTY OF ORANGE:

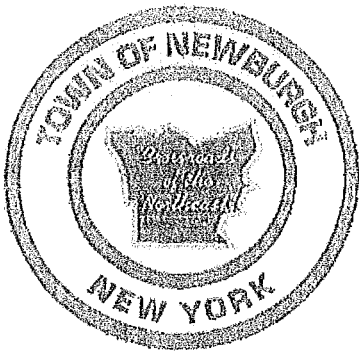
SWORN TO THIS 23RD DAY OF May 2017

NOTARY PUBLIC

NORMAN S. WERNER
Notary Public, State of New York
Exp. No. 019VE4695049
Qualified in Westchester County
Commission Expires May 31, 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.
(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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



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308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

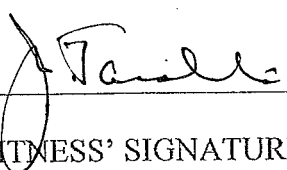
PROXY

MARCO ANTONIO SMITH, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 68 FOREST ROAD
IN THE COUNTY OF ORANGE AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF 3-1-33.11

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED MNTM PC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

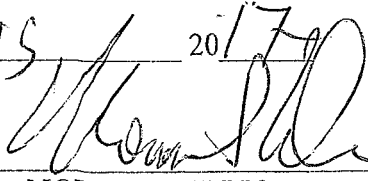
DATED: 5/23/17 

OWNER'S SIGNATURE

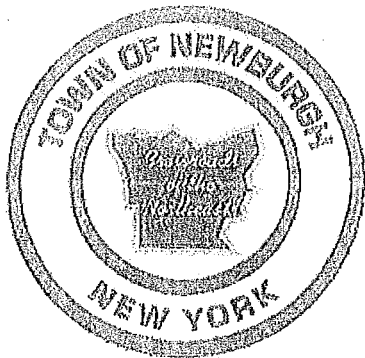

WITNESS' SIGNATURE

STATE OF ^{New York} NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 23rd DAY OF May 2017


NOTARY PUBLIC

NORMAN S. WERNER
Notary Public, State of New York
Reg. No. 01WE4605649
Qualified in Westchester County
Commission Expires May 31, 19



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

REGINA SHANTA SEXTON, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 68 Forest Rd.
IN THE COUNTY OF ORANGE AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF 3-1-33.11

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED MNTM, PC.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 22nd, May 2017 Ryan Short Sexton

OWNER'S SIGNATURE

Molly A. Carhart

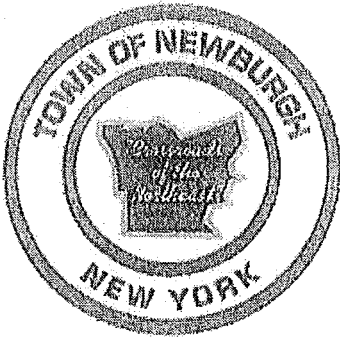
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 22 DAY OF May 2017

Nancy L. Elgueta
NOTARY PUBLIC

NANCY L. ELGUETA
NOTARY PUBLIC, STATE OF NEW YORK
LIC. NO. 01EL6215588
ORANGE COUNTY
MY COMMISSION EXPIRES 01-04-2018



TOWN OF NEWBURGH

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

PROXY

KEVIN De GROOT, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 80 FOREST RD

IN THE COUNTY OF ORANGE AND STATE OF NY.

AND THAT HE/SHE IS THE OWNER IN FEE OF 3-1-33.22

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED MNTM PC.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 5/15/17

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 15 DAY OF May 2017

Jeannette Richardo
NOTARY PUBLIC

JEANNETTE RICHARDO
Notary Public, State of New York
Registration #01PI5046926
Qualified In Westchester County
Commission Expires July 24, 2017

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: Degroat Lot Line Change			
Project Location (describe, and attach a location map): 68 Forest Road, Town of Newbrgh (SBL 3-1-33.11) and 78 Forest Road (SBL 3-1-33.22) Orange County			
Brief Description of Proposed Action: Lot Line Change between two parcels			
Name of Applicant or Sponsor: Mercurio-Norton-Tarolli-Marshall-Engineering		Telephone: 845-744-3620	
		E-Mail: mntm@mntm.co	
Address: P.O. Box 166, 45 Main St.,			
City/PO: Pine Bush		State: NY	Zip Code: 12566
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: Planning Board Approval ; zoning Bd. variance.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ ± 8 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ ± 8 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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>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>Kenneth W. Vriesema, L.S.</u></p>		<p>Date: <u>January 25, 2017</u></p>
<p>Signature: <u><i>Kenneth W. Vriesema</i></u></p>		<p><i>Rev 5/8/2017</i></p>



45 Main Street · P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mntm@mntm.co

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

January 25, 2017

PROJECT NARRATIVE

DEGROAT, SEXTON & SMITH **LOT LINE CHANGE NARRATIVE**

(Tax Map Section 3, Block 1, Lot 33.11 AND 33.22)
(±8 Acres)

A) Project Description

The project is located in the east side of Forest Road in the Town of Newburgh and consists of ±8 acres of land. There are two (2) existing lots. The existing lots were created by a subdivision filed in the County Clerk's Office of lands of Grace Albano and Raimonda & Samuel Sodano as Map No. 865-05. A lot line change is proposed between the two existing lots.

B) Sewer & Water Facilities

Each lot is serviced by an existing individual well and sewage disposal system.

C) Driveways

Both lots have access over existing separate driveways.

D) Previous Subdivision

The existing lots were created by a subdivision filed in the County Clerk's Office as a subdivision and lot line change of lands of Grace Albano and Raimonda & Samuel Sodano as Map No. 865-05.

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

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

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

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

April 24, 2017

Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh, New York 12550

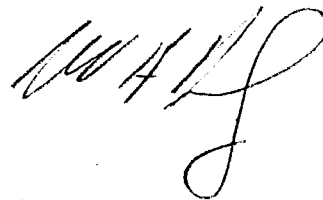
RE: Degroat & Smith Lot Line Change
3-1-33.11 & 33.22 (Zone AR)
68 & 78 Forest Road (17.13)

Members of the Board:

I write to you on behalf of and at the direction of the Town of Newburgh Planning Board. The above referenced applicants appeared before the planning board during its meeting of April 20, 2017. The applicants propose a lot line change between their properties. One of the lots has an existing deficient side yard setback that will be unchanged if the proposed lot line change is approved. Accordingly, the planning board refers this matter to you for consideration of granting a side yard variance allowing a setback of 26.7 feet where 30 feet is required.

The planning board has no particular matters to bring to your attention. It appears that your review of this matter under the New York State Environmental Quality Review Act is a Type II action. If not, the planning board suggests that uncoordinated review may be in order.

Very truly yours,



MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board
Kenneth Vriesema, L.S.
David A. Donovan, Esq.



ORANGE COUNTY - STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 14204 / 743
INSTRUMENT #: 20170020557

Receipt#: 2290326
Clerk: KP
Rec Date: 03/23/2017 10:33:34 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: J T ABSTRACT CO INC (34)

Party1: SODANO SAMUEL
Party2: DEGROAT KENIN
Town: NEWBURGH (TN)
3-1-33.220

Payment Type: Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Recording:
Recording Fee 45.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 Residential/Agricu 116.00
RP5217 - county 9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax - State 520.00

Sub Total: 520.00

Total: 715.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 7486
Transfer Tax
Consideration: 130000.00

Transfer Tax - State 520.00

Total: 520.00

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 March 23, 2017 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 15, 2017
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Record and Return To:

EDWARD C BRUNO, ESQ
15 BRUYN AVE
PO BOX 987
PINE BUSH, NY 12566

**Bargain and Sale Deed
With Covenant Against Grantor's Acts**

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

THIS INDENTURE, made the 27th day of February in the year 2017

BETWEEN

Samuel Sodano and Raimonda Sodano
115 Dogwood Lane
Newburgh, New York 12550

party of the first part, and

Kevin DeGroat
80 Forest Road
Wallkill, New York 12589

party of the second part,

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

TEN 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 for the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the

Town of Newburgh, County of Orange, and State of New York, being more particularly described on Schedule A.

BEING AND INTENDED TO BE the same premises conveyed by Deed from Grace Albano to Samuel Sodano and Raimonda Sodano, grantors herein, subject to a retained life estate in favor of Grace Albano, which Deed was dated May 12, 2006 and recorded August 10, 2006 in the Orange County Clerk's Office in Liber 12227 page 346. Said Grace Albano died on March 27, 2012, a resident of Orange County, New York.

3
1
33.220

Schedule A Description

Title Number 95700R

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange, State of new York being shown as "Albano Lot New Acreage = 2.658+/- Acres" shown on a map entitled "Map of Lot Line Revision and Proposed Subdivision of Lands Prepared for Grace Albano and Raimonda and Samuel Sodano" dated May 25, 2004, last revised May 16, 2005 and filed n the Orange County Clerk's Office November 19, 2005 as Map No. 865-02 (2 sheets). Said parcel being also described as:

BEGINNING at a point on the easterly side of Forest Road and the southwesterly corner of Lot 1 on the above referenced subdivision map; thence form said point and running along the easterly side of Forest Road, North 03-08-00 West 52.68 feet to a point in the southwesterly corner of the herein described parcel, said point being the point or place of beginning; thence along Forest Road, North 03-08-00 East 172.76 feet; thence along same North 13-17-20 East 199.68 feet; thence turning and running South 68-30-00 East 326.00 feet to a point; thence along Lot 1 shown on the above referenced filed Map, South 13-17-22 West 365.34 feet; thence along the northerly line of Lot 1, m North 66-30-00 West 295.22 feet to the point or place of beginning.

TOGETHER with all rights, 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 of successors and assigns of the party of the second part forever.

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


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



Samuel Sodano

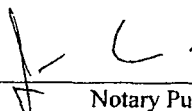


Ramonda Sodano

ACKNOWLEDGMENT

**STATE OF NEW YORK
COUNTY OF Orange**

On the 27th day of February, in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Samuel Sodano and Raimonda Sodano 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) so acted, executed the instrument.



Notary Public

JONATHAN E. KOSCHEI
NOTARY PUBLIC, State of New York
NO. 4999812
Qualified in Ulster County
Commission Expires August 3, 2018

**Bargain and Sale Deed
With Covenant Against Grantor's Acts**

Samuel Sodano and Raimonda Sodano

TO

Kevin DeGroat

**STATE OF NEW YORK
COUNTY OF**

On the _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) so acted, executed the instrument.

Notary Public

SECTION: 3
BLOCK: 1
LOT: 33.220
COUNTY OR TOWN: Newburgh Town,
Orange County

STREET ADDRESS:
78 Forest Road
Wallkill, NY 12589

RETURN BY MAIL TO:

Edward C. Bruno
Edward C. Bruno Attorney at Law
P.O. Box 987, 15 Bruyn Avenue
Pine Bush, New York 12566



ORANGE COUNTY - STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 13943 / 1378
INSTRUMENT #: 20150058363

Receipt#: 2005349
Clerk: CH
Rec Date: 09/09/2015 03:00:09 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: SODANO RAIMONDA
Party2: SEXTON REGINA SHANTA
Town: NEWBURGH (TN)
3-1-33.11

Recording:	
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax	
Transfer Tax - State	1640.00

Sub Total: 1640.00

Total: 1835.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1043
Transfer Tax
Consideration: 410000.00

Transfer Tax - State 1640.00

Total: 1640.00

Payment Type: Check
Cash
Charge
No Fee

Comment: _____

Ann G. Rabbitt
Orange County Clerk

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 Sept 9, 2015 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 15, 2017
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Record and Return To:

TINA FASSNACHT
275 ROUTE 17K SUITE 120N
NEWBURGH, NY 12550

Bargain and Sale Deed
With Covenant Against Grantor's Acts

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

THIS INDENTURE, made the 26th day of August in the year 2015

BETWEEN, *Raimonda*
~~RAIMONDA~~ SODANO f/k/a RAIMONDA TORTORA and SAMUEL A. SODANO
68 Forest Road
Wallkill, NY 12589

party of the first part, and

REGINA SHANTA SEXTON and MARCO ANTONIO SMITH, *as husband and wife* ⊕
51 Weasley Court
Newburgh, NY 12550

party of the second part,

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

TEN 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 for the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the

Town of Newburgh, County of Orange, and State of New York, being more particularly described on Schedule A.

BEING AND INTENDED TO BE a portion of the same premises conveyed by Deed from Raimonda Tortora to Raimonda Sodano f/k/a Raimonda Tortora and Samuel A. Sodano, grantors herein, which Deed was dated May 10, 2000 and recorded May 12, 2000 in the Orange County Clerk's Office in Liber 5293 page 247.

S/B/L: 3-1-33-11

Schedule A Description

Title Number **GA-152878-O**

Page 1

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, known and designated as Lot No. 1 on a certain map entitled, "Map of Lot Line Revision and Proposed Sub-Division of Lands prepared for Grace Albano & Raimonda & Samuel Sodano," filed in the Orange County Clerk's Office on November 9, 2005 as filed Map No. 865-05.

TOGETHER with all rights, 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 of successors and assigns of the party of the second part forever.


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

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

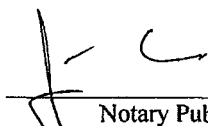

RAIMONDA SODANO *Per Raimonda Tortora*


SAMUEL A. SODANO

ACKNOWLEDGMENT

**STATE OF NEW YORK
COUNTY OF ORANGE**

On the 26th day of August, in the year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Raimonda Sodano and Samuel A. Sodano 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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) so acted, executed the instrument.



Notary Public

JONATHAN E. KOSCHEI
NOTARY PUBLIC, State of New York
NO. 4999812
Qualified in Ulster County
Commission Expires August 3, 2018

**STATE OF NEW YORK
COUNTY OF**

On the _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

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 he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) so acted, executed the instrument.

Notary Public

**Bargain and Sale Deed
With Covenant Against Grantor's Acts**

Raimonda Sodano ^v and
Samuel A. Sodano

TO ^{v/aka} Raimonda Tortora

Regina Shanta Sexton and
Marco Antonio Smith

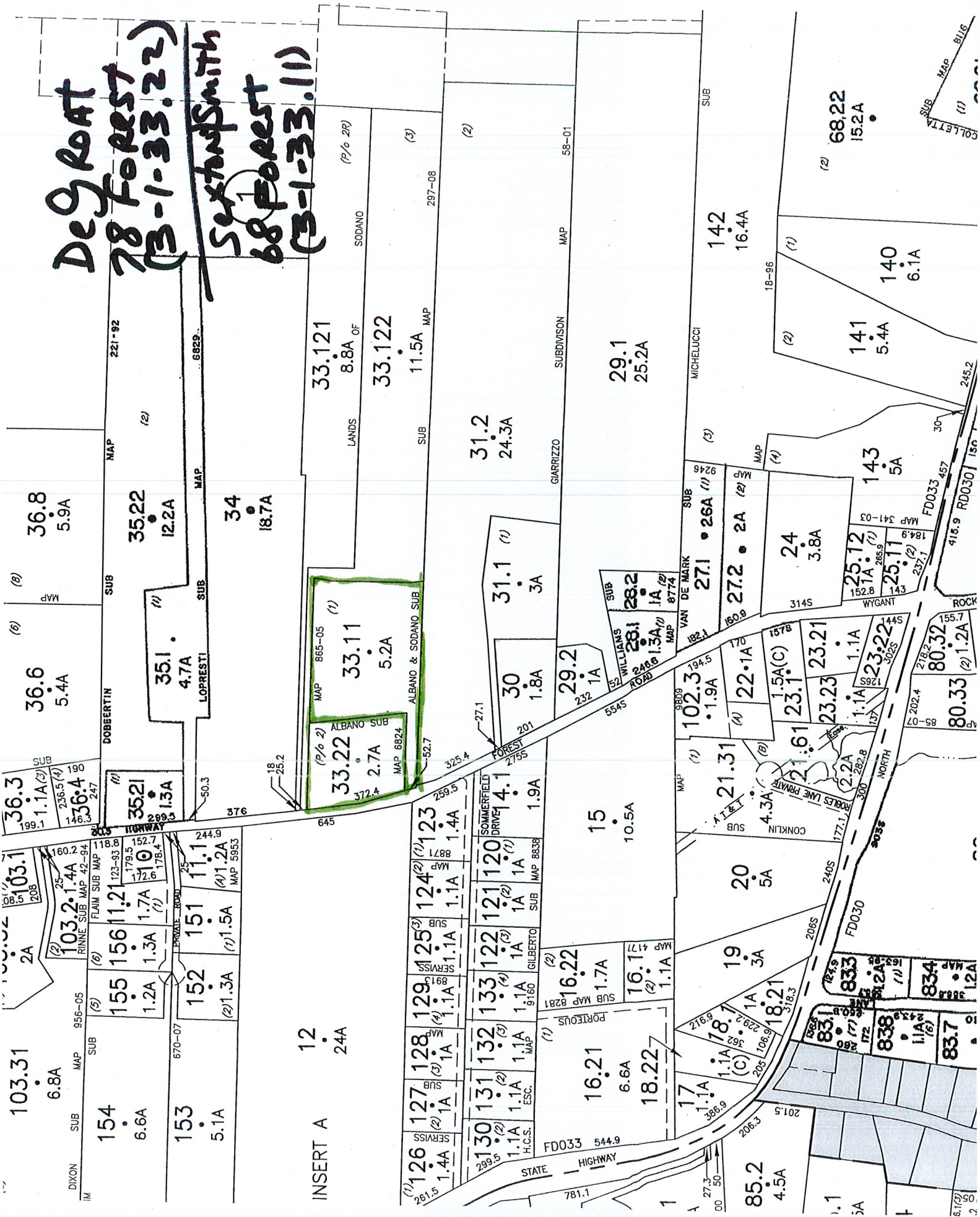
SECTION: 3
BLOCK: 1
LOT: 33.11
COUNTY OR TOWN: T/O Newburgh

STREET ADDRESS:
68 Forest Road
Wallkill NY 12589

RETURN BY MAIL TO:

Tina Fassnacht
Fassnacht Law Offices
275 State Route 17K
Newburgh, NY 12550

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(3-1-33.22)
SextantSmith
68 Forest
(3-1-33.11)



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