



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: 5/10/16

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

I (WE) Daniel and Elissa Dickinson PRESENTLY
RESIDING AT NUMBER 4 Maplewood Dr. Newburgh, NY 12550
TELEPHONE NUMBER 845-591-6720

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:

6-1-12 (TAX MAP DESIGNATION)
Vacant lot/Still Hollow Rd. Newburgh, NY 12550 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

280(A)



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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: 5/5/16
- 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: Area variance / 280(A)

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

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

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

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

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



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

6. IF AN AREA VARIANCE IS REQUESTED:

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

the home will closely resemble other single family homes on the street and will also resemble the lifestyle of a quite, middle class dwelling.

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:

doing so would disturb federal wetlands and would be financially unfeasible to do so. Also, the back access is located off a road that is not on a filed map.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

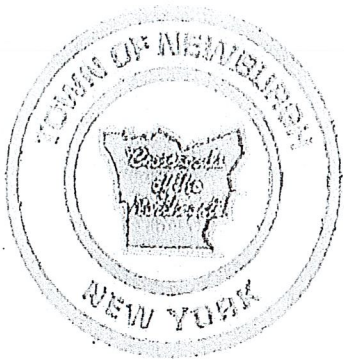
it includes the addition of a single home on the street while preserving the character of the private road.

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 home is well suited on a 12 acre parcel with limited visibility from neighbors

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

the lot was purchased as-is and there has been no other attempts at attaining a building permit for this land.



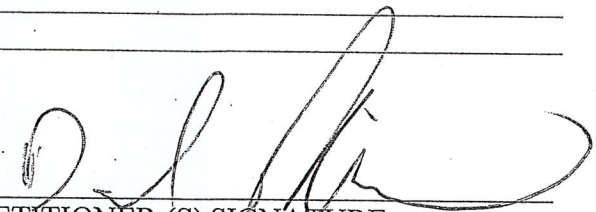
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OFFICE OF ZONING BOARD
(845) 566-4901

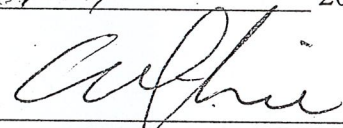
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS Twelfth DAY OF MAY 2016



NOTARY PUBLIC

ANDREW J. ZARUTSKIE
Notary Public, State of New York
No. 01ZA4502524
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		
Construction of a single family home (SBL 6-1-12)		
Name of Action or Project:		
Vacant lot 6-1-12 off Still Hollow Rd. Town of Newburgh, NY 12550		
Project Location (describe, and attach a location map):		
Brief Description of Proposed Action: Construction of a single family home on vacant lot 6-1-12. 3.5 Baths. Approx. 2300 sq-ft.		
Name of Applicant or Sponsor:	Telephone:	845-591-6720
Daniel and Elissa Dickinson	E-Mail:	danielmichael@dickinson@yahoo.com
Address: 4 Maplewood Dr.		
City/PO: Newburgh	State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?	NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?	NO	YES
If Yes, list agency(s) name and permit or approval:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	12	acres
b. Total acreage to be physically disturbed?	.5	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	12	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>YES <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/></p> <p>YES <input checked="" 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>YES <input type="checkbox"/></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 type="checkbox"/></p>	<p>YES <input checked="" 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: <u>Residential well</u></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: <u>Residential Septic</u></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>YES <input type="checkbox"/></p> <p>NO <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 type="checkbox"/></p> <p>YES <input checked="" type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p> <p>NO <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 checked="" 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 checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p> <p>NO <input type="checkbox"/></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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Daniel Dickinson</u>	Date: <u>5/10/16</u>	
Signature: <u>[Signature]</u>		

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

2566-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/05/2016

Application No. 16-0287

To: Daniel Dickinson
4 Maplewood Dr
Newburgh, NY 12550

SBL: 6-1-12
ADDRESS: Stillhollow Rd

ZONE: AR

PLEASE TAKE NOTICE that your application dated 04/13/2016 for permit to construction of a single family home. on the premises located at Stillhollow Rd is returned herewith and disapproved on the following grounds:

N.Y. Town Law 280-A:

No permit for the erection of any building shall be issued unless a street or highway giving access to such proposed structure has been duly placed on the official map or plans.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

16-0287

Stillhollow Lane

THIS IS NOT A BUILDING PERMIT

**Town of Newburgh
Code Compliance Department**

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

MAILED TO: Daniel Dickinson 4 Maplewood Dr. Newburgh NY 12550
PHONE #: 561-6720
PROJECT: Single Family
SBL: 6-1-12
DATE: 5-5-2016

SUBMIT ALL ITEMS LISTED BELOW AT THE SAME TIME

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

WHEN INTERIOR RESIDENTIAL ALTERATIONS OCCUR, ALL SMOKE & CO DETECTORS MUST BE UPGRADED IN ACCORDANCE WITH APPENDIX J OF THE 2010 R.C.N.Y.S.

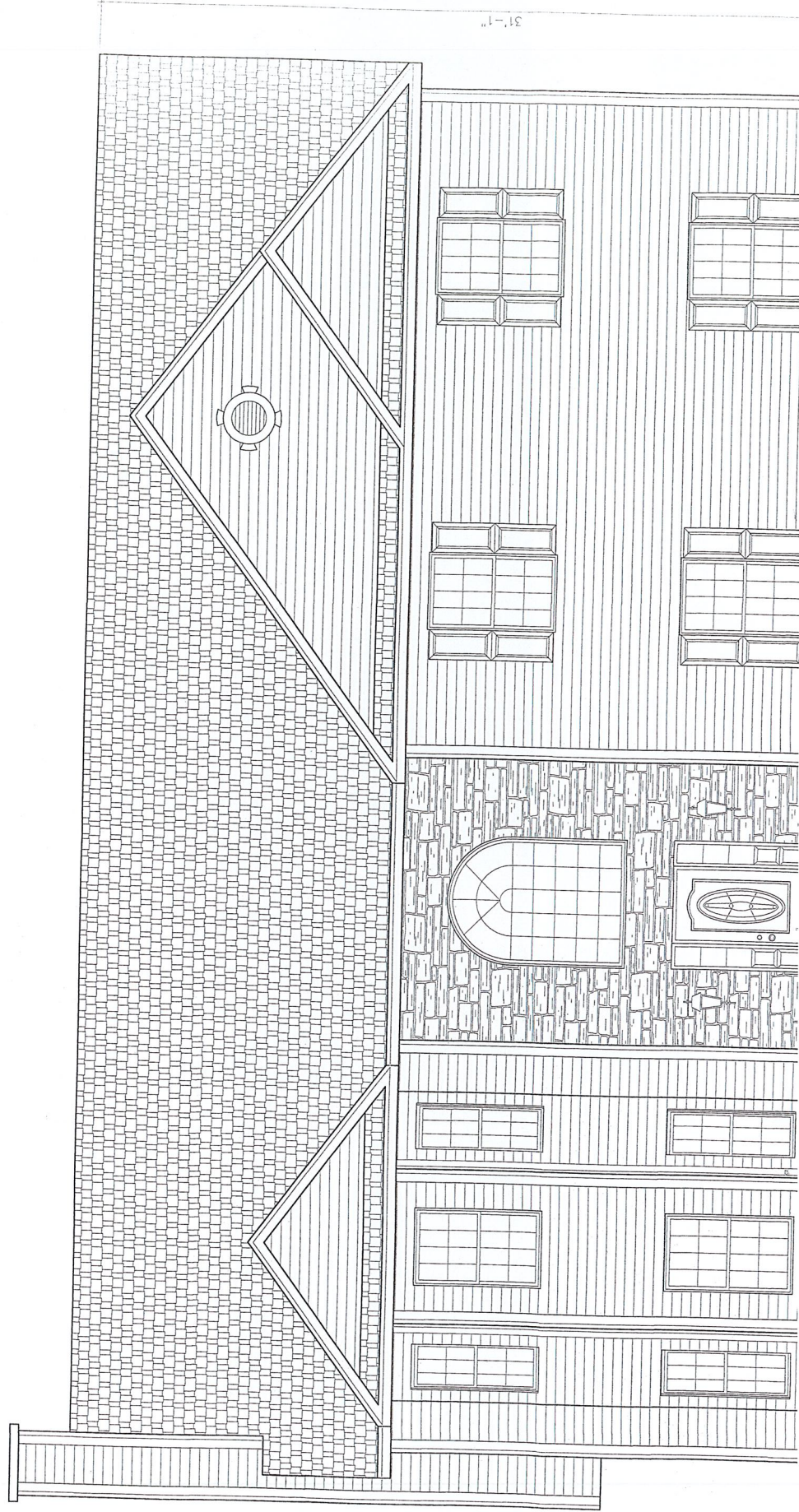
ORANGE COUNTY REQUIRES ALL ELECTRICIANS TO BE LICENSED

- 1) Your application has been denied and referred to the Town of Newburgh Zoning Board of Appeals. You must obtain an area variance for your driveway access which is non-compliant with NY Town Law 280A (Permits for Buildings not on improved mapped streets)
- 2) The zoning board will contact you with a packet to begin the variance process.

Joseph Mattina
Code Compliance

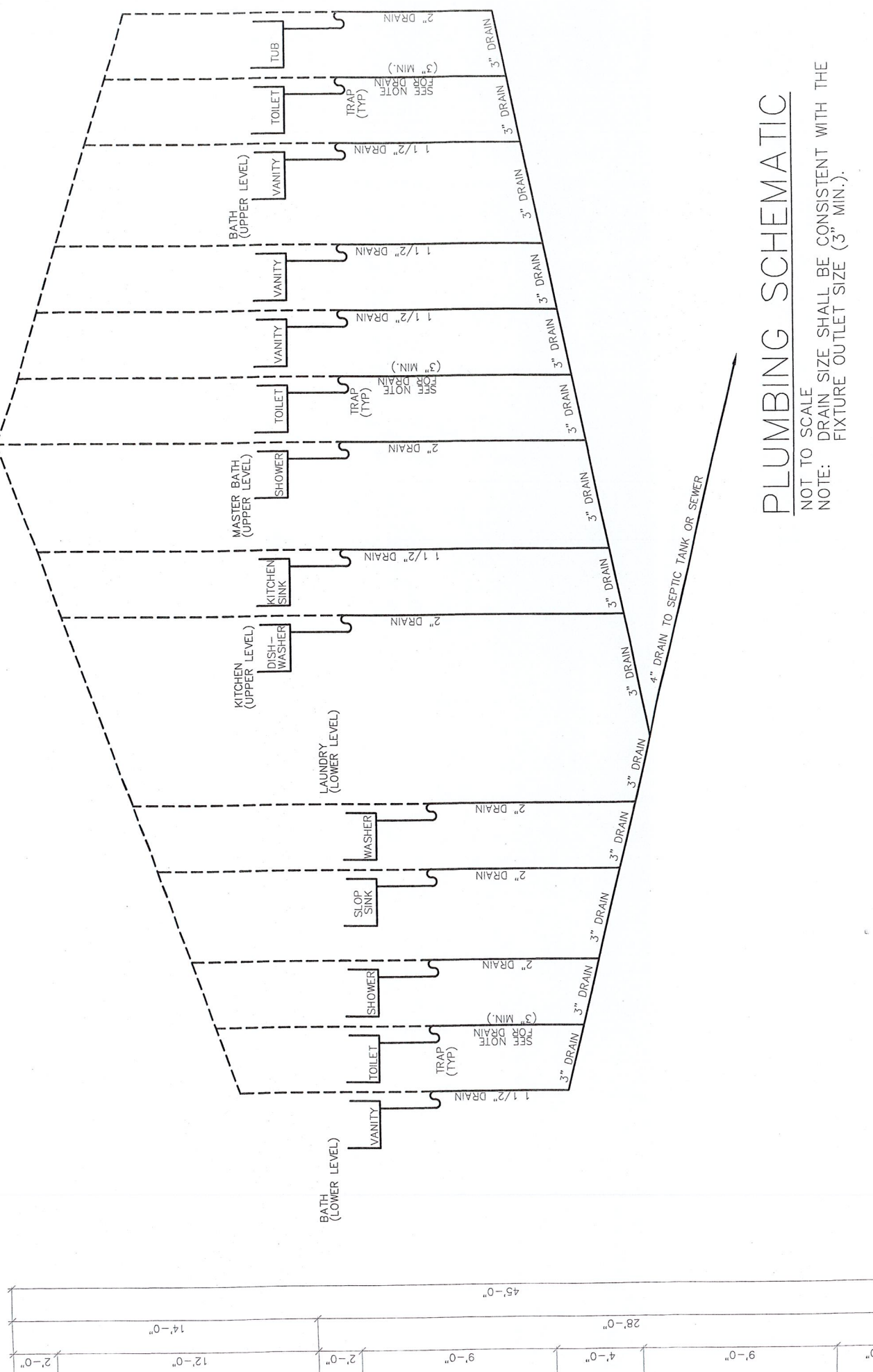
SPEC RESIDENCE

TOWN OF NEWBURGH, NEW YORK



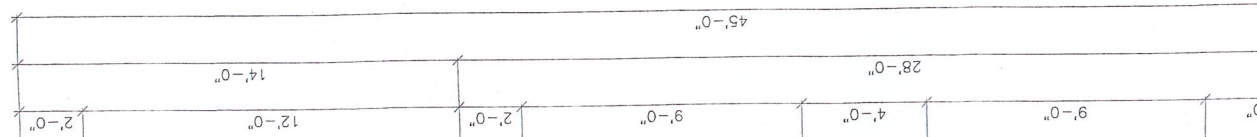
Full Plans in B.D. File

(TYP.)



PLUMBING SCHEMATIC

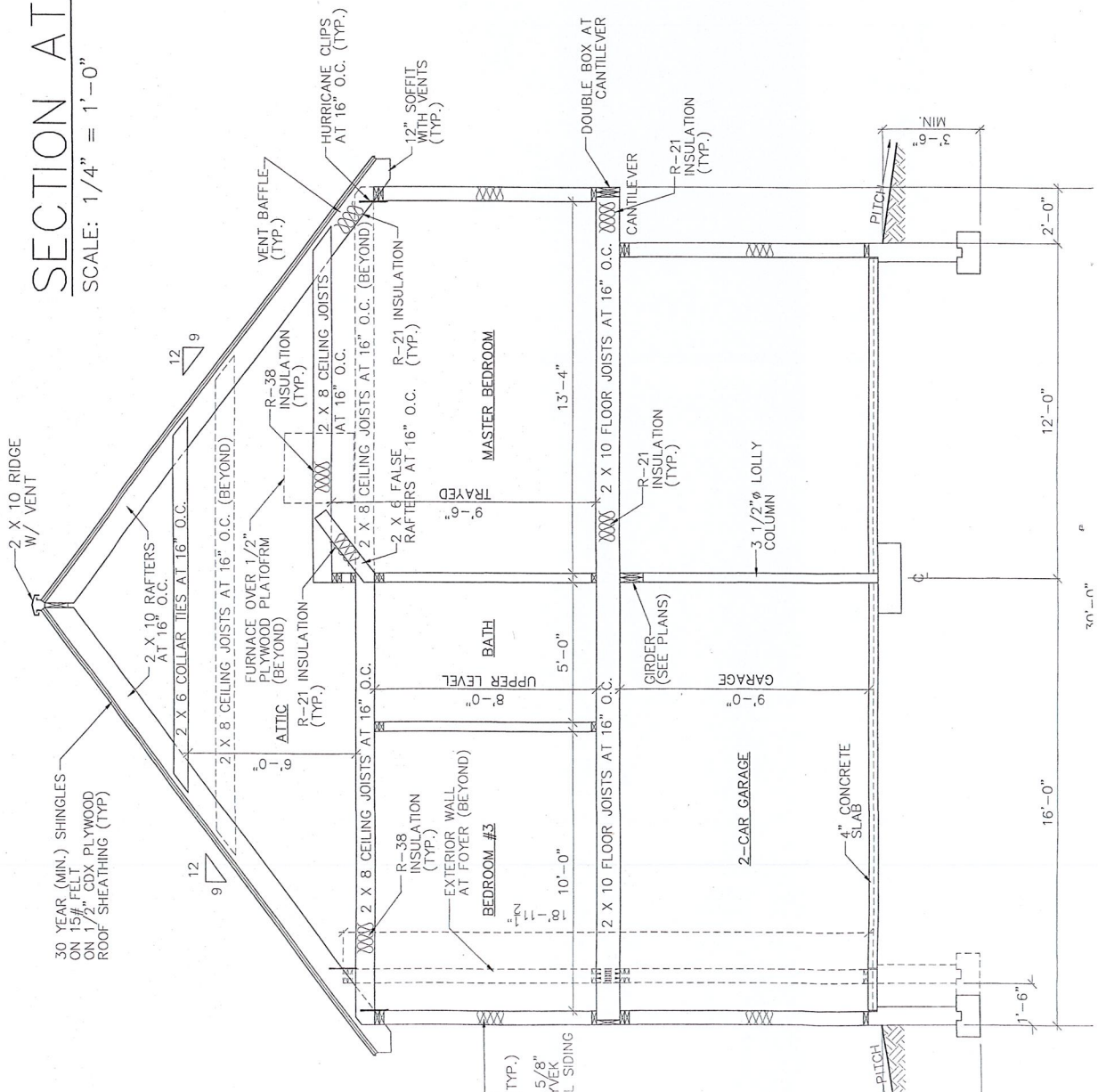
NOT TO SCALE
 NOTE: DRAIN SIZE SHALL BE CONSISTENT WITH THE
 FIXTURE OUTLET SIZE (3" MIN.).



30'-0" 42'-0" 12'-0"

SECTION AT LIVING ROOM

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



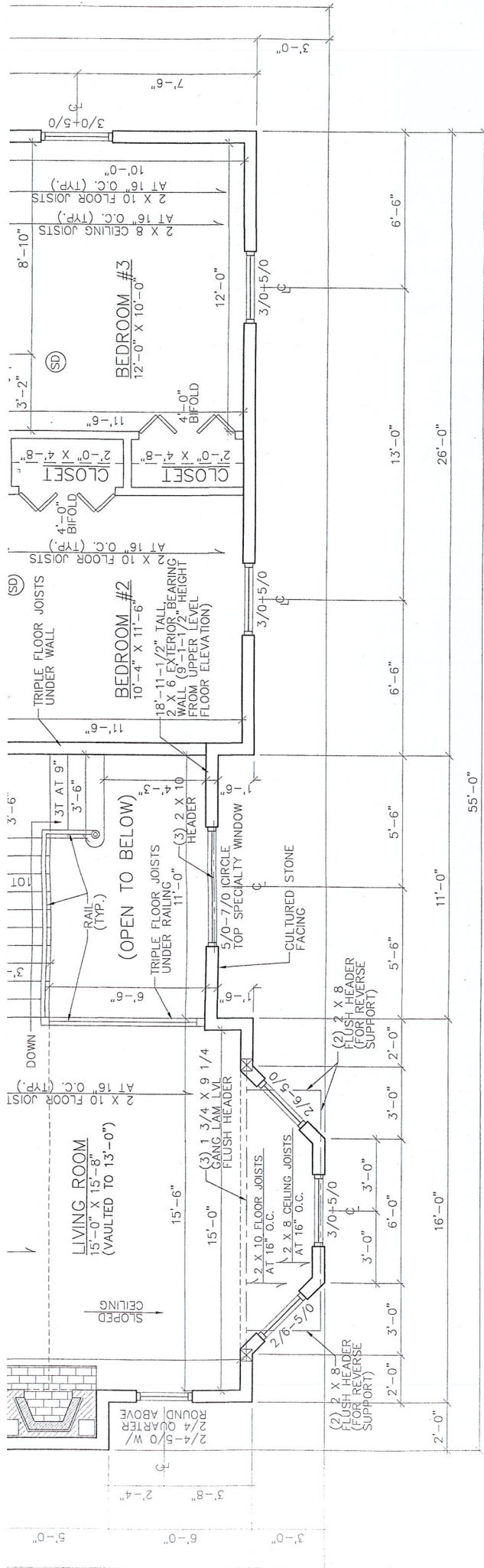
DICKINSON RESIDENCE
 STILL HOLLOW ROAD
 TOWN OF NEWBURGH, NEW YORK 12550

TALCOTT ENGINEERING DESIGN, PLLC
 1 GARDNERTOWN ROAD
 NEWBURGH, NEW YORK 12550
 (845) 569-8400
 (845) 569-4583 (FAX#)



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

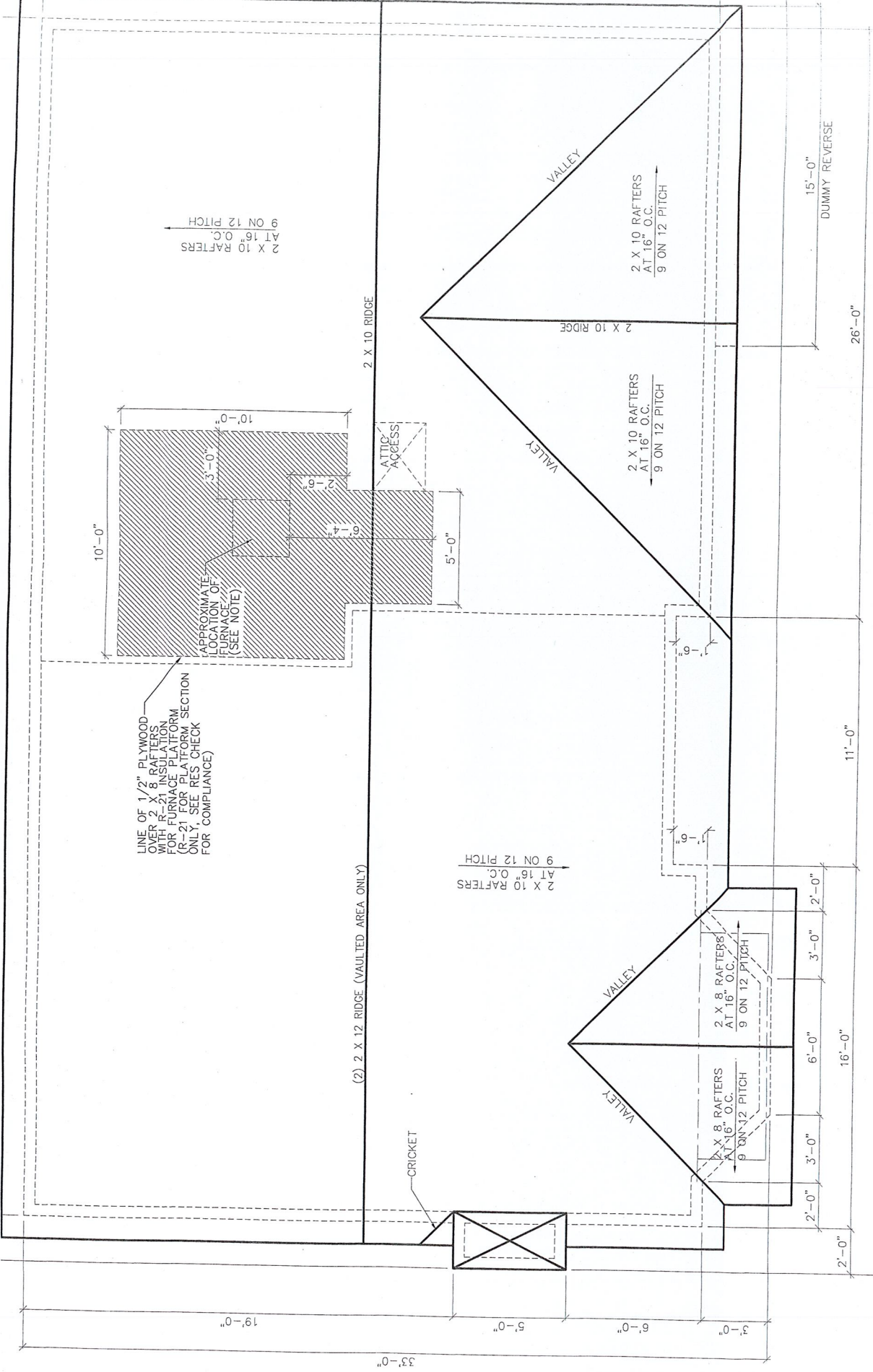
TOWER LEVEL PLAN & SECTIONS



UPPER LEVEL PLAN

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

- NOTES:
- 1.) 8'-0" UPPER LEVEL CEILING HEIGHT (U.O.N.)
 - 2.) SILVERLINE 3900 SERIES 3/0-5/0 DOUBLE HUNG WINDOWS MEET MINIMUM CODE REQUIREMENTS FOR EGRESS, WHICH ARE: 5.7 MIN SQ. FT OPENING, WITH 24" MIN. OPEN HEIGHT, AND 20" MIN. OPENING WIDTH. (MAX SILL HEIGHT @ 44".)
 - 3.) ALL GARAGE MEMBERS SHALL BE FIRE RATED, (3/4 HOUR), INCLUDING, BUT NOT LIMITED TO GIRDERS, HEADERS & WALL FINISHES.
 - 4.) WINDOWS WITH ** INDICATE TEMPERED SAFETY GLASS
 - 5.) RECESSED LIGHTING FIXTURES IN THE BUILDING ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE, PER: SEC. 402.4.3, 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
 - 6.) ATTIC ACCESS SHOWN SHALL BE INSULATED AND WEATHERSTRIPPED, (PER: SEC. 402.2.2.3, 2010 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS), TO PROVIDE A LEVEL OF INSULATION EQUIVALENT TO THE INSULATION ON SURROUNDING SURFACES. WOOD FRAMED OR EQUIVALENT BAFFLE, OR
 - 7.) EACH ROOM HAS BEEN CHECK AND MEETS THE MINIMUM REQUIREMENTS FOR NATURAL LIGHT AND VENTILATION PER CURRENT NYS RESIDENTIAL CODE.



LINE OF 1/2" PLYWOOD OVER 2 X 8 RAFTERS FOR FURNACE PLATFORM (R-21 FOR PLATFORM SECTION ONLY. SEE RES CHECK FOR COMPLIANCE)

2 X 10 RAFTERS AT 16" O.C. 9 ON 12 PITCH

(2) 2 X 12 RIDGE (VAULTED AREA ONLY)

2 X 10 RIDGE

2 X 10 RAFTERS AT 16" O.C. 9 ON 12 PITCH

2 X 10 RAFTERS AT 16" O.C. 9 ON 12 PITCH

2 X 10 RAFTERS AT 16" O.C. 9 ON 12 PITCH

2 X 8 RAFTERS AT 16" O.C. 9 ON 12 PITCH

2 X 8 RAFTERS AT 16" O.C. 9 ON 12 PITCH

15'-0" DUMMY REVERSE

11'-0"

16'-0"

2'-0"

3'-0"

6'-0"

2'-0"

3'-0"

2'-0"

2'-0"

2'-0"

2'-0"

3'-0"

6'-0"

5'-0"

19'-0"

33'-0"

ROOF PLAN

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

NOTES: 1) FRAME WITHIN ROOF AREA...





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

*Saw original
 5/12/16*

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 13979 / 1220
 INSTRUMENT #: 20150076390

Receipt#: 2047072
 Clerk: MRL
 Rec Date: 12/07/2015 07:00:00 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: RIVER CITY ABSTRACT OF HUDSON VALLEY INC

Party1: FUCHECK RAY
 Party2: DICKINSON DANIEL
 Town: NEWBURGH (TN)
 6-1-12

Recording:
 Recording Fee 40.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 All others - State 241.00
 RP5217 - County 9.00

Sub Total: 315.00

Transfer Tax
 Transfer Tax - State 180.00

Sub Total: 180.00

Total: 495.00

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

***** Transfer Tax *****
 Transfer Tax #: 3217
 Commercial Transfer Tax
 Consideration: 45000.00

Transfer Tax - State 180.00

Total: 180.00

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

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

RIVER CITY ABSTRACT OF HUDSON VALLE
 2645 SOUTH RD SUITE 4
 POUGHKEEPSIE, NY 12601

PCA WT 53150

53150

Bargain & Sale Deed with Covenants Against Grantor's Acts
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 10th day of September, 2015

BETWEEN RAY FUCHECK, residing at
and DAWN FUCHECK, residing at } 45 Willets Way
Newburgh, NY

party of the first part, and

DANIEL DICKINSON and ELISSA DICKINSON, residing at
4 Maplewood Dr. Newburgh, NY 12550
+ husband & wife

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States in hand 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,

6-1-12

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 and more particularly described in the Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to RAY FUCHECK and DAWN FUCHECK from Donald Glas, Ellen Glas and Janet Yovans by deed dated 3/14/2006 and recorded in the Orange County Clerk's Office on 5/11/2006 in Liber 12152 at page 441.

BEING the premises commonly known as vacant parcel with an S-B-L of 6-1-12, Frozen Ridge Road, Newburgh, NY 12550.

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 Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and his heirs, executors, administrators, successors and assigns forever.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that he 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 before using any part of the total of the same for any other purpose.

TITLE NO. RCA-WT-53150

SCHEDULE A

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

BEGINNING at a point at the southeasterly corner of the herein described premises and on the westerly line of Lot No. 2 from a map entitled, "Final Plan and Subdivision for R & K Real Estate Management, Inc.", and filed in the Orange County Clerk's Office on the 27th of April 1989 as Map No. 9463, said point being North 24° 45' 18" East 248.16 feet from an iron pipe found; and running thence along the northerly line of lands now or formerly of Daley, North 63° 39' 24" West 924.76 feet to an iron rod found in stones; thence along the line of lands now or formerly of Tarben Inc., North 24° 43' 08" East 1088.19 feet to an iron bar found; thence along the line of lands of Lot No. 2 from a map entitled, "Subdivision Plan, Lands of Marlene Mazzola and James Mazzola, Jr." and filed in the Orange County Clerk's Office on 4th April 1997 as Map No. 75-97, South 69° 06' 22" East 669.37 feet to stump with wire found; thence along the line of lands of Lot No. 1 from a map entitled, "2 Lot Subdivision Lands of Margarete Griffin", and filed in the Orange County Clerk's Office on the 14th of July 2004 as Map No. 469-04 the following two courses and distances: 1) South 24° 07' 46" West 324.70 feet to a point; 2) South 60° 21' 37" East 254.62 feet to a point; thence leaving said line and along the westerly line of aforementioned Lot No. 2 from Filed Map No. 9463, South 24° 45' 18" West passing through an iron pipe found at 306.92 feet, passing through an iron pipe found at an additional 200.70 feet and passing through an iron pipe found at an additional 138.38 feet, a total distance of 812.54 feet to the point or place of **BEGINNING**.

TOGETHER WITH a 12 foot right of way across lands now or formerly of Smith and Cosman as filed in the Orange County Clerk's Office in Liber 260 of Deeds at page 403.

TOGETHER WITH AND SUBJECT TO a 50 foot right of way as shown on Filed Map No. 9463.

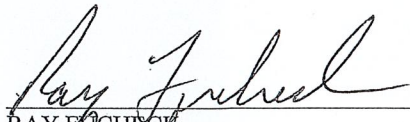
TOGETHER WITH AND SUBJECT TO a 50 foot right of way as set forth in Liber 2223 at page 957 and Liber 2229 at page 233.

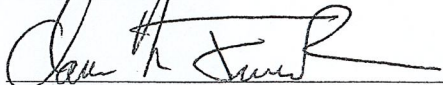
SCHEDULE B OF THIS TITLE REPORT CONSISTS OF TWO PAGES

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

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

IN PRESENCE OF:

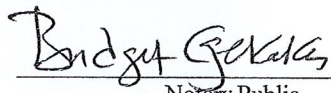

RAY FUCHECK


DAWN FUCHECK

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

On the 10th day of September in the year of 2015 before me, the undersigned, a notary public in and for said state, personally appeared RAY FUCHECK and DAWN FUCHECK, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Bridget Gekakis
Notary Public, State of New York
No. 01GE6C91054
Qualified in Dutchess County
Commission expires April 21, 2019


Notary Public

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH

SECTION 6
BLOCK 1
LOT 12

RFR
Richard Forbes, Esq
377 Fullerton Ave
Suite 5
Newburgh, NY 12550

Dickinson Stillhollow Road (6-1-12)

