



Edward A. Nims
County Executive

Orange County Department of Planning

Submittal Form for Mandatory Review of Local Planning Action

as per NYS General Municipal Law §235-1,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:

PATRICIA DOLAN

Project Name:

Location of Project Site:

51 Prospect Hill Road
Walkkill

Tax Map #:

1-1-15.2

Tax Map #:

Tax Map #:

Local File No.:

Size of Parcel:

1.4 Acres

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

Current Zoning District (include any overlays):

AR

Reason for County Review:

IN AN A/R ZONE

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) accessory bldgs shall be in a side or rear yard

Other

to keep 2 prior built sheds in front yard (has 2 front yards)

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

Local board comments or elaboration:

Shane Cardone

5/14/13

Chairperson,
Zoning Board of Appeals

Signature of local official

Date

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: 845-615-3940 or email: planning@orangecountygov.com

2343-13
AREA VARIANCE
Shed 1

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: 3/26/2013

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

I (WE) Patricia Dolan PRESENTLY
RESIDING AT NUMBER 51 Prospect Hill Rd
TELEPHONE NUMBER 914-805-5988

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:

1-1-15.2 (TAX MAP DESIGNATION)
51 Prospect Hill 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).

185-15-A

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 3/5/2013
- 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: Keep a prior Built accessory Building on premises

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:

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:

Shed 1 is hidden from 3 sides both are aesthetically appealing and kept in good shape. I have 2 front yards so they have to go somewhere

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:

One shed contains a lawn mower the other lawn tools so they do not display around my yard.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

They are small sheds

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

They are aesthetically appealing.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

There is no hardship

7. ADDITIONAL REASONS (IF PERTINENT):

Patricia Dole

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 26 DAY OF MARCH 20 13

Maria J. Marrero

NOTARY PUBLIC

MARIA J. MARRERO
Notary Public, State of New York
Qualified in Dutchess County
Registration No. 01MA6132822
Commission Expires August 29, 2013

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.

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Patricia Dolan</i>	2. PROJECT NAME <i>Shed</i>
3. PROJECT LOCATION: Municipality <i>51 Prospect Hill Rd</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>51 Prospect Hill Rd</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration <i>Existing</i>	
6. DESCRIBE PROJECT BRIEFLY: <i>leave sheds as is.</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately <i>8x8</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <i>it is my home</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Patricia Dolan</i>	Date: <i>3/26/2013</i>
Signature: <i>Patricia Dolan</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

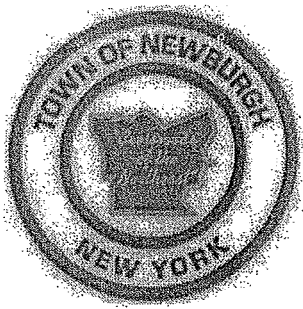
<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.47 If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> <p style="text-align: center; font-size: 1.2em;">NO</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:</p>

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p>	<p><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 AND provide, on attachments as necessary, the reasons supporting this determination.</p>
<p>_____ Name of Lead Agency</p>	<p>_____ Date</p>
<p>_____ Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____ Title of Responsible Officer</p>
<p>_____ Signature of Responsible Officer in Lead Agency</p>	<p>_____ Signature of Preparer (if different from responsible officer)</p>

Reset



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

2343-13

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/05/2013

Application No. 13-0171


To: Patricia Dolan
PO BOX 735
Plattekill, NY 12568

SBL: 1-1-15.2
ADDRESS: 51 Prospect Hill Rd

ZONE: AR

PLEASE TAKE NOTICE that your application dated 03/04/2013 for permit to KEEP A PRIOR BUILT ACCESSORY BUILDING on the premises located at 51 Prospect Hill Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Section 185-15-A, all accessory buildings shall be located in the required side or rear yard.
The shed is located in one of the two front yards.


Joseph Mattina

Cc: Town Clerk & Assessor (300')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: PATRICIA DOLAN

ADDRESS: 51 PROSPECT HILL RD WALLKILL NY 12589

PROJECT INFORMATION:

TYPE OF STRUCTURE: 8 X 8 ACCESSORY STRUCTURE

SBL: 1-1-15.2 ZONE: AR

TOWN WATER: **NO**

TOWN SEWER: **NO**

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
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**
 CORNER LOT - 185-17-A YES / NO

ACCESSORY STRUCTURE:

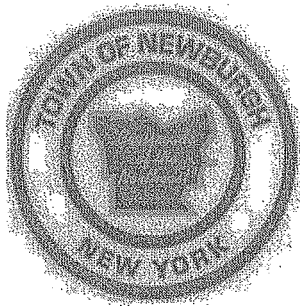
GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A **YES**
 STORAGE OF MORE THEN 4 VEHICLES YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

NOTES: **2 FRONT YARDS (1) PROSPECT HILL (2) EQUESTRIAN DR BEHIND**

VARIANCE(S) REQUIRED:

- 1 185-15-A SHALL BE LOCATED IN THE REQUIRED SIDE OR REAR YARD.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA DATE: 5-Mar-13



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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

2357-13

Date: 05/14/2013

Application No. ~~13-0405~~


To: Patricia Dolan
PO BOX 735
Plattekill, NY 12568

SBL: 1-1-15.2
ADDRESS: 51 Prospect Hill Rd

ZONE: AR

PLEASE TAKE NOTICE that your application dated 05/14/2013 for permit to keep a prior built 4' x 6' accessory building in a front yard. on the premises located at 51 Prospect Hill Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code section 185-15-A requires accessory building be located in a required side or rear yard.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: PATRICIA DOLAN

ADDRESS: 51 PROSPECT HILL RD WALLKILL NY 12589 / PO BOX 735 PLATTEKILL NY 12568

PROJECT INFORMATION:

TYPE OF STRUCTURE: 4 X 6 PRIOR BUILT ACCESSORY BUILDING

SBL: 1-1-15.2 ZONE: A/R

TOWN WATER: NO TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
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
 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: THIS LOT HAS 2 FRONT YARDS PROSPECT IN THE FRONT & EQUESTRIAN IN THE REAR.
 HAS ANOTHER PRIOR BUILT SHED SEE SEPARATE APPLICATION.**

VARIANCE(S) REQUIRED:

- 1 185-15-A ACCESSORY BUILDINGS SHALL BE LOCATED IN A REQUIRED SIDE OR REAR YARD.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA DATE: 14-May-13

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

PRINT OR TYPE: BLACK INK ONLY

(This Page is Part of the Instrument)

SECTION 1 BLOCK 1 LOT 15.2

WILLCO HOMES OF HUDSON VALLEY, INC.

TO
PATRICIA M. DOLAN.

Law original 5/14/13

RECORD AND RETURN TO:
(Name and Address)

ROBERT B. DIETZ, ESQ.
2 CANNON STREET
POUGHKEEPSIE NY 12601
TELEPHONE: (914) 452-4000
FILE NUMBER: 1824

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 53702 DATE 4/2/92 AFFIDAVIT FILED _____ 19 _____

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

BG20 Blooming Grove _____	SERIAL NO. _____	CHECK <input checked="" type="checkbox"/> CASH _____ CHARGE _____
CH22 Chester _____	Mortgage Amount \$ _____	
CO24 Cornwall _____	Exempt Yes _____ No _____	
CR26 Crawford _____	3-6 Cooking Units Yes _____ No _____	MORTGAGE TAX \$ _____
DP28 Deerpark _____	Received Tax on above Mortgage	TRANSFER TAX \$ <u>500.00</u>
GO30 Goshen _____	Basic \$ _____	
GR32 Greenville _____	MTA \$ _____	RECORD. FEE \$ <u>14.5</u>
HA34 Hamptonburgh _____	Spec. Add. \$ _____	REPORT FORMS \$ <u>30-</u>
HI36 Highland _____	TOTAL \$ _____	CERT. COPIES \$ _____
MK38 Minisink _____		
ME40 Monroe _____		
MY42 Montgomery _____		
MH44 Mount Hope _____		
NT46 Newburgh (T) <input checked="" type="checkbox"/>		
NW48 New Windsor _____		
TU50 Tuxedo _____		
WL52 Walkkill _____		
WK54 Warwick _____		
WA56 Wawayanda _____		
WO58 Woodbury _____		
MN09 Middletown _____		
NC11 Newburgh _____		
PJ13 Port Jervis _____		
9999 Hold _____		

MARION S. MURPHY
Orange County Clerk
by: _____

Universal

ORANGE COUNTY CLERK'S OFFICE S.S.
Recorded on the _____ day of _____
APR - 9 1992 19 _____ at 11:30
O'Clock a M. in Liber/Film 3586
books at page 168 and examined.

RECEIVED
\$ 500.00
REAL ESTATE
APR - 10 1992
TRANSFER TAX
ORANGE COUNTY
ML

Marion S. Murphy
County Clerk

LIDER 3586 PAGE 168

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, DONNA L. BENSON, 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 04/09/92 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Donna L. Benson

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS ORG 04/09/92 11:30:06 16104 44.00
ORANGE COUNTY *May 13, 2013*

***** EDUCATION FUNDS: 5.00 *****
DEED CONTROL NO: 53702 500.00 *
***** SERIAL NUMBER: 005588 *****

TAX MAP DESIGNATION: 1-1-15.2
TITLE NUMBER: TA-15-0766.0

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

THIS INDENTURE, made the 2nd day of April, nineteen hundred and Ninety-Two,
BETWEEN

WILCO HOMES OF HUDSON VALLEY, INC.,
a domestic corporation duly organized and existing
under and by virtue of the laws of the State of New York,
with its principal place of business located at
182 Forest Road,
Walkill, New York, 12589;

party of the first part, and

PATRICIA M. DOLAN,
who is presently residing at
11 Sandi Drive,
Poughkeepsie, New York, 12603;

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----the sum of-----
TEN AND NO/100 (\$10.00)-----dollars,

lawful money of the United States, and other good and valuable consideration to it 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,

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 known as Lot Number 2 as shown and delineated on a certain map entitled
"Subdivision Survey Prepared for Nicholas & Lois G. Silvestris", which was
filed in the Orange County Clerk's Office as Filed Map Number 9157, and being
more particularly bounded and described as follows:

BEGINNING at a point on the northerly line of Prospect Hill Road where the
division line between Lot Number 11 as shown and delineated on a certain map
entitled "Subdivision Plat Prepared for Equestrian Associates, Inc." and filed
in the Orange County Clerk's Office as Map Number 10231 and Lot Number 2 as
shown on the aforementioned Filed Map Number 9157 intersect said road line;
thence northerly along Lot Number 11, North 8° 01' 30" East 327.20 feet to a
point; thence easterly along Lot Number 4, North 77° 08' 55" East 153.69 feet
to a point; thence southerly along Lot Number 1 as shown on Filed Map Number
9157, South 12° 51' 05" East 120.00 feet to a point; thence South 17° 08' 55"
West 273.48 feet to a point on the northerly line of Prospect Hill Road;
thence westerly along the northerly line of Prospect Hill Road, North 81° 28'
30" West 20.00 feet to a point and North 81° 58' 30" West 123.00 feet to the
point or place of beginning.

CONTAINING 1.354 acres of land, be the same more or less.

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

BEING THE SAME premises described in a certain Deed dated January 25, 1991,
from Equestrian Associates to Wilco Homes of Hudson Valley, Inc. and recorded
in the Orange County Clerk's Office on January 25, 1991 in Liber 3400 of Deeds
at Page 057.

PmD

Subject to a 25 foot wide right of way as shown on filed map # 10231

TAX MAP DESIGNATION: 1-1-15.2
TITLE NUMBER: JLA-36-9266-0
TITLE: UNIVERSAL LAND ABSTRACT, INC.

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 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 read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

John L. [Signature]
WITNESS

Raymond A. Williams
WILLCO HOMES OF HUDSON VALLEY, INC.
BY: RAYMOND A. WILLIAMS
TITLE: PRESIDENT

(SEAL)

57.

On
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affi
tion

TITLE N:

WILLCO

PATRIC

Reserve this space for use of Recording Office.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF DUTCHESS-----681

On the 2nd day of----April----- 19 92, before me personally came ----RAYMOND A. WILLIAMS----- to me known, who, being by me duly sworn, did depose and say that--he resides at No 182 Forest Road, Wallkill New York 12589-----; that--he is the President----- of WILLCO HOMES OF HUDSON VALLEY, INC.-----

the corporation described in and which executed the foregoing instrument; that--he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that--he signed it in his name thereto, by like order.

NOTARY PUBLIC

JOHN G. SISTI
Notary Public, State of New York
Qualified in Ulster County
My Commission Expires December 31, 19____

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ 19____, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. ULA-36-9266-0 Universal Land Abstract, Inc.

WILLCO HOMES OF HUDSON VALLEY, INC.,

TO

PATRICIA M. DOLAN.

SECTION 1-
BLOCK 1-
LOT 15.2

CANTON TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

RETURN BY MAIL TO:

ROBERT B. DIETZ, ESQ.
2 Cannon Street
Poughkeepsie, New York 12601
Telephone: (914) 452-4000
File Number: 1824

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INDEX 3586 PAGE 171

