



Edmund A. Dineo
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: PATRICIA DOLAN

Project Name: _____

Location of Project Site: 51 Prospect Hill Road
Walkkill

Reason for County Review: IN AN A/R ZONE

Tax Map #: 1-1-15.2

Tax Map #: _____

Tax Map #: _____

Local File No.: 2328-12

Size of Parcel: 1.4 acres
*If more than one parcel, please include sum of all parcels.

Current Zoning District (include any overlays): AR

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) Table of Use & Bulk Reg - Sched 2 - Column A) Accessory Use
allows keeping up to 5 (total) dogs & cats over 6 months of age to keep 24 cats in residence
 - Other
- Is this an update to a previously submitted referral? YES / NO (circle one)

Local board comments or elaboration:

Grace 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: 845-815-3840 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: 11/15/2012

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

I (WE) Patricia Deen PRESENTLY
RESIDING AT NUMBER 51 Prospect Hill Rd
TELEPHONE NUMBER 914-8053888

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).

~~185-15A~~ Bulk Table Schedule 2 - Column A # 5

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: 12/4/2012



4. DESCRIPTION OF VARIANCE SOUGHT: Keep more than 5 rescued cats at Residence.

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

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:
No skelter or IFA. Rescue group will take old cats. The community is overpopulated. at no one wants them.

(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:

The cats are kept in my house and do not leave my property.

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

The cats do not leave my premises.

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

There is no hardship

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:

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:

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

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

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS 13TH DAY OF MAY 20 13

NYS DL 914 647 166

[Handwritten Signature]

NOTARY PUBLIC

LUKE J. LYONS
Notary Public, State of New York
No. 01LY4999045
Qualified in Ulster County
Commission Expires July 13, 2014

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.

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? Yes No If yes, coordinate the review process and use the FULL EAF.

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. Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

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:
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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:
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
NO

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? Yes No If Yes, explain briefly:

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.

- 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.
- 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.

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)

Reset

TOWN OF NEWBURGH

Crossroads of the Northeast
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845)564-7801

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 2328-12

Date: December 4, 2012

To: PATRICIA DOLAN

SBL 1-1-15.2

51 PROSPECT HILL ROAD

ADD: 51 Prospect Hill Rd, Walkkill

WALLKILL, NY 12589

ZONE A / R

PLEASE TAKE NOTICE that your application dated October 2,
20 12 for permit to keep more than 5 cats (USE VARIANCE)

At the premises located at 51 Prospect Hill Road, Walkkill

Is returned herewith and disapproved on the following grounds:

**BULK TABLE - SCHEDULE 2 - COLUMN (A) -
ALLOWS UP TO (5) FIVE CATS OVER (6) SIX MONTHS OF AGE.**


JOSEPH MATTINA

Cc: Town Clerk & Assessor (300')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

2328-12

NAME: PATRICIA DOLAN

ADDRESS: 51 PROSPECT HILL RD WALLKILL NY 12589

PROJECT INFORMATION:

TYPE OF STRUCTURE: USE VARIANCE FOR ALLOWING 24 CATS

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

TOWN WATER: NO TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
CATS ALLOWED	5.00	24.00		19.00	380.0%
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 / 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

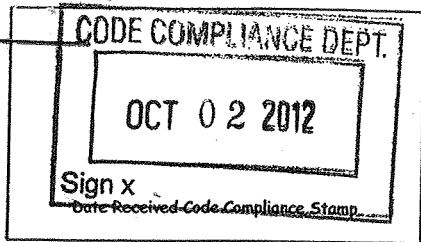
NOTES: **PRESENTLY 24 CATS AT TIME OF DENIAL.**

VARIANCE(S) REQUIRED:

- 1 BULK TABLE SCHEDULE 2-COLUMN (A) ^{#3} ALLOWS UP TO 5 CATS OVER 6 MONTHS OF AGE.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA

DATE: 2-Oct-12



TOWN OF NEWBURGH
 BUILDING PERMIT APPLICATION
 308 Gardnertown Road, Newburgh, NY 12550
 Ph: (845)564-7801 Fax: (845)564-7802
 (Please Print)

Permit #: _____
 Tracking #: _____
 Fee: \$ _____
 Receipt #: _____
 (OFFICE USE ONLY)

JOB LOCATION: 51 Prospect Hill Rd

S.B.L.: 1-1-15.2 ZONE: AR

OWNER: <u>Patricia Dolan</u>	APPLICANT: <u>Patricia Dolan</u>
ADDRESS: <u>51 Prospect Hill Rd</u>	CONTRACTOR: _____
CITY/STATE/ZIP: <u>Wallkill NY 12589</u>	ADDRESS: <u>51 Prospect Hill Rd</u>
PHONE: <u>914-805-5988</u> FAX: _____	CITY/STATE/ZIP: <u>Wallkill NY 12589</u>
CONSTRUCTION COST: <u>\$0</u>	PHONE: <u>914-805-5988</u> FAX: _____

DESCRIPTION OF WORK TO BE PERFORMED:
own house more than 5 cats.

STRUCTURE (CHECK ONE):

- SINGLE FAMILY
- 2 FAMILY
- ACCESSORY APARTMENT
- NEW COMMERCIAL
- COMMERCIAL FIT OUT
- CHANGE OF OCCUPANCY
- ADDITION
- ALTERATIONS
- CONDO / TOWN HOUSE
- OTHER own more than 5 cats
Return

- NO WORK IS TO BE STARTED WITHOUT A BUILDING PERMIT.
- COMPLETELY FILL OUT BUILDING PERMIT CHECK LIST
- FOR INSPECTION SEQUENCE SEE ATTACHED SHEET
- ELECTRICAL INSPECTION REQUIRED BY TOWN APPROVED AGENCY SEE ATTACHED SHEET
- ANY CHANGES TO THE ORIGINAL PLANS MUST BE APPROVED IN WRITING BY THE BUILDING INSPECTOR.
- THE TOWN OF NEWBURGH HAS OFFICIALLY ADOPTED THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THEREFORE ALL WORK MUST CONFER TO THE CURRENT SECTIONS OF THIS CODE.
- MUST HAVE SET OF APPROVED PLANS FOR ALL INSPECTIONS ON SITE

THE UNDERSIGNED CERTIFIES THAT THE PLANS AND SPECIFICATIONS AS FILED ARE IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN ZONING ORDINANCE AND AGREES THAT ALL WORK AND MATERIAL SHALL BE IN STRICT CONFORMITY WITH CODES GOVERNING BUILDING IN THIS TOWN AND THE STATE OF NEW YORK. THE PERSON SIGNING THIS APPLICATION AGREES TO NOTIFY THE BUILDING INSPECTOR AS NEEDED FOR THE REQUIRED BUILDING INSPECTIONS. FAILURE TO DO SO MAY RESULT IN LEGAL ACTION AND POSSIBLE FINES. THE OCCUPYING OF A NEW BUILDING OR ADDITION BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY IS A VIOLATION OF THE CODE OF THE TOWN OF NEWBURGH AND PUNISHABLE BY FINE AND OR IMPRISONMENT.

APPLICANT'S SIGNATURE: Patricia Dolan

APPROVED: _____

DISAPPROVED: _____

BUILDING INSPECTOR: _____

REFERRED TO ZBA: _____

OWNERS NAME: Patricia Dolan

PROJECT ADDRESS: 51 Prospect Hill Rd

DESIGN PROFESSIONAL NAME: N/A

ADDRESS: N/A

N/A

PHONE NUMBER: N/A

FAX NUMBER: _____

n???

NAME OF BUSINESS (IF APPLICABLE): N/A

INTENDED USE:

use garage to house more than 5 cats

NUMBER OF STORIES: _____

NUMBER OF BEDROOMS: _____

NUMBER OF FULL BATHS: _____

NUMBER OF 1/2 BATHS: N/A

GARAGE CAR STORAGE: _____

NUMBER OF DWELLINGS: _____

DIMENSION OF EXISTING STRUCTURE: _____

DIMENSION OF NEW STRUCTURE: _____

DIMENSION OF THE LOT: _____

MATERIAL TYPE: N/A

HEAT TYPE: OIL GAS ELECTRIC OTHER _____

DECK SIZE: _____ SIDE OR REAR

FRONT PORCH SIZE: _____

FEE SCHEDULE

(REV. JANUARY 1, 2009)

NEW COMMERCIAL

FLOOR SQUARE FEET	0-9,999	10,000-24,999	25,000-99,999	100,000+
1) BASE FEE	\$300	\$500	\$1,000	\$5,000
2) PER SQUARE FOOT	\$0.60	\$0.65	\$0.70	\$0.70
3) \$200.00 NEW SEPTIC				
4) CERTIFICATE OF OCCUPANCY: <10,000 S.F. - \$200.00, 10,000 S.F. AND OVER \$400.00				

NEW RESIDENTIAL

- 1) \$200.00 BASE FEE
- 2) \$0.50 PER SQUARE FOOT
- 3) \$100.00 NEW SEPTIC RES.
- 4) \$60.00 CERT. OF OCCUPANCY

RESIDENTIAL AND COMMERCIAL (ADDITIONS AND ALTERATIONS)

- 1) \$10.00 PER THOUSAND OF ESTIMATED COST (LABOR & MATERIAL)
- 2) \$25.00 CERTIFICATE OF OCCUPANCY
- 3) \$50.00 SEPTIC REPAIRS

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

SECTION 1 BLOCK 1 LOT 15.2

WILLCO HOMES OF HUDSON VALLEY, INC.

TO
PATRICIA M. DOLAN.

Sawyer
5/14/13
sf

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 \$ _____	MORTGAGE TAX \$ _____
CO24 Cornwall _____	Exempt Yes _____ No _____	TRANSFER TAX \$ <u>500.00</u>
CR26 Crawford _____	3-6 Cooking Units Yes _____ No _____	RECORD. FEE \$ <u>14.00</u>
DP28 Deerpark _____	Received Tax on above Mortgage	REPORT FORMS \$ <u>30.00</u>
GO30 Goshen _____	Basic \$ _____	CERT. COPIES \$ _____
GR32 Greenville _____	MTA \$ _____	
HA34 Hamptonburgh _____	Spec. Add. \$ _____	
HI36 Highland _____	TOTAL \$ _____	
MK38 Minisink _____		
ME40 Monroe _____		
MY42 Montgomery _____		
MH44 Mount Hope _____		
NT46 Newburgh (T) <input checked="" type="checkbox"/>		
NW48 New Windsor _____		
TU50 Tuxedo _____		
WL52 Walkill _____		
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
Deeds at page 168 and examined.

Marion S. Murphy
County Clerk

RECEIVED
\$ 500.00
REAL ESTATE
APR - 9 1992
TRANSFER TAX
ORANGE COUNTY
mf

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 FUND: 5.00 *****
DEED CONTROL NO: 53702 500.00 *
***** SERIAL NUMBER: 005588 *****

TAX MAP DESIGNATION: 1-1-15.2
TITLE NUMBER: 77A-32-0044.0

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,
Wallkill, 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 C. 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.

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


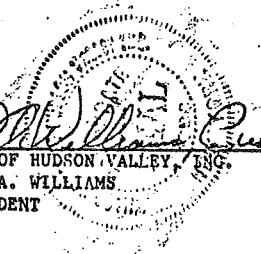
TAX MAP DESIGNATION: 1-1-15.2
TITLE NUMBER: JLA-36-9266-0
TITLE: UNIVERSAL LAND ABSTRACT, INC.

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:


WITNESS


WILCO HOMES OF HUDSON VALLEY, INC.
BY: RAYMOND A. WILLIAMS
TITLE: PRESIDENT

(S E A L)

SV.
On
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kne
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affi
tion

TITLE N.
WILLCO

PATRIC

Reserve this space for use of Recording Office.

STATE OF NEW YORK, COUNTY OF

ss:

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

ss:

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-----ss:

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 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 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, 1993

STATE OF NEW YORK, COUNTY OF

ss:

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

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 XXXXXX

Reserve this space for use of Recording Office.

LIBER 3586 PAGE 171

1A(C)

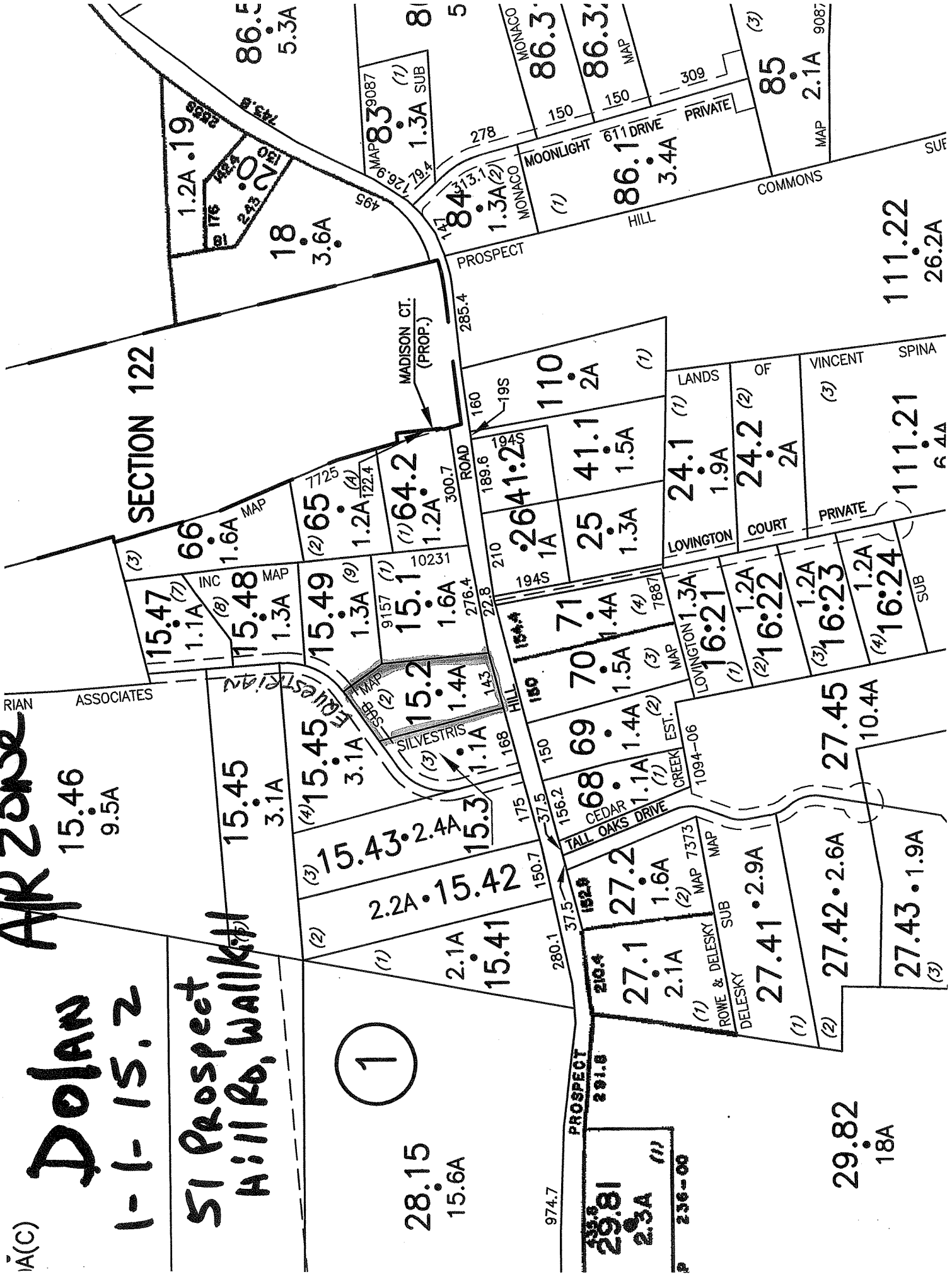
AR zone

Dolan

1-1-15.2

SI Prospect Hill Rd, walk

1



15.46
9.5A

15.45
3.1A

15.43
2.2A
15.42

2.1A
15.41

28.15
15.6A

27.1
2.1A
27.2
1.6A

27.41
2.9A

27.42
2.6A
27.43
1.9A

29.82
18A

SECTION 122

15.47
1.1A
15.48
1.3A

15.49
1.3A

15.1
1.6A

15.2
1.4A
1.1A

15.45
3.1A

15.43
2.4A

15.3

2.1A
15.41

66
1.6A

65
1.2A

64.2
1.2A

264.2
1A
25
1.3A

71
1.4A

70
1.5A

70
1.4A

16.21
1.2A
16.22
1.2A

16.23
1.2A
16.24
1.2A

111.21
6.4A

18
3.6A

1.2A
1.19

84
1.3A

86.3
150

86.3
150

86.1
3.4A

85
2.1A

111.22
26.2A

SECTION 122

15.47
1.1A
15.48
1.3A

15.49
1.3A

15.1
1.6A

15.2
1.4A
1.1A

15.45
3.1A

15.43
2.4A

15.3

2.1A
15.41

66
1.6A

65
1.2A

64.2
1.2A

264.2
1A
25
1.3A

71
1.4A

70
1.5A

70
1.4A

16.21
1.2A
16.22
1.2A

16.23
1.2A
16.24
1.2A

111.21
6.4A

18
3.6A

1.2A
1.19

84
1.3A

86.3
150

86.3
150

86.1
3.4A

85
2.1A

111.22
26.2A