



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: DRIVANOS / McCARTHY

Project Name: 1

Location of Project Site: 233 Quaker Street Walkkill

Tax Map #: 2-1-15

Tax Map #: \_\_\_\_\_

Tax Map #: \_\_\_\_\_

Local File No.: 2659-18

Size of Parcel\*: 3.2 ac  
\*If more than one parcel, please include sum of all parcels.

Current Zoning District (include any overlays): A/R

Reason for County Review: ON ULSTER COUNTY BORDER  
W/ 500 FT. I87

**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) only one dwelling unit per lot
- Other

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

Local board comments or elaboration:

Signature of local official

1/12/18 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](mailto:planning@orangecountygov.com)

2659-18

USE VARIANCE

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: 01-06-18

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

I (WE) SHERP M. DIPIANOS PRESENTLY  
RESIDING AT NUMBER 235 QUAKER STREET, WALLKILL, NY  
TELEPHONE NUMBER 845-541-4177 12589

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:

2-1-15 (TAX MAP DESIGNATION)  
235 QUAKER STREET (STREET ADDRESS)  
ORANGE A/B (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).

Maximum of 1 dwelling unit per lot.



# TOWN OF NEWBURGH

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308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

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

*WE JUST RECENTLY PURCHASED THE PROPERTY AND ARE TRYING TO CORRECT THE VIOLATIONS CREATED BY PREVIOUS OWNERS.*

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:

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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:

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c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

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

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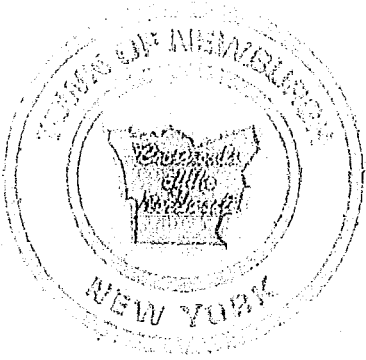
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e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

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# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

OFFICE OF ZONING BOARD  
(845) 566-4901

### 7. ADDITIONAL REASONS (IF PERTINENT):

N/A

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS EIGHTH DAY OF JANUARY 2018

NOTARY PUBLIC

**ANDREW J. ZARUTSKIE**  
Notary Public, State of New York  
No. 01ZA4502524  
Qualified in Orange County  
Commission Expires Nov. 30, 2021

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

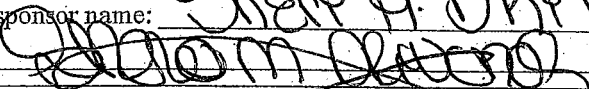
### Instructions for Completing

**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.

|  |  |   |                                 |
|--|--|---|---------------------------------|
| <b>Part 1 - Project and Sponsor Information</b>  |  |   |                                 |
| Name of Action or Project:<br>SHERP M. DRIVANOS  |  |   |                                 |
| Project Location (describe, and attach a location map):<br>233 QUAKER STREET, WALKER, NY 12589   |  |   |                                 |
| Brief Description of Proposed Action:<br>BRINGING CURRENT STRUCTURE UP TO CODE FOR ONE BEDROOM APARTMENT.  |  |   |                                 |
| Name of Applicant or Sponsor:<br>SHERP M. DRIVANOS   |  | Telephone: 845-541-4177                   |                                 |
|  |  | E-Mail: jcshep@aol.com                    |                                 |
| Address:<br>235 QUAKER STREET  |  |   |                                 |
| City/PO:<br>WALKER   |  | State:<br>NY                              | Zip Code:<br>12589              |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:   |  | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?   |  | 3.2 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?   |  | 5 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  |  |   |                                 |

|   |                          |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?  |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Are public transportation service(s) available at or near the site of the proposed action?   |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____  |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____   |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____  |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?<br>b. Is the proposed action located in an archeological sensitive area?   |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?<br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____             |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                          |                                     |                                     |
| 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?  |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Is the project site located in the 100 year flood plain?  |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: _____  |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|  |   |                                 |
|--|---|---------------------------------|
| 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)?<br>If Yes, explain purpose and size: _____<br>_____ | NO<br><input checked="" type="checkbox"/> | YES<br><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?<br>If Yes, describe: _____<br>_____   | NO<br><input checked="" type="checkbox"/> | YES<br><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?<br>If Yes, describe: _____<br>_____   | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>   |   |                                 |
| Applicant/sponsor name: <u>Sherp M. DiVanos</u> Date: <u>01-06-18</u>  |   |                                 |
| Signature: <u></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 checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| 3. Will the proposed action impair the character or quality of the existing community?   | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies?<br>b. public / private wastewater treatment utilities?                                 | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" 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 checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>                             |
| 11. Will the proposed action create a hazard to environmental resources or human health?   | <input checked="" 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.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required:
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

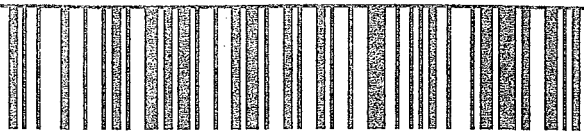
\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



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

*Law Original*  
*1/8/18*  
*[Signature]*

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 14317 / 792  
 INSTRUMENT #: 20170080319  
 Receipt#: 2406556  
 Clerk: KP  
 Rec Date: 11/09/2017 02:47:33 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 6  
 Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: SPELLMAN TODD  
 Party2: DRIVANOS SHERI  
 Town: NEWBURGH (TN)  
 2-1-15

|                                      |               |
|--------------------------------------|---------------|
| Recording:                           |               |
| Recording Fee                        | 50.00         |
| 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:                           | <u>325.00</u> |
| Transfer Tax                         |               |
| Transfer Tax - State                 | 316.00        |
| Sub Total:                           | <u>316.00</u> |
| Total:                               | <u>641.00</u> |
| **** NOTICE: THIS IS NOT A BILL **** |               |
| ***** Transfer Tax *****             |               |
| Transfer Tax #: 3495                 |               |
| Commercial Transfer Tax              |               |
| Consideration: 79000.00              |               |
| Transfer Tax - State                 | 316.00        |
| Total:                               | <u>316.00</u> |

Payment Type: Check   
 Cash   
 Charge   
 No Fee

Comment: \_\_\_\_\_

*Ann G. Rabbitt*

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

PATRICIA A. COCCHIA  
 2640 ROUTE 9W  
 CORNWALL, NY 12518

S: 2  
B: 1  
L-15

**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 3rd day of November in the year 2017

**BETWEEN**

Todd Spellman  
233 Quaker Street  
Wallkill, New York 12589

party of the first part, and

Sheri Drivanos and Charleen McCarthy, AS joint tenants with rights  
235 Quaker Street of survivorship,  
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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust by Caliber Real Estate Services LLC, its Attorney In Fact to Todd Spellman, grantor herein, which Deed was dated June 16, 2016 and recorded July 07, 2016 in the Orange County Clerk's Office in Liber 14072 page 1581.

ALL that certain lot, 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 bounded and described as follows:

BEGINNING at a point in the middle of the public road leading from Plattekill M.E. Church to Leptondale and known as Quaker Street and being about 267 feet southerly from the northerly line of Sophie Zirger as measured along the middle of the said road;

RUNNING THENCE along the middle of the said road about South 15 degrees 22' East, 31.2 feet to a point;

THENCE through the lands of Sophie Zirger as follows: due East 17.5 feet to a copper pipe set near the easterly side of the said road due East 177.2 feet to an iron pipe set at the westerly end of a stone wall; along a stone wall South 71 degrees 32' East, 255.5 feet to a pipe set at a stone wall corner; along a stone wall North 19 degrees 52' East, 360.00 feet to an iron pipe set at a bend in the wall; along a stone wall, North 05 degrees 24' East, 188.6 feet to an iron pipe set at a stone wall intersection;

THENCE along a stone wall along lands formerly of John Kool as follows: South 75 degrees 00' West, 63.9 feet to a stone wall intersection; South 76 degrees 57' West, 251.00 feet to an iron pipe set at a stone wall intersection;

THENCE through the lands of Sophie Zirger again as follows: westerly of a stone wall, South 14 degrees 29' West, 363.4 feet to an iron pipe set about 5 feet westerly of the said wall at its southerly end; North 87 degrees 00' West, 170.90 feet to an iron set near the easterly side of the aforementioned road; continuing on the same course, 17.5 feet to the point or place of BEGINNING.

SAID PREMISES IS FURTHER DESCRIBED AS ALL that certain lot, 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 bounded and described as follows:

BEGINNING at a point in the center of Quaker Street, where the same is intersected by the division line between lands being intended to be described herein and lands now or formerly of Jaklitsch (Liber 1957 Page 709);

RUNNING THENCE along said division line, South 87 degrees 00' 00" East, 188.40 feet and North 14 degrees 29' 00" East, 363.40 feet to the division line between Orange County - Town of Newburgh and Ulster County - Town of Plattekill;

RUNNING THENCE along said division line between Orange and Ulster Counties, North 77 degrees 03' 46" East, 253.84 feet and North 75 degrees 05' 20" East, 63.90 feet to lands now or formerly of Satten, Tirado & Medina, Nucitelli (Liber 3766 Page 311, Lot No. 3 on Map No. 10444);

RUNNING THENCE along said lands, South 05 degrees 44' 00" West, 188.00 feet to land now or formerly of Deolivera (Liber 3322 Page 303, Lot No. 3 on Map No. 9391);

RUNNING THENCE along said lands, South 20 degrees 07' 50" West, 360.23 feet to lands now or formerly of Gable (Liber 3163 Page 273, Lot No. 2 on Map No. 9231);

RUNNING THENCE along said lands, North 71 degrees 32' 00" West, 255.50 feet to lands now or formerly of Dowd;

RUNNING THENCE along said lands, due West 194.70 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,

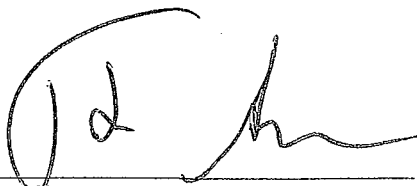
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs of successors and assigns of the party of the second part forever.

**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.

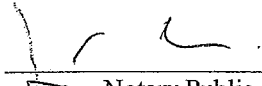
IN PRESENCE OF:

  
\_\_\_\_\_  
Todd Spellman

ACKNOWLEDGMENT

STATE OF NEW YORK  
COUNTY OF Orange

On the 3rd day of November, in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Todd Spellman 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**

Todd Spellman

TO

Sheri Drivanos and Charleen McCarthy

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: 2  
BLOCK: 1  
LOT: 15  
COUNTY OR TOWN: Orange County

STREET ADDRESS:  
233 Quaker Street  
Wallkill, NY 12589

RETURN BY MAIL TO:

Patricia A. Cocchia, Esq.  
The Law Office of Patricia A. Cocchia  
2640 Route 9W  
Cornwall, New York 12518

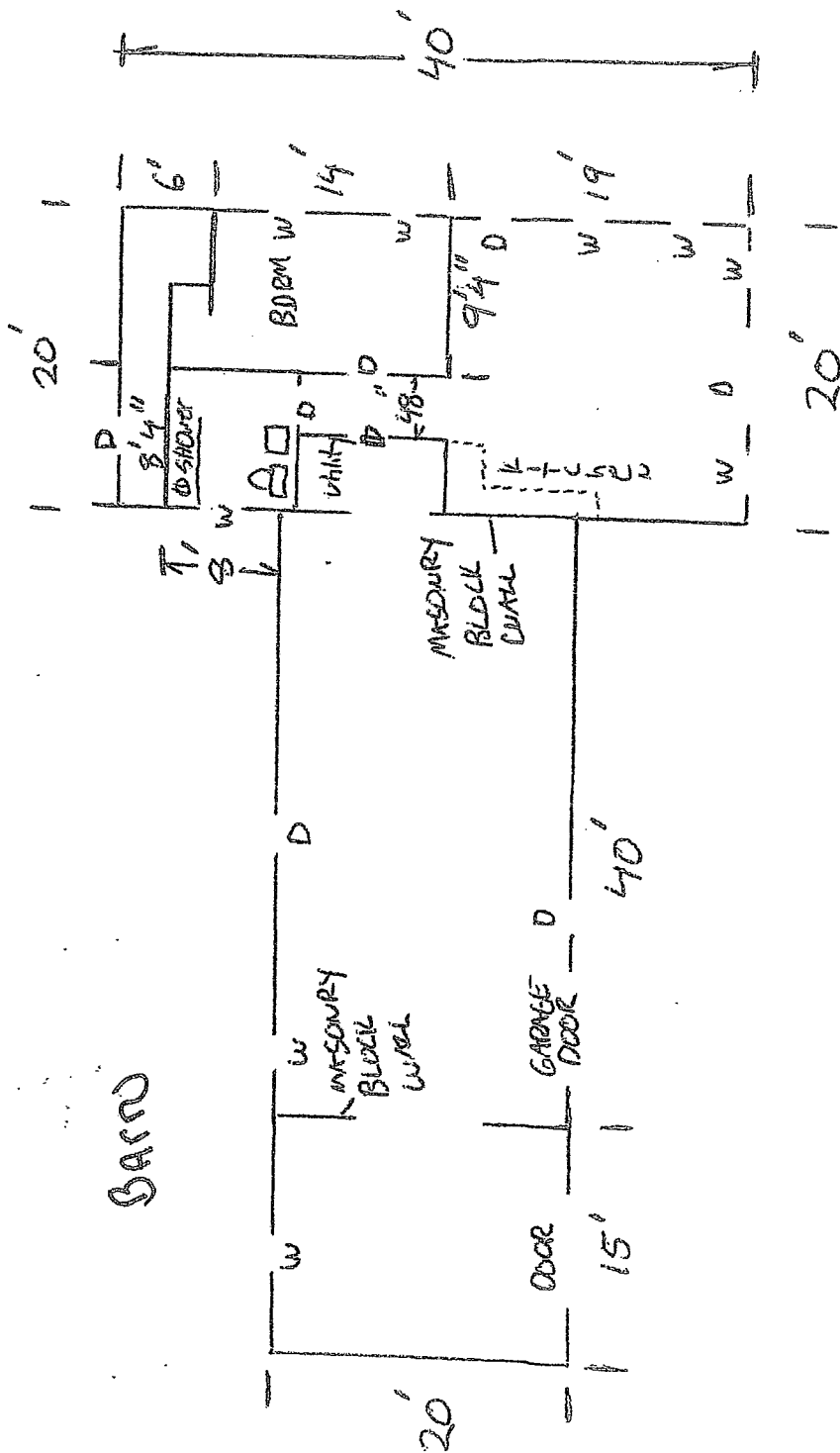
SHERI DRIVANOS

- 233 QUAKER ST

- ALL EXTERIOR WALLS ARE MASONRY BLOCK

7

ADDRESS - AS A SHOP  
(ALREADY HAS A CO)







**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

**2659-18 (USE)**  
~~2660-18 (AREA)~~

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

Date: 12/28/2017

Application No. 17-1105

To: Sheri Drivanos / *Charleen McCarthy*  
235 Quaker Street  
Walkill, NY 12589

SBL: 2-1-15  
ADDRESS: 233 Quaker St *Walkill*

**ZONE: AR**

PLEASE TAKE NOTICE that your application dated 11/08/2017 for permit to keep a second dwelling unit that was built without permits or approvals. on the premises located at 233 Quaker St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 2 / Allows a maximum of 1 dwelling unit per lot. *USE*
- 2) ~~Bulk table schedule 2 / Minimum required floor area of a dwelling is 900 SF.~~ *AREA*

*Joseph Mattina*  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

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

NAME: Sheri Drivanos *Charles Mc Carthy* Building Application # 17-1105

ADDRESS: 235 Quaker St. Walkill NY 12589 ← **OWNER ADDRESS**

PROJECT INFORMATION:  AREA VARIANCE  USE VARIANCE

TYPE OF STRUCTURE: 2nd Single family built without permits or approvals @ 233 Quaker

SBL: 2-1-15 ZONE: AR ZBA Application # 2659-18 USE

TOWN WATER: YES /  NO TOWN SEWER: YES /  NO 2660-18 AREA

|                        | MINIMUM        | EXISTING | PROPOSED | VARIANCE | VARIANCE PERCENTAGE |
|------------------------|----------------|----------|----------|----------|---------------------|
| Dwelling units per lot | 1.00           | 2.00     |          | 1.00     |                     |
| habitable space        | 900 sf minimum |          | 800 SF   | 100 SF   | 11.11 %             |
| 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: **owner does not reside on the premise, will require engineers design for code compliance and septic design if approved.**

**VARIANCE(S) REQUIRED:**

- 1 Bulk table schedule 2 / Allows a maximum of 1 dwelling unit per lot. (Use varianace)
- 2 ~~Bulk table schedule 2 / Minimum allowed floor area is 900 sf per dwelling unit. (Area variance)~~
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**NOT Applying for Now**

REVIEWED BY: Joseph Mattina DATE: 28-Dec-17

# Plattekill ULSTER COUNTY



H-8

Drivanos/McCaethy  
233 Quaker Street  
walki11  
(2-1-15)