



2558-16 (A)

Prior Bait
Pool & Pool Deck

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: 4-12-16

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

I (WE) James Fairbanks PRESENTLY

RESIDING AT NUMBER 4 Stillwater Lane

TELEPHONE NUMBER 845 569 9122

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:

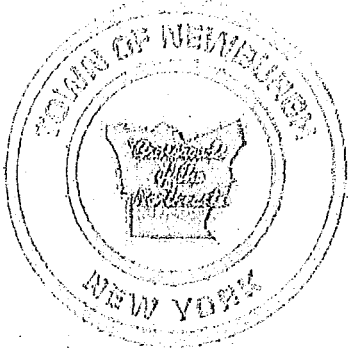
19-1-191 R-2 (TAX MAP DESIGNATION)

4 Stillwater Lane (STREET ADDRESS)

R-2 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-43 F



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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: 3/18/16
- 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: 185-43 - F

No pool shall be located in front yard

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:



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

OLD TOWN HALL

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

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 pool is in a back yard facing neighbors back yard

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:

NO. HAVE 2 FEET YARDS

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

To Comply would have to tear down Pool & Deck

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

located in our back yard with neighbors back yard beyond our property

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

YES HAVE 2 FEET YARDS



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):

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11th DAY OF April 2016

VICTORIA L CAZORLA
Notary Public-State of New York
Qualified in Orange County
Lic. #01CA6300530
COMM. EXP. April 4, 2018

[Handwritten Signature]

NOTARY PUBLIC

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			
Name of Action or Project: <i>variance for existing pool</i>			
Project Location (describe, and attach a location map): <i>19-1-19 1 R-2</i>			
Brief Description of Proposed Action: <i>seek variance for existing pool</i>			
Name of Applicant or Sponsor: <i>JAMES FAIRBANKS</i>		Telephone: <i>845 569 9122</i>	
		E-Mail: <i>artfandolay@aol.com</i>	
Address: <i>4 Stillwater Lane</i>			
City/PO: <i>NEWBURGH NY</i>		State: <i>NY</i>	Zip Code: <i>12550</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>3/4</i> acres	
b. Total acreage to be physically disturbed?		<i>244-1000</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>3/4</i> 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"/> <input type="checkbox"/></p>	<p>YES <input type="checkbox"/> <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> <input 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"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/> <input type="checkbox"/> <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 checked="" type="checkbox"/></p>	<p>YES <input 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: _____</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: _____</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"/> <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/> <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 checked="" type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/> <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 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 checked="" type="checkbox"/></p>	<p>YES <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
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
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

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: SANES PARTS INC Date: 4-9-16

Signature: [Handwritten Signature]

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:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<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.

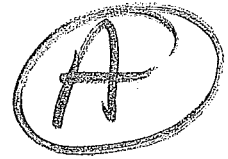
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required:	
<input 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

2558-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/18/2016

Application No. 15-0664

To: James Fairbanks
4 Stillwater Ln
Newburgh, NY 12550

SBL: 19-1-19.1
ADDRESS: 4 Stillwater Ln

ZONE: R2

PLEASE TAKE NOTICE that your application dated 08/17/2015 for permit to keep a prior built 24' pool and 21 x 17 pool deck attached to house deck on the premises located at 4 Stillwater Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Codes Sections:

- 1) Bulk table schedule 4 Requires a front yard setback of 40' minimum.
- 2) 185-43-F No pool shall be located in a front yard.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT** YES

NAME: James Fairbanks

ADDRESS: 4 Stillwater Ln Newburgh NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: Prior built pool and pool deck

SBL: 19-1-19.1 ZONE: R-2

TOWN WATER: YES / NO TOWN SEWER: YES / NO

A
2558-16

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	40'	30.9'		9.1'	22.74%
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: Has a 24' above ground pool with a 21' x 17' pool deck attached to the existing house deck. Front yard (Valley Forge Rd.

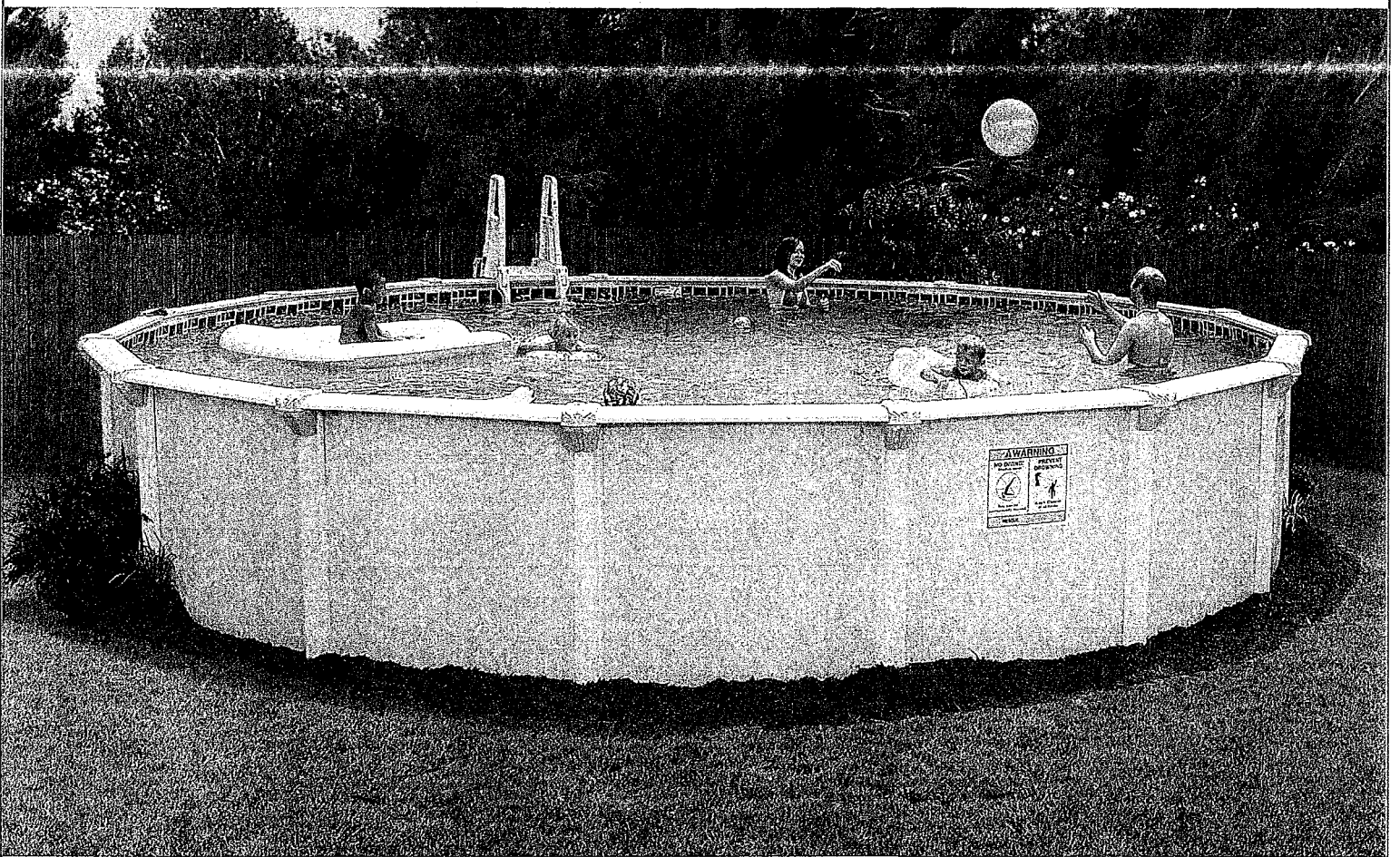
VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 4 requires a front yard setback of 40' minimum. (Valley Forge Rd)
- 2 185-43-F No pool shall be located in a front yard. (Valley Forge Rd)
- 3
- 4

REVIEWED BY: Joseph Mattina DATE: 18-Mar-16

Century

The strength of steel and the beauty of resin combine with an attractive pattern to create the backyard of your dreams.



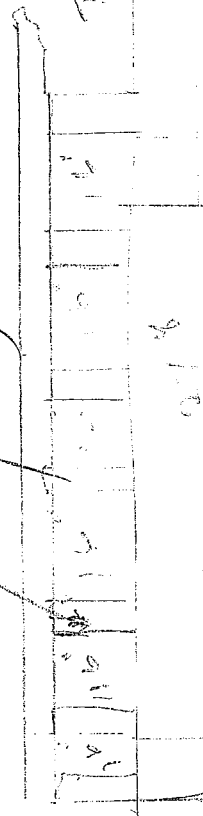
Embassy PoolCo

A DIVISION OF H.I.I.

SIDE VIEW Deck

4 Set Worked
 24 Set Worked

103" x 74" x 20"
 5 1/4" x 2 1/4"

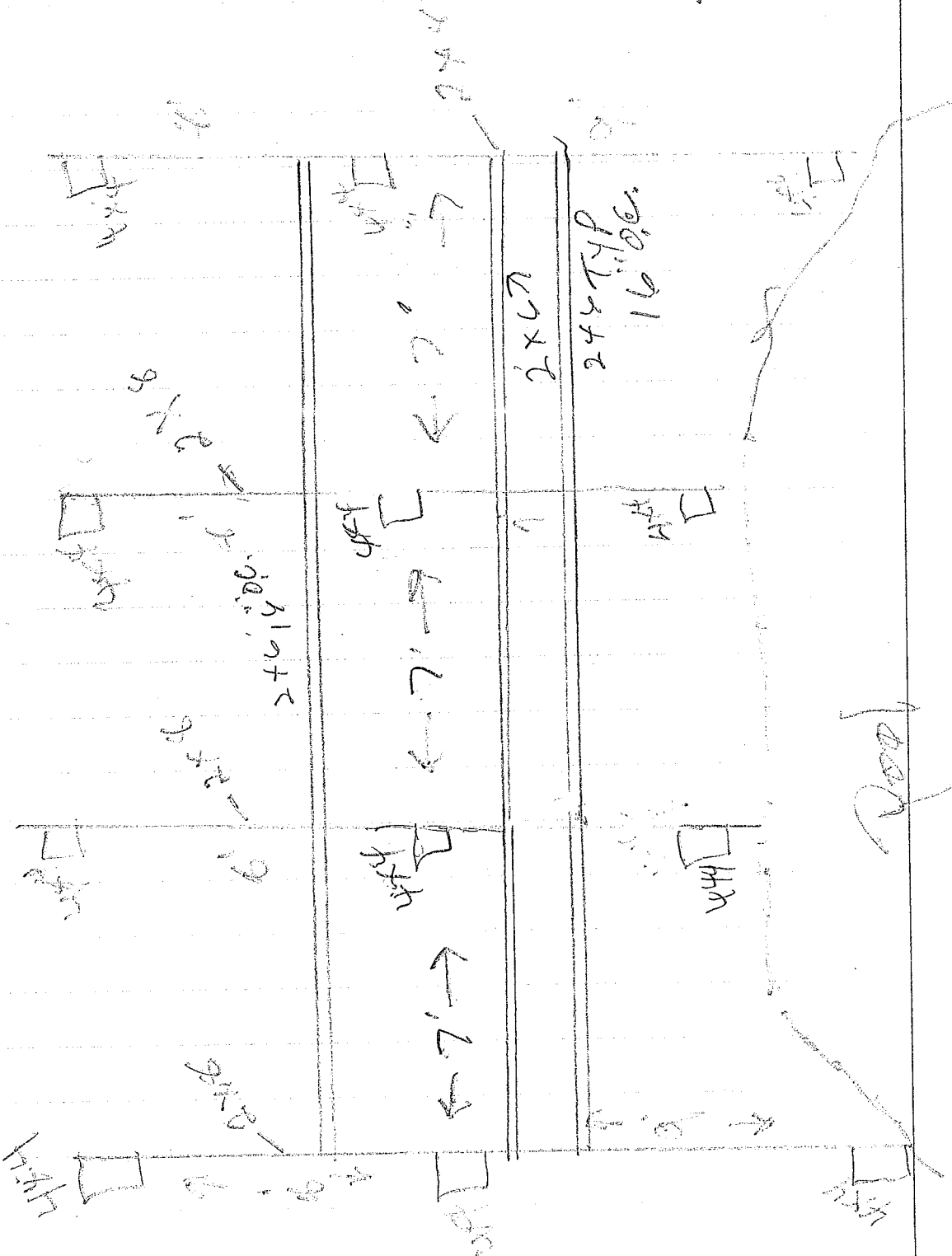


Pool



sional

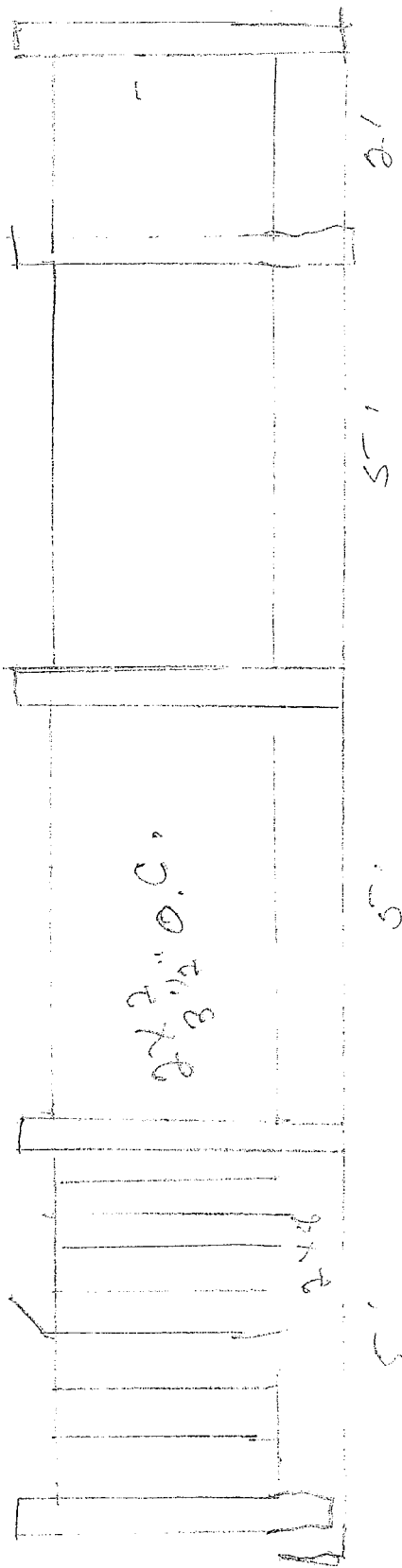
TOP VIEW



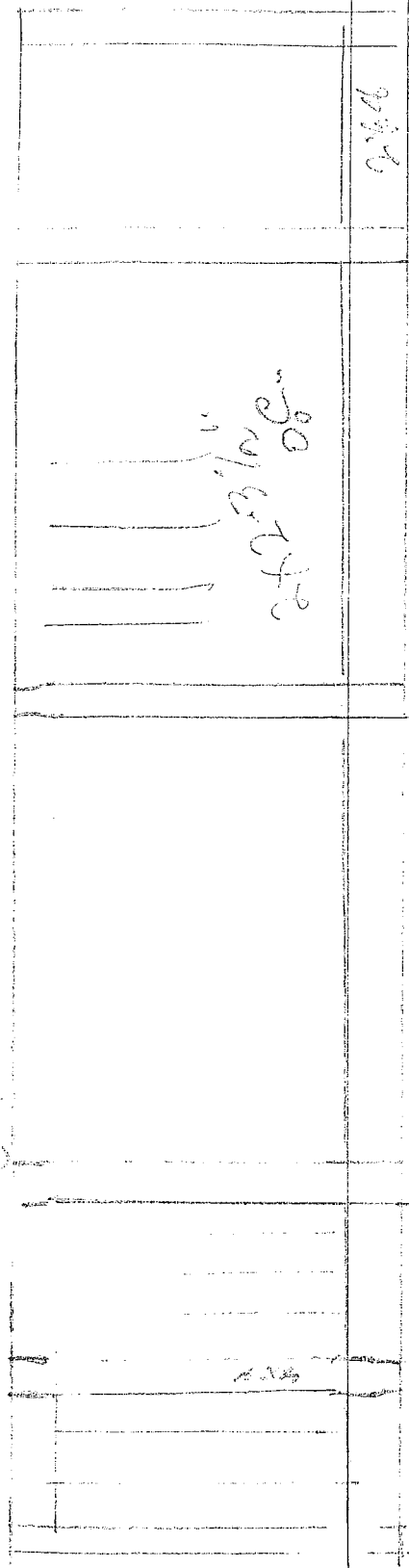
Handwritten notes in the top right corner, possibly indicating dimensions or materials like '2x6' and '16'0" O.C.'

S P
U
P
E
R
V
I
S
O
R
I
E
S

5/14 CAP



Handwritten note: (Handwritten text, possibly describing a component or assembly)



Handwritten note: 2x 2 1/2\"/>

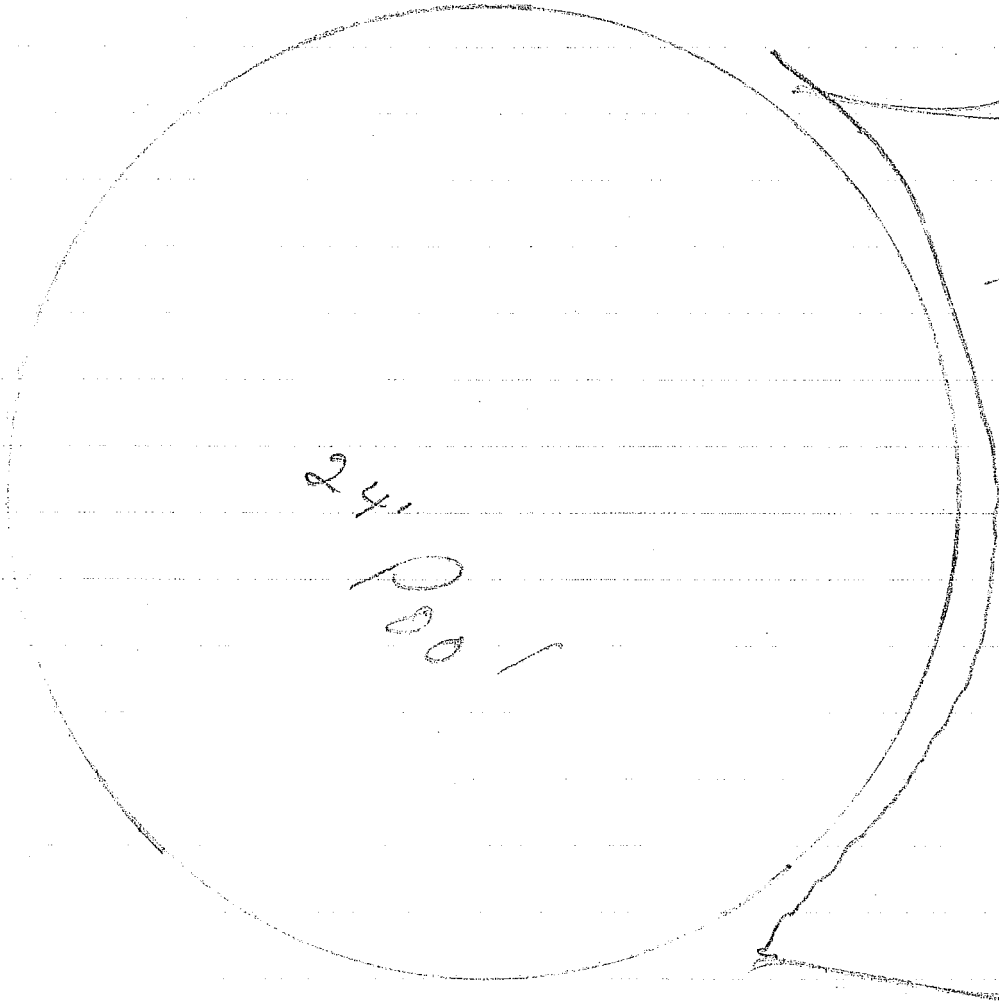


ssiona

d
ss.

50

FAIRBANKS
45711 wadsworth



2000

30

2000

Standard N.Y.S.T.U. Form 8007-10M Bargain and Sale Deed, with Covenant against Grantor's Act—Individual or Corporation.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 22nd day of October, nineteen hundred and seventy-nine
BETWEEN FRANKLIN W. ELWELL and MAUREEN E. ELWELL,
residing at 4 Stillwater Lane, Newburgh, New York,

*Lawyer signed
4/15/16
BF*

party of the first part, and JAMES F. FAIRBANKS and JOAN T. FAIRBANKS, husband
and wife, as tenants by the entirety both residing at
92 Beacon Street, Newburgh, New York,

party of the second part,
WITNESSETH, that the party of the first part, in consideration of ~~Ten and no/100~~
FORTY ONE THOUSAND and 00/100 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 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,
more accurately bounded and described as follows:

BEGINNING at a point on the northwesterly side of Stillwater Lane, said point of beginning being located South 28° 37' 20" West, 185.61 feet from the start of the curve which connects the northwesterly side of Stillwater Lane with the southerly line of Brandywine Crossing; thence from said point of beginning and along the northwesterly side of Stillwater Lane, South 28° 37' 20" West 120.0 feet to a point; thence, North 81° 22' 40" West 148.86 feet to a point said point being in the southeasterly line of Valley Forge Road; thence along the southeasterly line of Valley Forge Road North 28° 37' 20" East 120.0 feet to a point, said point being located South 28° 37' 20" West, 111.09 feet from the start of the curve which connects the southeasterly line of Valley Forge Road with the southerly line of Brandywine Crossing; thence South 81° 22' 40" East 148.86 feet to the point of beginning.

BEING known and designated as a portion of Lot 2 Block A on Map entitled "Plan of subdivision Section "A". 76 Green Acres" dated September 1965 and recorded December 8, 1968 and filed in the Orange County Clerk's Office on July 24, 1968 as Map #2357.

BEING the same premises conveyed to Franklin W. Elwell and Maureen E. Elwell by Forrester Homes, Inc. by deed dated July 28, 1974 and

LIBER 2147 PAGE 72

recorded July 29, 1974 in the Orange County Clerk's Office in Liber 1985 of Deeds at page 213.

SUBJECT to a mortgage held by the First Federal Savings and Loan Association of Middletown, New York dated June 7, 1972 and recorded in the Orange County Clerk's Office June 9, 1972 in Liber 1595 of Mortgages at page 1123 in the original amount of \$28,400.00, as reduced to a present balance of **\$25,792.40** which said mortgage the party of the second part herein assumes and agrees to pay as part of the consideration for this transaction.

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 to Elwell

Bernard Lott

witness to Fairbanks

Albert P. Ravine, Jr.

Franklin W. Elwell
FRANKLIN W. ELWELL

By *Maureen E. Elwell*
By Maureen E. Elwell, Attorney in fact

Maureen E. Elwell
Maureen E. Elwell

James F. Fairbanks
James F. Fairbanks

Jean T. Fairbanks
Jean T. Fairbanks

STATE OF NEW YORK, COUNTY OF ORANGE

SS: STATE OF NEW YORK, COUNTY OF ORANGE

On the 22nd day of October 1979, before me personally came Maureen E. Elwell

On the 22nd day of October 1979, before me personally came JAMES F. FAIRBANKS and Joan T. Fairbanks

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

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

74
PAGE 4H7
LSE 21

Bernard Loth

BERNARD LOTH
Notary Public, State of New York
Orange County Reg. #367601200

Albert P. Racione Jr.

ALBERT P. RACIONE JR.
Notary Public, State of New York
Orange County
My Commission Expires Mar. 30, 1981

STATE OF NEW YORK, COUNTY OF ORANGE: ss:

On the 22nd day of October 1979, before me came personally MAUREEN E. ELWELL to me known who, being by me duly sworn, did depose and say that she resides at 4 Stillwater Lane, Newburgh, New York, and is the attorney-in-fact named in a Power of Attorney dated September 4, 1979, duly executed by her husband, Franklin W. Elwell and to be recorded in the Orange County Clerk's Office simultaneously with the foregoing deed.

Bernard Loth

BERNARD LOTH

Notary Public, State of New York
Orange County Reg. #367601200

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON Oct. 25, 1979 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbit Apr. 12, 2016

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S INTEREST
ORANGE COUNTY

TITLE NO. 0-644609

SECTION
BLOCK
LOT
COUNTY OR TOWN

TO

Record and Return To:

Return by Mail to

SECURITY TITLE & GUARANTY CO
22 MULBERRY STREET
MIDDLETOWN, N.Y. 10940

ROSKOSKI + PALONE, ESQS
710 BROADWAY
NEW BURG, NEW YORK
Zip No. 12550

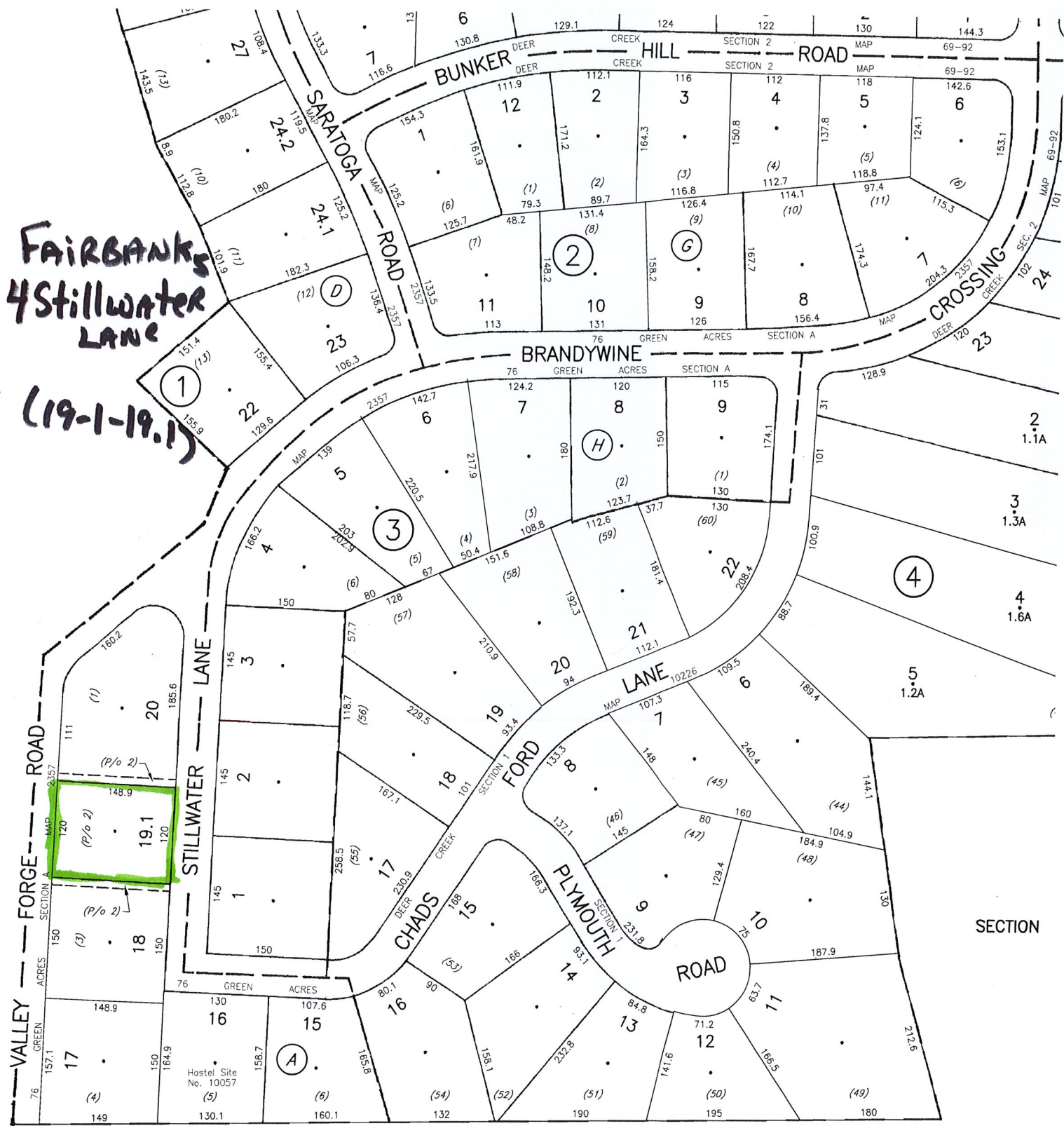
1705
13-

See title

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED
10/25/79
REAL ESTATE
OCT 25 1979
TRANSFER TAX
ORANGE
COUNTY

Orange County Clerk's Office, ss.
Recorded on the 25th day
of Oct. 1979 at 12:15
o'clock P.M. in Liber 2177
at page 71
and Examined.
Ann G. Rabbit



FAIRBANKS
4 Stillwater
LANE
 (19-1-19.1)

117

SECTION

bing maps

Notes

Type your notes here

FAIRBANKS
 19-1-19.1
 4 Stillwater Lane

