



2559-16

3

# TOWN OF NEWBURGH

*Crossroads of the Northeast*

**Prior Built  
Shed**

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, Joan 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:

19.1.19 1 (TAX MAP DESIGNATION)

4 Stillwater Lane (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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

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:  
N/A

**(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:  
N/A

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:  
Shed on private property



# 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:

*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:

*10' x 20' shed in 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 FRONT YARDS*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

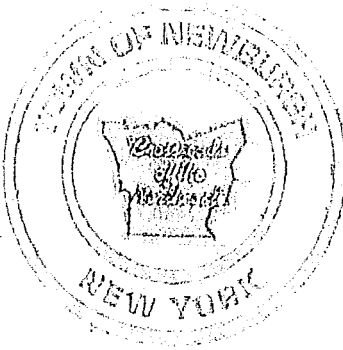
*Have to Take Down Shed*

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

*shed in backyard*

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

*YES HAVE 2 FRONT 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 11<sup>th</sup> DAY OF April 2016

**VICTORIA I. CAZORLA**  
Notary Public-State of New York  
Qualified in Orange County  
Lic. #01CA6300530  
COMM. EXP. April 7, 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>existing 10' x 20' shed</i>			
Project Location (describe, and attach a location map): <i>behind house on my property</i>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <i>James Fairbanks</i>		Telephone: <i>845.569.9122</i>	
		E-Mail: <i>art.fairbanks@aol.com</i>	
Address: <i>4 Stillwater Lane</i>			
City/PO: <i>Newburgh</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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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"/>	<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"/>	<input type="checkbox"/>
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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input 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? 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: _____	<input checked="" type="checkbox"/>	<input 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: <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			
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"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input 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)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: James Carabak Date: 4-9-16

Signature: [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:	

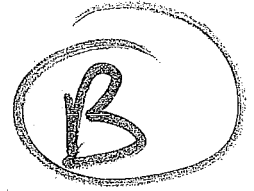
**Short Environmental Assessment Form**  
**Part 3 Determination of Significance**

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

**2559-16**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 03/18/2016**

**Application No. 15-0665**

**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 10' x 20' shed in a front yard on the premises located at 4 Stillwater Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code  
1) 185-43-F No sheds shall be in a front yard. (Valley Forge Rd)

  
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 Loane Newburgh NY 12550

B

2559-16

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: Prior built 10 x 20 tool shed

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

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	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 / 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 prior built 10 x 20 shed in a front yard ( Valley Forge Rd )**

**VARIANCE(S) REQUIRED:**

- 1 185-43-F No tool shed shall be located in a front yard
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina

DATE: 18-Mar-16

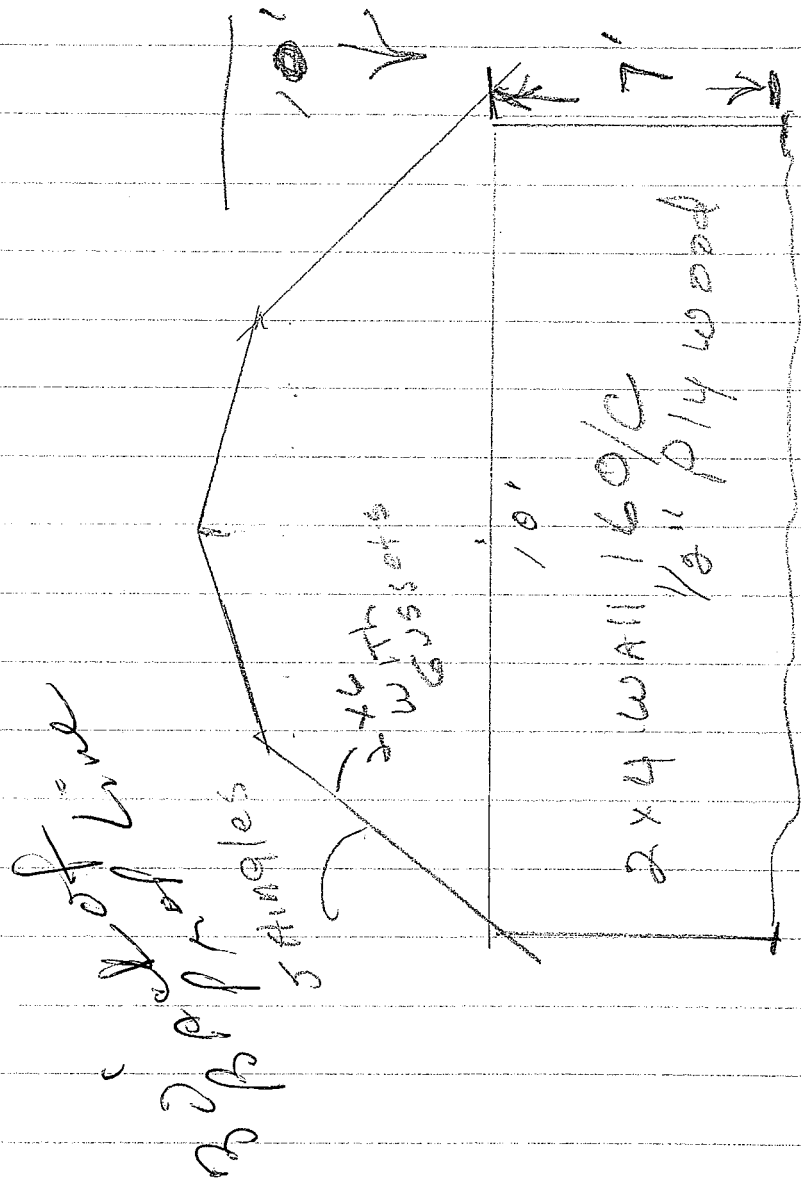
Shed, 10x20

2 5' Prep  
Line

SIDE VIEW

19-1-1-91

J. Fairbanks

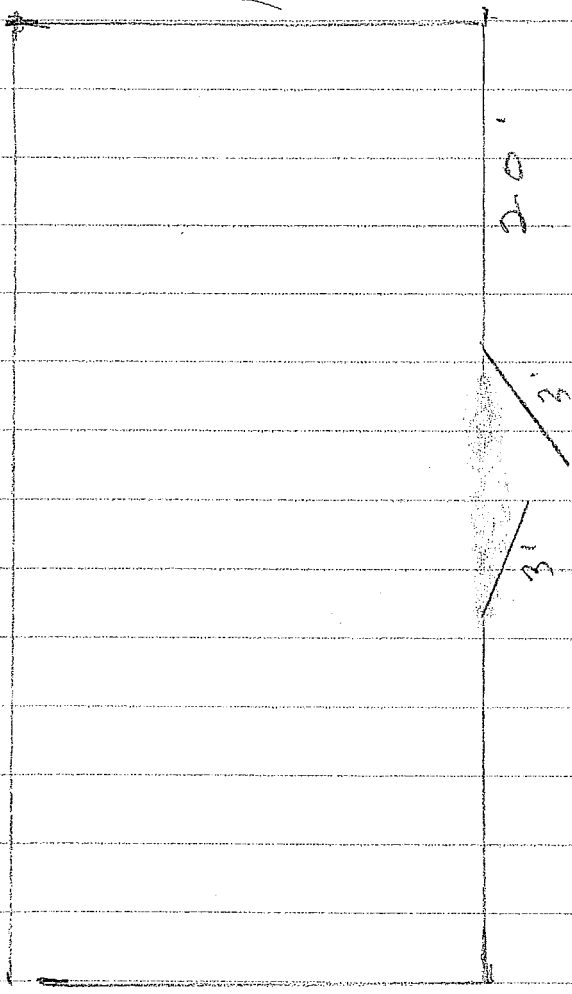


J FAIRBANKS

PROPERTY LINE

20' 4" PROP  
HEAD 10x20  
VINYL SIDE  
B SIDE

FRONT  
ROCK  
5 AWAY  
LUMBER



30'  
PROP  
LINE



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  
Bj*

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 <sup>00</sup>/<sub>100</sub> \_\_\_\_\_

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 61° 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 61° 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 26, 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

*Jan T. Fairbanks*  
Jan T. Fairbanks



STATE OF NEW YORK, COUNTY OF ORANGE ss: STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the 22<sup>nd</sup> day of October 1979, before me personally came *Maureen E. Elwell*

On the 22<sup>nd</sup> 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  
LBP 21.4M7 PAGE

*Bernard LOTH*

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

*Albert P. Racine*

ALBERT P. RACINE JR.  
Notary Public, State of New York  
Qualified in 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* April 12, 2016

**Bargain and Sale Deed** COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

TITLE NO. 0-644609

TO

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

Record and Return To:

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

Return by Mail to  
**ROSKOŠKI + PALONE, ESQS**  
710 BROADWAY  
NEW BURG, NEW YORK  
Zip No. 12550

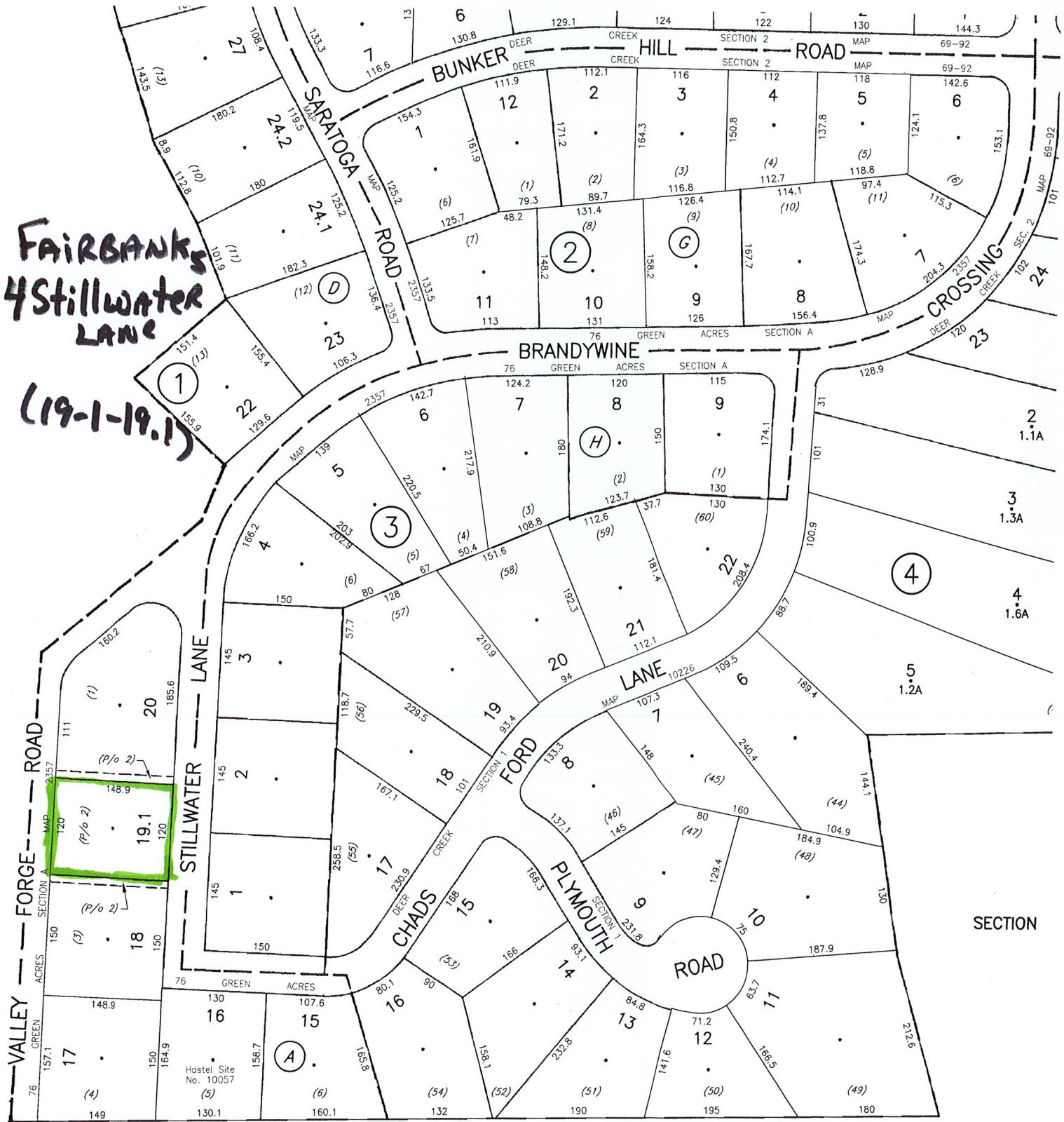
1705  
13-

*See Title*

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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

Orange County Clerk's Office, ss.  
Recorded on the *25* day  
of *Oct.* 1979 at *12:15*  
o'clock *P.M.* in *Liberty*  
Book *11* at page *11*  
and Examined.  
*Ann G. Rabbit* Clerk



**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

