



Steven M. Neuhaus
County Executive

Orange County Department of Planning Submission 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:
Local Referring Board:
Applicant:
Project Name:
Location of Project Site:

Town of Newburgh
Zoning Board of Appeals
Michael Falcetano
2 White Birch Drive
NR Holmes Rd

Tax Map #: 6-3-12
Tax Map #:
Tax Map #:
Local File No.: 2525-15
Size of Parcel*: 121X192
**If more than one parcel, please include sum of all parcels.*

Reason for County Review:

Possibly w/ 500ft FARM -
County Ag District

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) FRONT YARD SETBACK
- Other

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

Local board comments or elaboration:

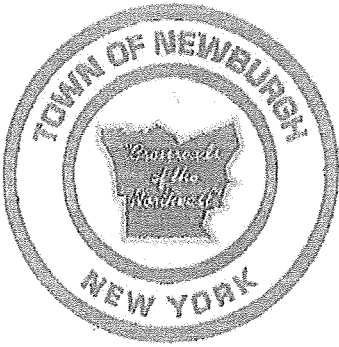
10/15/15
Date

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



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: 9-30-2015

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

I (WE) Michael & Patty Falcetaus PRESENTLY

RESIDING AT NUMBER 2 White Birch Drive

TELEPHONE NUMBER 562-8053

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:

6-3-12 (TAX MAP DESIGNATION)

2 White Birch Dr. (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).

Bulk take schedule 2



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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: 9/18/15

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: Area Variance for 4 ft

front roof over entry door. 50 ft is req'd & existing house is only 30.5 back

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:



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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:

there is currently a 2 ft 2nd floor cantilever for the living areas above, with the new roof projecting only an additional 2 ft beyond that

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:

A 4 foot front door roof canopy is minimal. To decrease it would render it useless. The house already sits within the setback

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

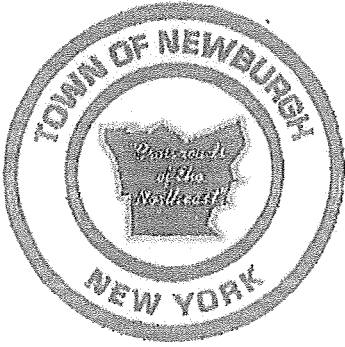
The house currently sits 30.5 from the front property line where 50 ft is req'd. A small 4' x 8' roof covering over the front door will not have a major impact to the streetscape

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

The small roof and other minor modifications to the front facade will in fact enhance the visual character of the neighborhood

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

work has not been performed yet



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308 GARDNERTOWN ROAD
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PROXY

Michael + Patricia Falcetano, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 2 white Birch Dr, Newburgh, NY
IN THE COUNTY OF orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 2 White Birch Drive
Newburgh, NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Alfred Cappelli
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 9-30-2015

Patricia P. Falcetano
Michael Falcetano
OWNER'S SIGNATURE

[Signature]

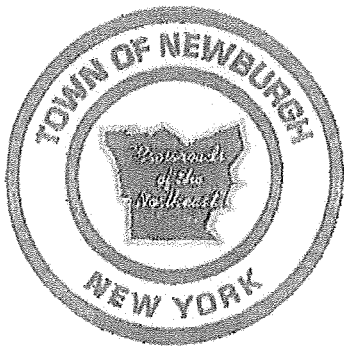
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30th DAY OF September 2015

LEONEL SORIANO
Notary Public - State of New York
NO: 01806291437
Qualified in Orange County
My Commission Expires Oct 15, 2017

[Signature]
NOTARY PUBLIC



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

7. ADDITIONAL REASONS (IF PERTINENT):

Pamela J. Plutano
Mick J. Felice

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30th DAY OF September 20 15

[Signature]

NOTARY PUBLIC

LEONEL SORIANO
Notary Public - State of New York
NO. 01S06291437
Qualified in Orange County
My Commission Expires Oct 15, 2017

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.

(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: Falcatano Residence - proposed Addition				
Project Location (describe, and attach a location map): 2 White Birch Drive Town of Newburgh				
Brief Description of Proposed Action: Construction of 4 x 8 front roof on existing single family residence that requires 250 ft setback where only 26 ft can be provided.				
Name of Applicant or Sponsor: Alfred Cappelligu. Architect		Telephone: 845 632-6500		
		E-Mail: ACAPPE2102@AOL.COM		
Address: 1136 Route 9				
City/PO: Wappingers Falls, NY		State: N.Y	Zip Code: 12590	
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: Town of Newburgh zoning Board of Appeals - Area Variance Town of Newburgh Building Dept - Bldg Permit & Cert. of use.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres		
b. Total acreage to be physically disturbed?		_____ 0.1 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: <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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" 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 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 type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor name: Alfred Cappelli, Jr. - Architect Date: Oct 1, 2015
 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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)

Falsetano Residence
2 White Birch Dr.
Newburgh, NY
SBL: 6-3-12

Project Narrative

The Applicant is seeking an area variance for a front yard setback for a proposed 4' x 8' roof over the entry door.

The existing single family dwelling is set back approximately 30' from the front property line, where 50' is required in this Zone (AR).

The house is a split level design and currently has a 2' cantilever of the second floor bedroom level, which in fact encroaches into the required setback (and thus 28' from the front property line).

There is currently a 4' x 8' front entry stoop at the front door.

The Owner is looking to provide some weather cover over this stoop with a 4' x 8' roof.

ALFRED A. CAPPELLI, JR.
ARCHITECT
1136 ROUTE 9
WAPPINGERS FALLS, NY 12590

Telephone: 845-632-6500
Fax: 845-632-6499
Email: acappe2102@aol.com

October 5, 2015

Town of Newburgh Zoning Board of Appeals
308 Gardinertown Rd.
Newburgh, NY 12550

Re: Michael Falcetano, 2 White Birch Dr., SBL: 6-3-12
Area Variance, Front Yard Setback

Dear Ms. Gennarelli,

Enclosed please find our application to the Zoning Board of Appeals for a front yard variance for a 4' x 8' small roof over the existing front door at the above referenced location.

Enclosed for your consideration are the following:

1. ZBA checklist
2. 4200 receipt issued by Town Clerk
3. Building Department's disapproved letter
4. Eleven copies of plot plan
5. Copy of deed
6. Assessors list of property owners within 50' of property
7. Four photographs of front of house
8. Zoning Board application
9. Short Environmental Assessment Form
10. Proxy from Owner allowing Alfred Cappelli, Jr., Architect to act on their behalf
11. Short narrative explaining what is trying to be achieved
12. Front of elevation of house with proposed roof

We would very much like to be placed on the next available Zoning Board agenda to discuss this matter with the Board.

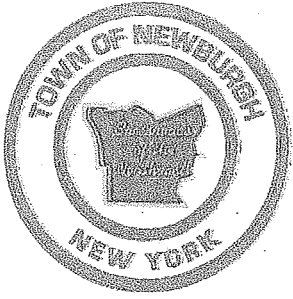
If you have any questions or need additional information, please do not hesitate to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alfred A. Cappelli, Jr.", written in a cursive style.

Alfred A. Cappelli, Jr.
Architect

AAC/dc
Enc.



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

2525-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 10/01/2015

Application No. 15-0792

**To: Michael Falcetano
2 White Birch Dr
Newburgh, NY 12550**

**SBL: 6-3-12
ADDRESS: 2 White Birch Dr**

ZONE: AR

PLEASE TAKE NOTICE that your application dated 09/16/2015 for permit to build a 4' x 8' covered front porch and add a reversed gabled front roof on the premises located at 2 White Birch Dr is returned herewith and disapproved on the following grounds:

**Town of Newburgh Municipal Code:
Bulk table schedule 2 requires a front yard setback of 50' minimum.**


Joseph Mattina

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

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

NAME: MICHAEL FALCETANO

ADDRESS: 2 WHITE BIRCH DR. NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: 4 X 8 COVERED FRONT PORCH

SBL: 6-3-12 **ZONE:** A-R

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

2525-15

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'		24'	26'	52.00%
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: 8 X 4 COVERED FRONT PORCH - NEW FRONT REVERSED GABLE ROOF LINE.

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 2 requires a minimum front yard setback of 50'.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina **DATE:** 21-Sep-15

FORM 587X N. Y. DEED—Covenant Against Grantor with Lien Covenant
60 2136

This Indenture,

State of New York
County of _____ } HH.

Recorded on the _____ day
of _____ A. D., 19 _____ at
_____ o'clock _____ M. in Liber
of DEEDS at page
and examined.

Made the 1st day of June,
Nineteen Hundred and Eighty-three,

Between

Clerk

VERNON D. ENGNES, residing at 2 White Birch Drive, Town of Newburgh, Orange
County, New York,

66 00
T.T.

party of the first part, and

MICHAEL J. FALCETANO and PATRICIA A. FALCETANO, husband and wife, both residing
at RD #1, Old Post Road, Marlboro, Ulster County, New York,

Witnesseth that the party of the first part, in consideration of SIXTY THOUSAND

AND 00/100-----Dollar (\$ 60,000.00)
lawful money of the United States,
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their heirs and assigns forever, all
those lots of land, together with the buildings and improvements thereon, situate
at Middlehope, Town of Newburgh, Orange County, New York, bounded and described as
follows:

PARCEL I

BEGINNING at the corner formed by the intersection of the northerly line of
Holmes Road with the easterly line of White Birch Drive; and running thence
(1) North 24 degrees 35 minutes 00 seconds East 153.40 feet along the line of
White Birch Drive to an iron pipe; thence
(2) South 61 degrees 10 minutes 00 seconds East 192.43 feet along the southerly
line of tax lot #12 to a point in the westerly line of lands now or formerly of
Flannery; thence
(3) South 21 degrees 25 minutes 18 seconds West 152.58 feet along lands now or
formerly of Flannery to an iron pipe found; thence
(4) North 61 degrees 38 minutes 37 seconds West 200.75 feet along the assumed
northerly line of Holmes Road to the point or place of beginning.
Containing 29,922 square feet of land more or less.
SUBJECT to any easements, right of ways or restrictions of record.
BEING intended to be the same premises described in deed Ralph Walton Westlake
and Garnette Tower Westlake to Vernon D. Engness and Phyllis R. Engness, dated
January 18, 1966 and recorded January 21, 1966 in Liber 1735 of Deeds at page 460
in the Orange County Clerk's Office, the said Phyllis R. Engness having died a
resident of the Town of Newburgh, Orange County, New York on March 14, 1981.

PARCEL II

BEGINNING at an iron pipe in the easterly line of White Birch Drive (50 feet
wide), where the same is intersected by the dividing line between tax lots #12 and
#13 in Block 3 as shown on Section 6 of the Town of Newburgh maps.
Said point being distant 153.40 feet on a course of North 24 degrees 35 minutes
00 seconds East along the easterly line of White Birch Drive from its intersection
with the northerly line of Holmes Road; and running thence
(1) North 24 degrees 35 minutes 00 seconds East 121.00 feet along the easterly
line of White Birch Drive to a point; thence
(2) South 61 degrees 10 minutes 00 seconds East 185.70 feet along lands now or
formerly of Nelson to a point; thence
(3) South 21 degrees 25 minutes 18 seconds West 121.69 feet along lands now or
formerly of Terry, and continuing along lands now or formerly of Flannery to a
point; thence
(4) North 61 degrees 10 minutes 00 seconds West 192.43 feet along the dividing
line between tax lots #12 and #13 to the point or place of beginning.

Contract examined and was made prior to 5/1/83.
Merrill J. Murphy

LIBER 2253 PG 644

Containing 22,814 square feet of land more or less.

SUBJECT to any easements, right of ways or restrictions of record.

BEING intended to be the same premises described in deed Ralph Walton Westlake and Garnette Tower Westlake, his wife, to Vernon D. Engness and Phyllis R. Engness husband and wife, dated January 31, 1964 and recorded March 10, 1964 in Liber 1658 of Deeds at page 567 in the Orange County Clerk's Office, the said Phyllis R. Engness having died a resident of the Town of Newburgh, Orange County, New York on March 14, 1981.

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 parties of the second part, their heirs and assigns forever, as tenants by the entirety.

And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Vernon D. Engness
VERNON D. ENGNESS

State of New York
County of ORANGE } ss. On this 1st day of June,
Nineteen Hundred and Eighty-three,
before me, the subscriber, personally appeared

VERNON D. ENGNESS,

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

Thomas P. Callahan
Notary Public

THOMAS P. CALLAHAN
Notary Public in the State of New York
Appointed for Orange County
Commission expires March 30, 1975

Deed

Covenant Against Grantor with Lien Covenant

VERNON D. ENGENESS

TO

MICHAEL J. FALCETANO and PATRICIA A. FALCETANO, husband and wife

Dated. June 1 1983

Orange County Clerk's Office, S.S.
Recorded on the 19th day of June 1983 at 2:25 P.M.
of clock. Deeds at page 643
and Examined.

Maurice J. Murphy
Clerk

Ry R. Flynn
Examined
10/23/83
1552

LEMON & CALLAHAN 666
ATTORNEYS-AT-LAW
CORNYWALL NEW YORK 10913

book in Florida

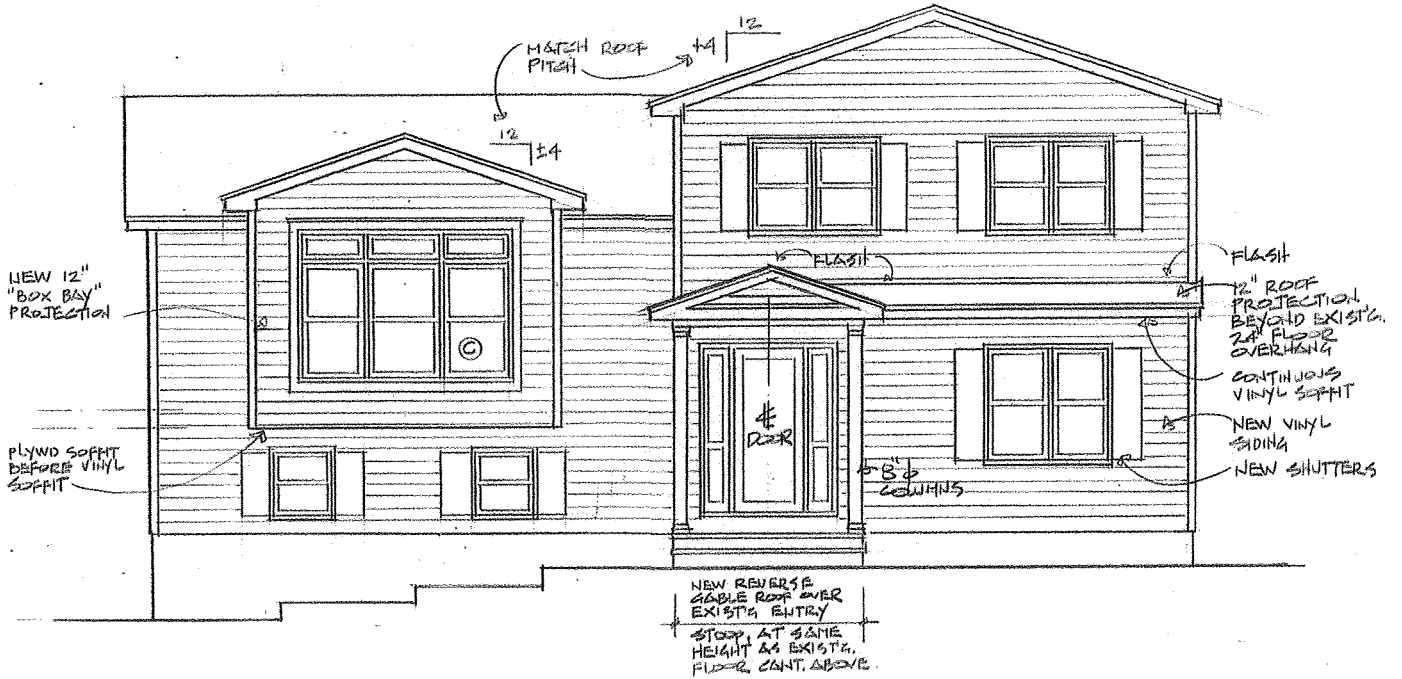
99
99
99
\$ 66.00
REAL ESTATE
JUN 3 1983
TRANSFER TAX
ORANGE COUNTY

REF 2253 PG 646

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 06/03/83 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

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS
ORANGE COUNTY OCTOBER 9, 2015



PROPOSED ADDITION & ALTERATIONS TO THE

FALCETANO RESIDENCE

2 WHITE BIRCH DRIVE NEWBURGH, NY

PRO

EXTERIOR ELEVATIONS & SECTIONS

DATE AUG 25, 2015

SCALE 1/4" = 1'-0"

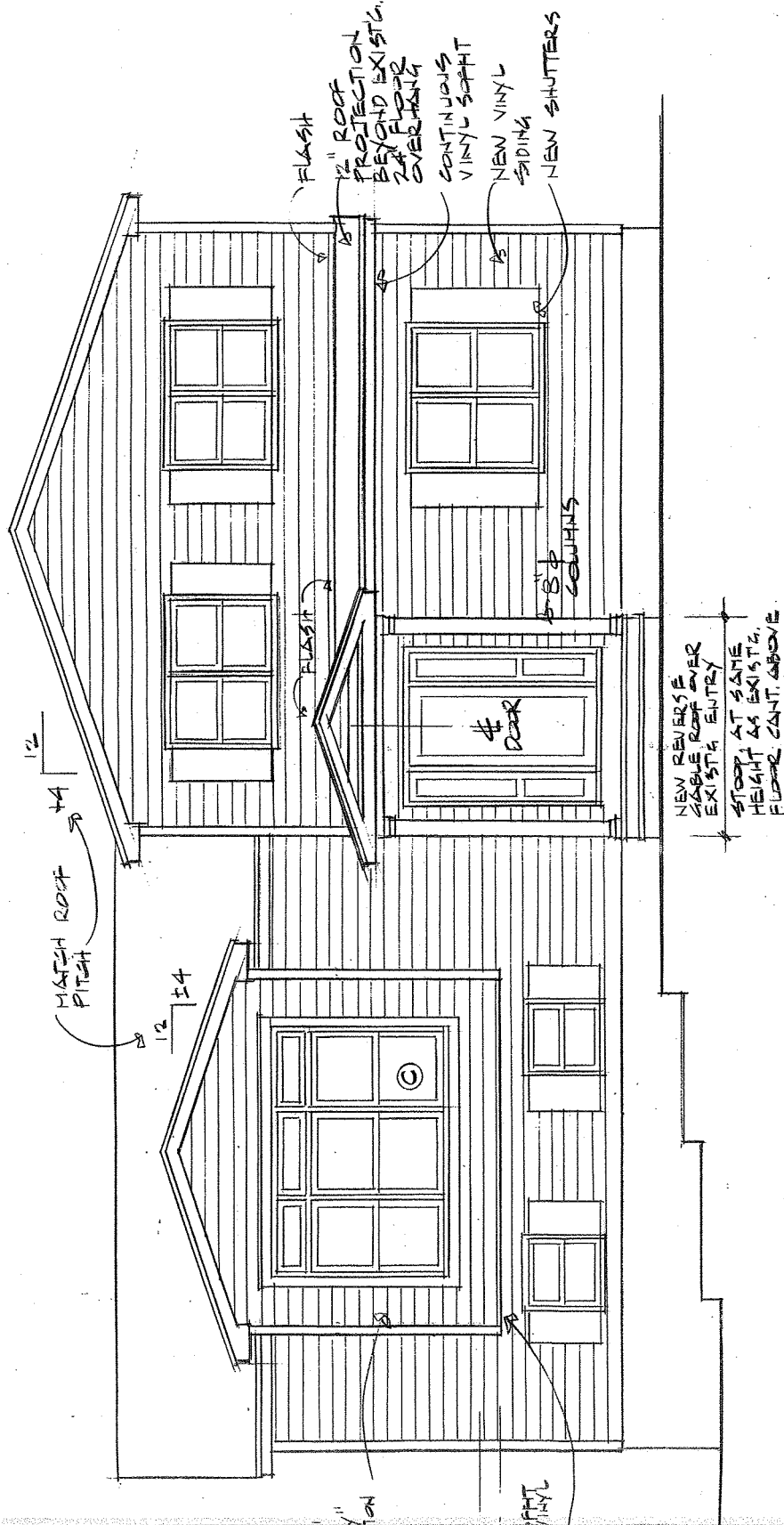
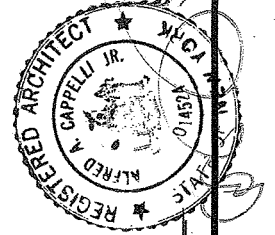
DRAWN A.C.

JOB 15 027

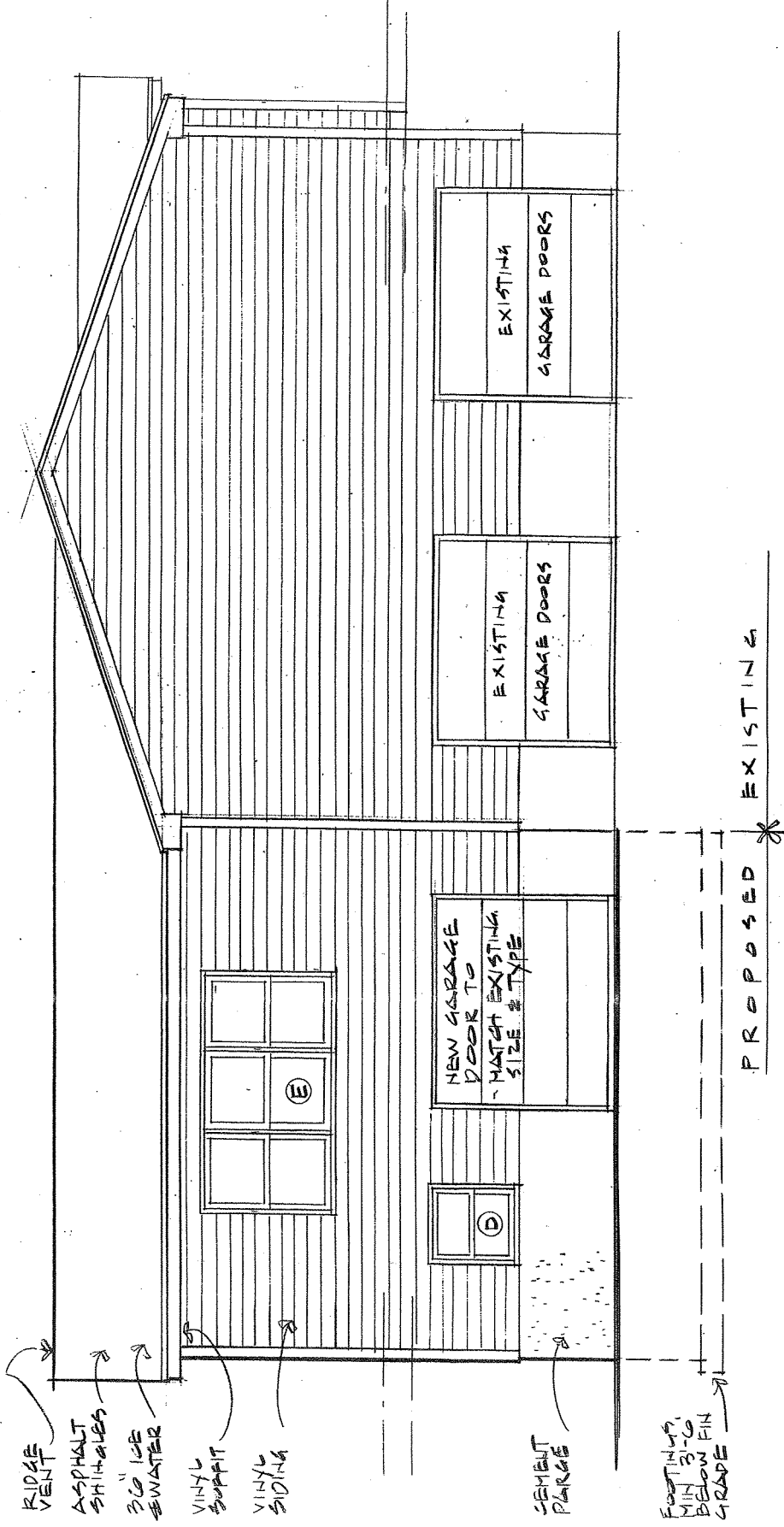
SHEET

A 3

OF 5 SHEETS



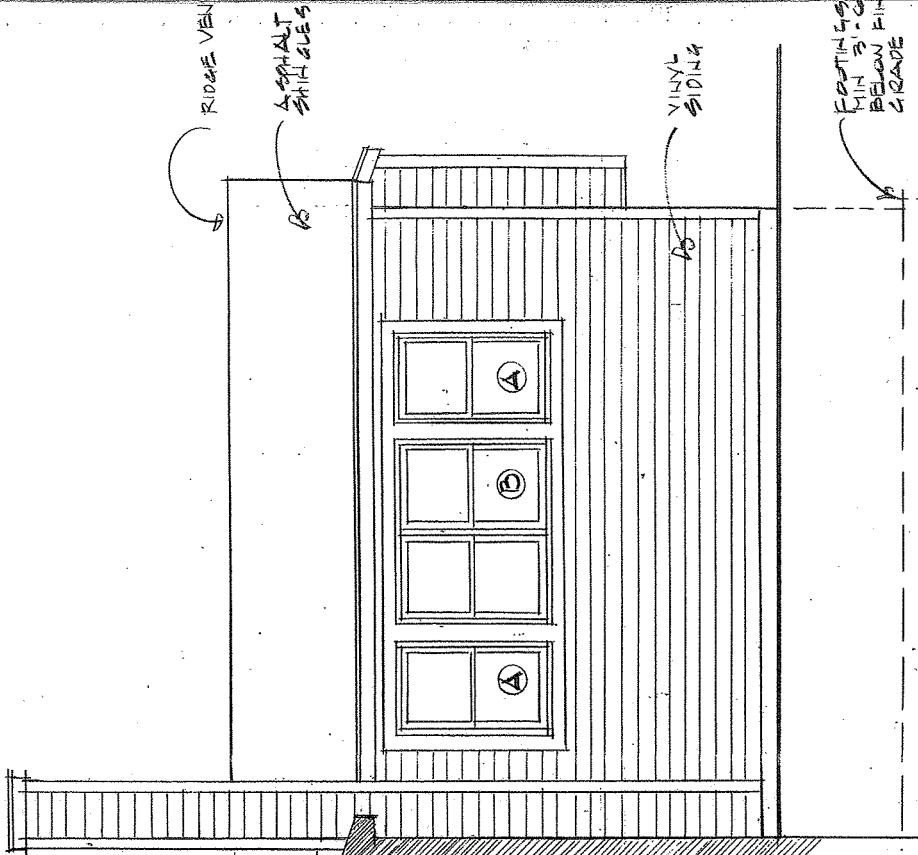
FRONT ELEVATION



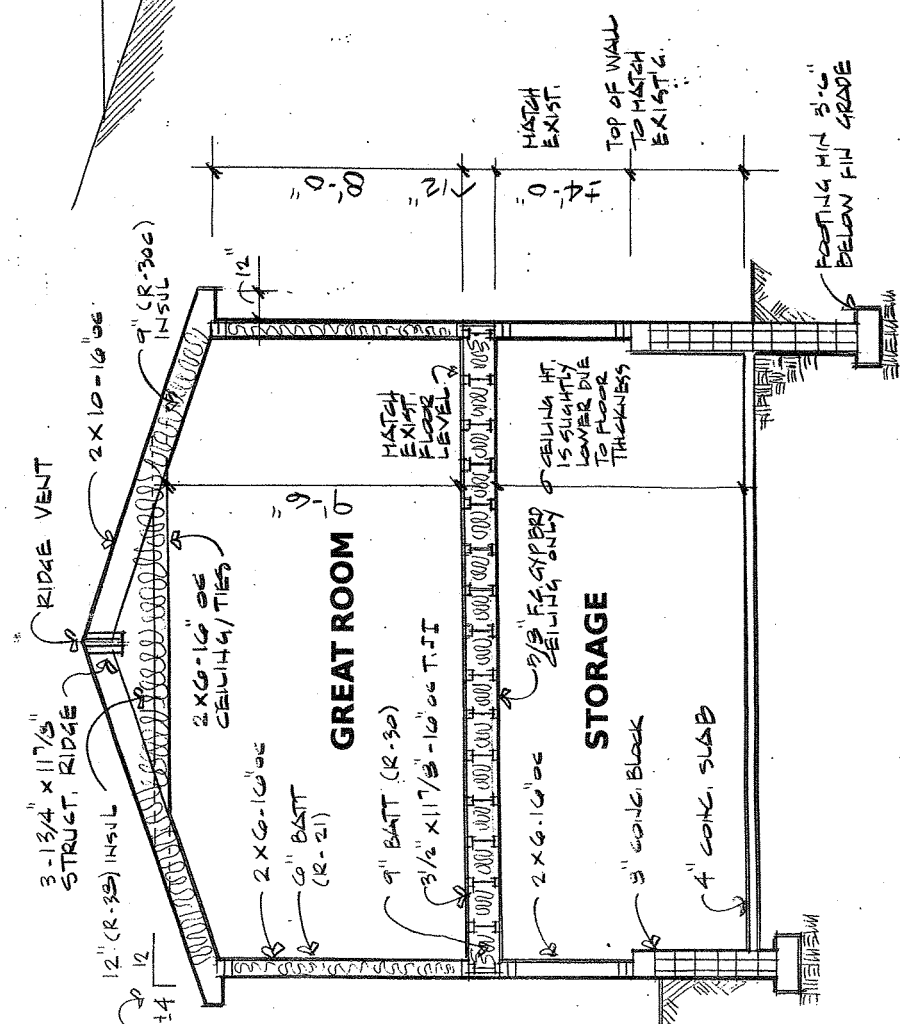
PROPOSED ✂ EXISTING

LEFT SIDE ELEVATION

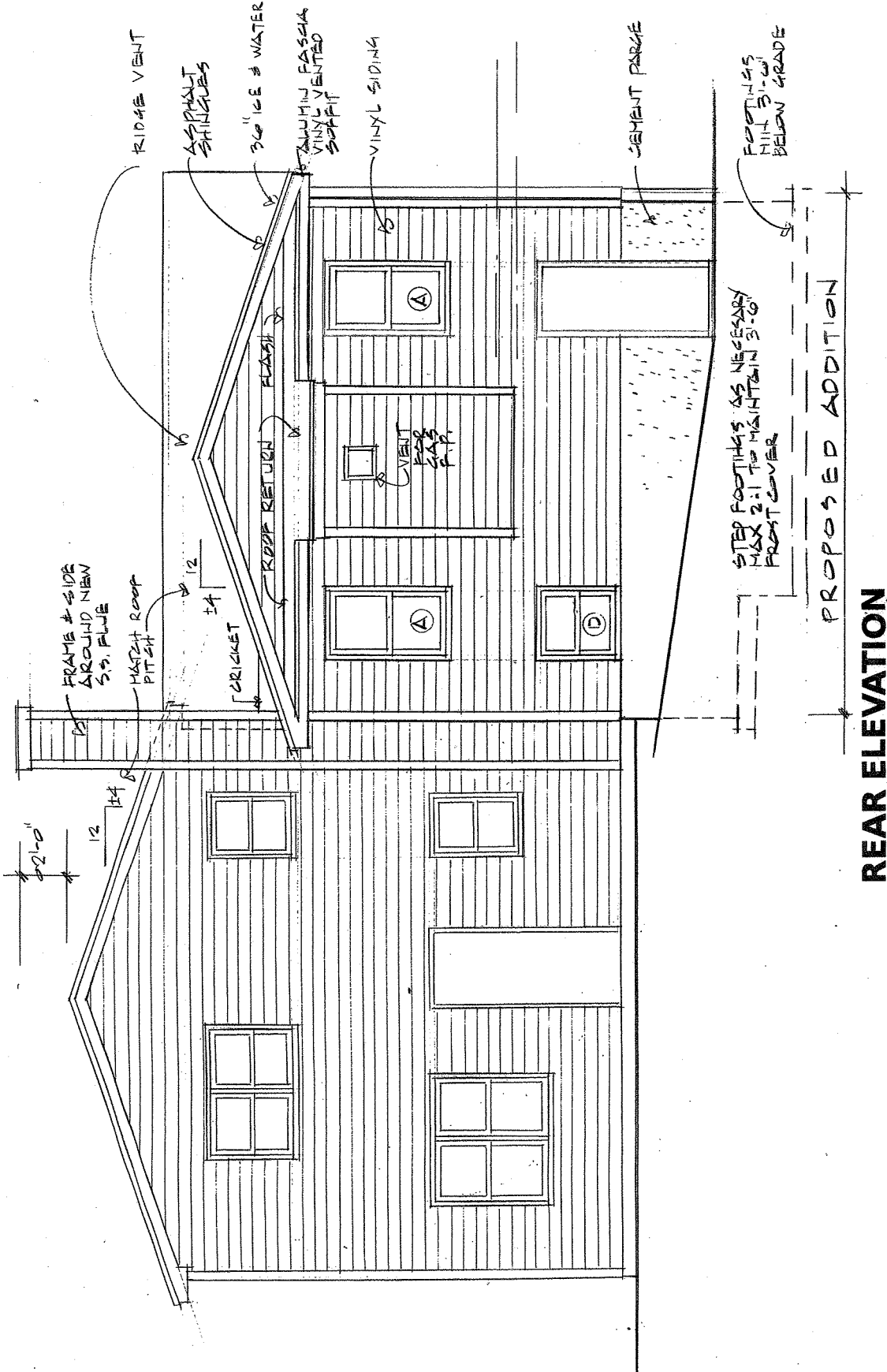
FOOTING, MIN 3'-0" BELOW FIN GRADE

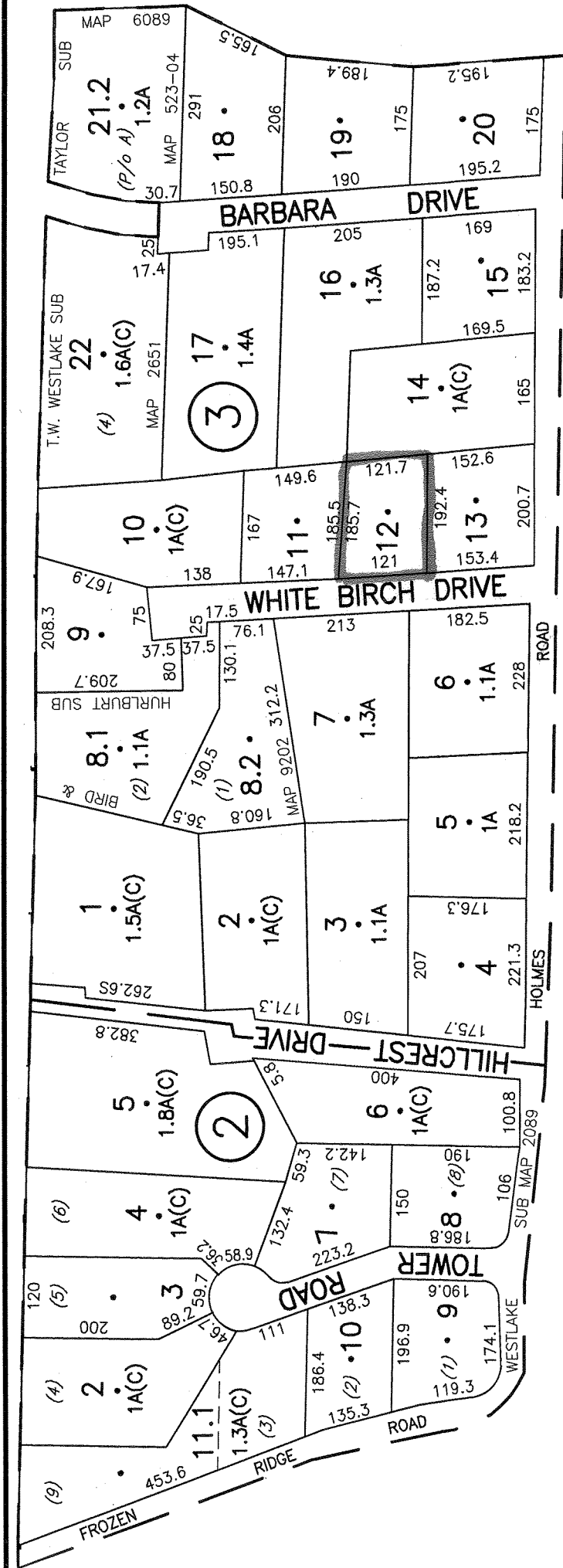


RIGHT SIDE ELEVATION

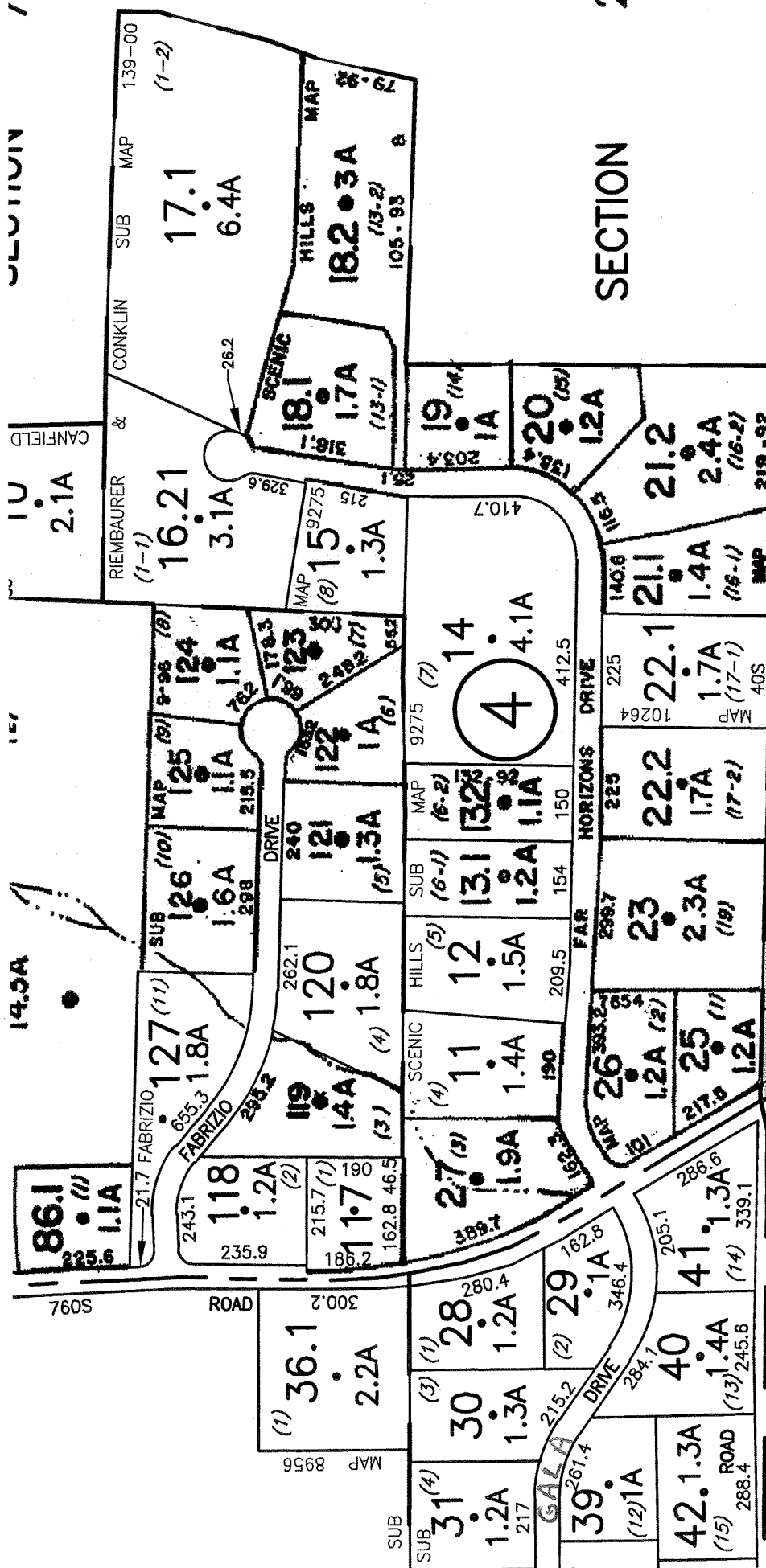


BUILDING SECTION





FALCETANO
 2 White Birch Dr (6-3-12)



SECTION 20

Holmes Road

FROZEN RIDGES

North Forester Rd

FALCETANO
 White Birch Dr
 INSERT B
 (6-3-12)