



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: 5/30/19

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

I (WE) Jeffrey Larnell PRESENTLY
RESIDING AT NUMBER 42 Tenbrouck Ln Newburgh NY
TELEPHONE NUMBER 914-850-1257

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:

51-5-26 (TAX MAP DESIGNATION)
42 Tenbrouck Ln. (STREET ADDRESS)
R1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 185



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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: 5/20/19

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: Existing non conforming covered porch, converting to habitable space. (heat + windows)

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:

*the improvement is internal. (260 sqft)
there is no change to character or footprint. In fact, better windows will improve it.*

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:

*using space year round
Adding heat and window to existing non conforming porch only.*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

is only heating an existing structure with no change to existing footprint.

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

improvements are inside existing footprint

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

pre existing non conforming porch



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 5th DAY OF June 20 19

NOTARY PUBLIC

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 20 22

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)



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OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

PROXY

_____, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT _____

IN THE COUNTY OF _____ AND STATE OF _____

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED _____

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC

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:			
Project Location (describe, and attach a location map): <i>Single family residence at 42 Tenbroock Ln, Newburgh NY</i>			
Brief Description of Proposed Action: <i>Convert enclosed porch to habitable yearround space</i>			
Name of Applicant or Sponsor: <i>Jeffrey Farnell</i>		Telephone: <i>914-850-1257</i>	
Address: <i>42 Tenbroock Ln</i>		E-Mail: <i>jeffreyyfarnell@yahoo.com</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>.09</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 checked="" 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 type="checkbox"/>	<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"/>	
	<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"/>	
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 type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ <i>Orange Lake</i>	<input checked="" type="checkbox"/>	<input 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 checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Jeffrey Cavnell</u> Date: <u>5/30/19</u></p> <p>Signature: <u>[Signature]</u></p>		

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)



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

2753-19

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/15/2019

Application No. 19-0429

To: Jefferey Farnell
42 Tenbrouck Lane
Newburgh, NY 12550

SBL: 51-5-26
ADDRESS: 42 Tenbrouck Ln

ZONE: R1

PLEASE TAKE NOTICE that your application dated 05/06/2019 for permit to convert a covered porch into habitable space. on the premises located at 42 Tenbrouck Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-19-C-1 / Shall not increase the degree of nonconformity with such regulations in such buildings. (Rear yard)
- 2) 185-19-C-1 / Shall not increase the degree of nonconformity with such regulations in such buildings. (One side yard)
- 3) 185-19-C-1 / Shall not increase the degree of nonconformity with such regulations in such buildings. (Combined side yards)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Jefferey farnell Building Application # 19-0429

ADDRESS: 42 Tenbrouck Lane Newburgh NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 14' x 18' Porch into habitable space

SBL: 51-5-26 ZONE: R-1 ZBA Application # _____

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'	1.7'	Increasing the degree of non-conformity		
ONE SIDE YARD	30'	2.8'	Increasing the degree of non-conformity		
COMBINED SIDE YARD	80'	13.3'	Increasing the degree of non-conformity		
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES X 3
 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: **Existing non-conforming covered porch, converting it into habitable space.**

VARIANCE(S) REQUIRED:

- 1 185-19-C-1 / Shall not increase the degree of non-conformity (Rear yard)
- 2 185-19-C-1 / Shall not increase the degree of non-conformity (One side yard)
- 3 185-19-C-1 / Shall not increase the degree of non-conformity (Combined side yard)
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 15-May-19



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

*orig xcn
6/7/19.*

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



BOOK/PAGE: 14077 / 140
 INSTRUMENT #: 20160045924
 Receipt#: 2161530
 Clerk: HS
 Rec Date: 07/15/2016 10:39:36 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: PIMM EDWARD J
 Party2: FARNELL JEFFREY G
 Town: NEWBURGH (TN)
 51-2-26

Recording:
 Recording Fee 40.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00

Sub Total: 190.00

Transfer Tax
 Transfer Tax - State 900.00

Sub Total: 900.00

Total: 1090.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 9312
 Transfer Tax
 Consideration: 225000.00

Transfer Tax - State 900.00

Total: 900.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

JOHN E BACH JR ESQ
 POB 61
 GOSHEN, NY 10924

H2056039

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 12 day of July, 2016 between of EDWARD J. PIMM, of 42 Tenbrouck Lane, Newburgh, NY 12550, party of the first part and JEFFREY, FARNELL, of 31 Imperial Park Drive, Middletown, NY 10940, party of the second part, G.

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and No Cents, lawful money of the United States, 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 State of New York, County of Orange, Town of Newburgh, being more particularly bounded and described in

See Schedule A Description annexed hereto and made a part hereof

Being and intended to be the same premises conveyed to Edward J. Pimm by deed from Marjorie R. Pimm dated July 9, 1999 and recorded September 22, 1999 in Liber 5151, page 198 in the office of the Orange County Clerk.

Marjorie Pimm died a resident of the State of New York, County of Orange on January 29, 2016 thereby extinguishing the life estate created in deed recorded September 22, 199 in Liber 5151, page 198.

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 part of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered 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 costs 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 required.

51-5-26

Schedule A Description

Title Number HN 56039

Page 1

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.

BEGINNING at a point in the northerly side of a proposed road-way, which point is the southwesterly corner of premises conveyed by Newburgh Bleachery and others to Hotaling, and runs thence along the westerly side of the lands of Hotaling North 30° 09' 30" West 155.44 feet to the shore of Orange Lake, thence along the same South 33° 17' West 44.12 feet to a point, thence South 35° 45' 10" East 140.78 feet to the northerly side of the aforesaid proposed roadway, thence along the same North 50° 08' East 26.10 feet to the point or place of beginning.

TOGETHER with the right to use in common with others a proposed roadway fifty feet in width, until such time as it may be acquired by the Town of Newburgh as a public highway, as a means of ordinary ingress and egress to and from Lakeside Road, which proposed roadway runs in a northerly direction from Lakeside Road along the westerly side of lands of the Orange Lake Mill Owners to a point along the southerly side of the premises conveyed by the Newburgh Bleachery, and others, to William C. Stublely and wife, and runs thence in a westerly direction along the southerly side of the premises hereby conveyed and other premises conveyed by the Newburgh Bleachery, and others, which other premises consist of lots bordering on Orange Lake.

TOGETHER with all of the right, title and interest, if any, of the Newburgh Bleachery, and others, in and to the waters of Orange Lake and the land underneath the same, adjacent to the above described premises.

HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

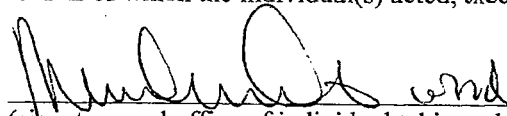
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


EDWARD J. PIMM

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 12 day of July, 2016, before me, the undersigned, personally appeared EDWARD J. PIMM, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

MARLENE H. WOOD
Notary Public, State of New York
No. 4974695
Qualified in Orange County
Commission Expires November 19, 20 18

R+R: John Baun Jr
Po Box 61
Goshen NY
10924

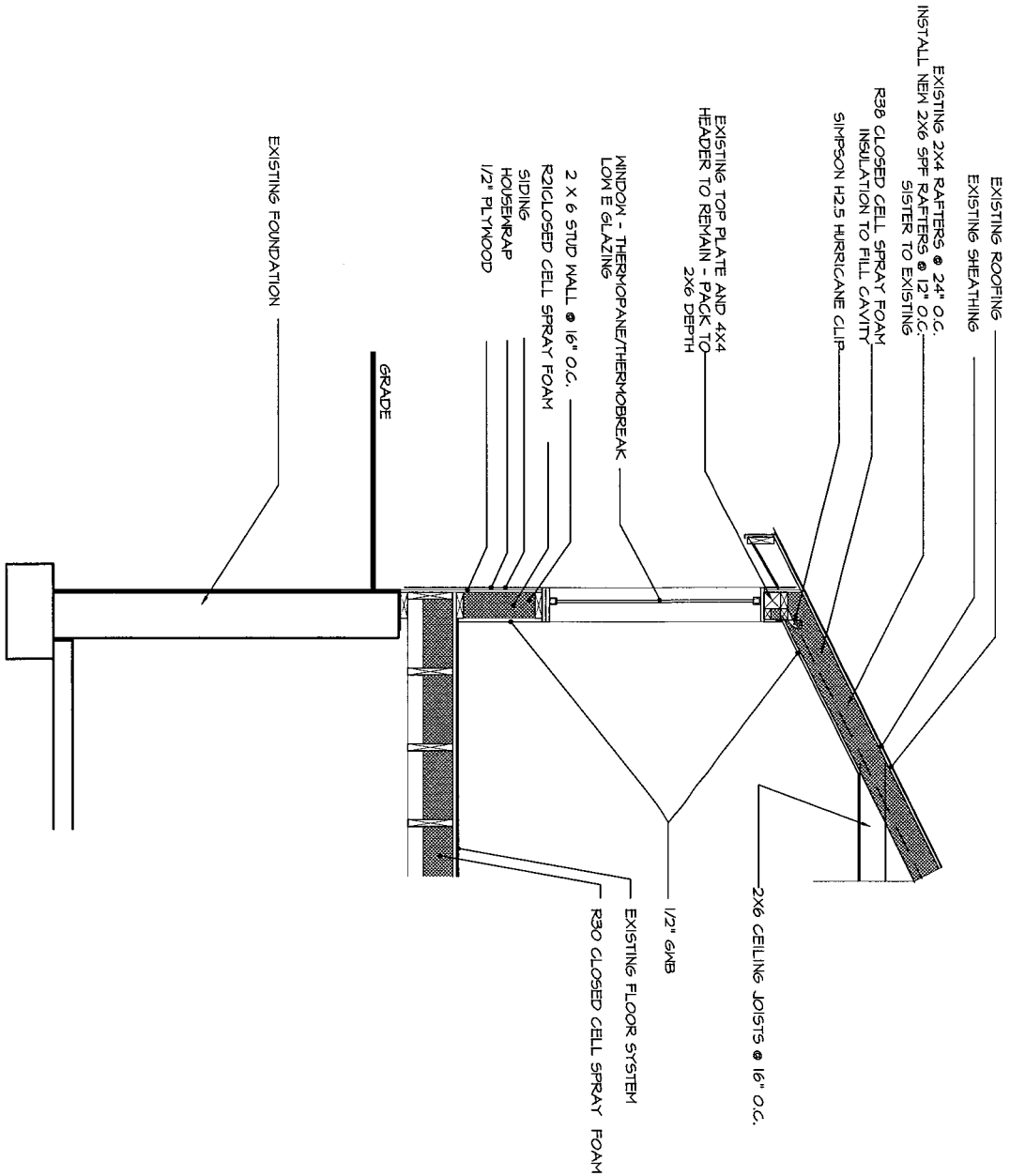
HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581











2 TYPICAL WALL SECTION
 SCALE: 1/2" = 1'-0"

PROJECT ALTERATION FARNELL RESIDENCE	LOCATION 42TENBROUK CIRCLE TOWN OF NEWBURGH NEW YORK
D. FREEMAN ARCHITECT 26 SHELDON DRIVE POLIQUERRIE, NY 12603 845-452-5394 FAX 845-452-5394 email david@dfarch.com www.dfarch.com	DATE MAY 1, 2019

A6

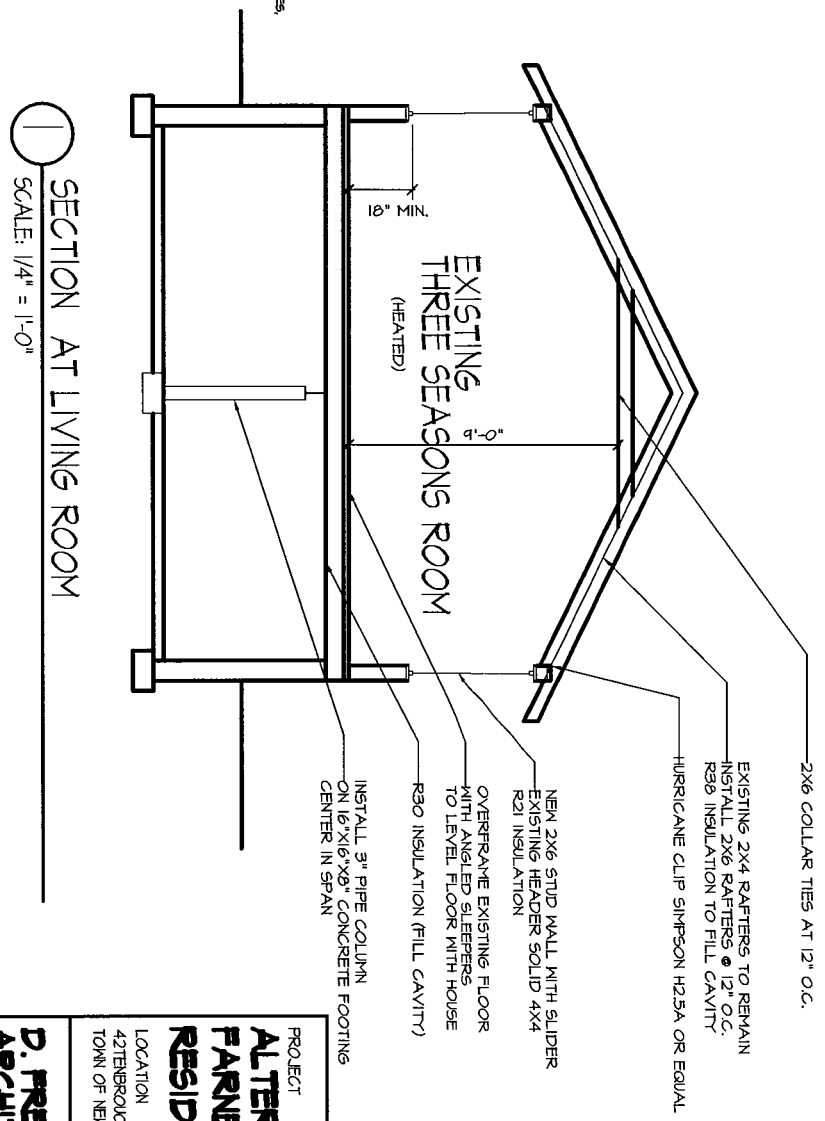
CODE CLIMATIC AND GEOGRAPHIC CRITERIA
 USE CLASSIFICATION SINGLE FAMILY
 TYPE OF CONSTRUCTION WOOD FRAME
 DESIGN LOAD
 GROUND SNOW LOAD 40 PSF
 ROOFS OTHER THAN BEDROOMS 40 PSF
 BEDROOMS 50 PSF
 DECKS WITHOUT STORAGE 40 PSF
 DECKS 40 PSF

WIND SPEED 115 MPH
 TEMPERATURE EFFECTS - NO
 SPECIAL WIND REGION - YES
 WIND-BORNE DEBRIS ZONE - NO
 SEISMIC DESIGN CATEGORY B
 SEISMIC DESIGN CATEGORY B
 FROST LINE DEPTH 48"
 TERRACE HORIZONTAL
 WINTER DESIGN TEMP 1°F
 ICE DRAINAGE INSULATION REQUIRED - YES
 AIR PERMEABILITY INDEX 1.0
 AIR FREEING INDEX 4500
 MEAN ANNUAL TEMP 48°F

INSULATION LEVELS AS SHOWN ON DRAWING COMPLY WITH ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
 ENERGY CODE COMPLIANCE BY RECHECK
 R-21 CEILING - SEE SECTION
 R-21 WALLS
 GLAZING U-0.52 OR BETTER
 R21 FLOOR

IT IS UNDERSTOOD THAT CONTRACTORS WILL BE WORKING WITH BUILT CONDITIONS. THAT THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO SHOW AND EVERY CONDITION WILL BE SHOWN. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND ADJUSTMENTS AND VARIATIONS WILL RESULT FROM EXISTING CONDITIONS AND THAT GOOD WORKMANSHIP AND ATTENTION TO DETAIL ARE REQUIRED THROUGHOUT.

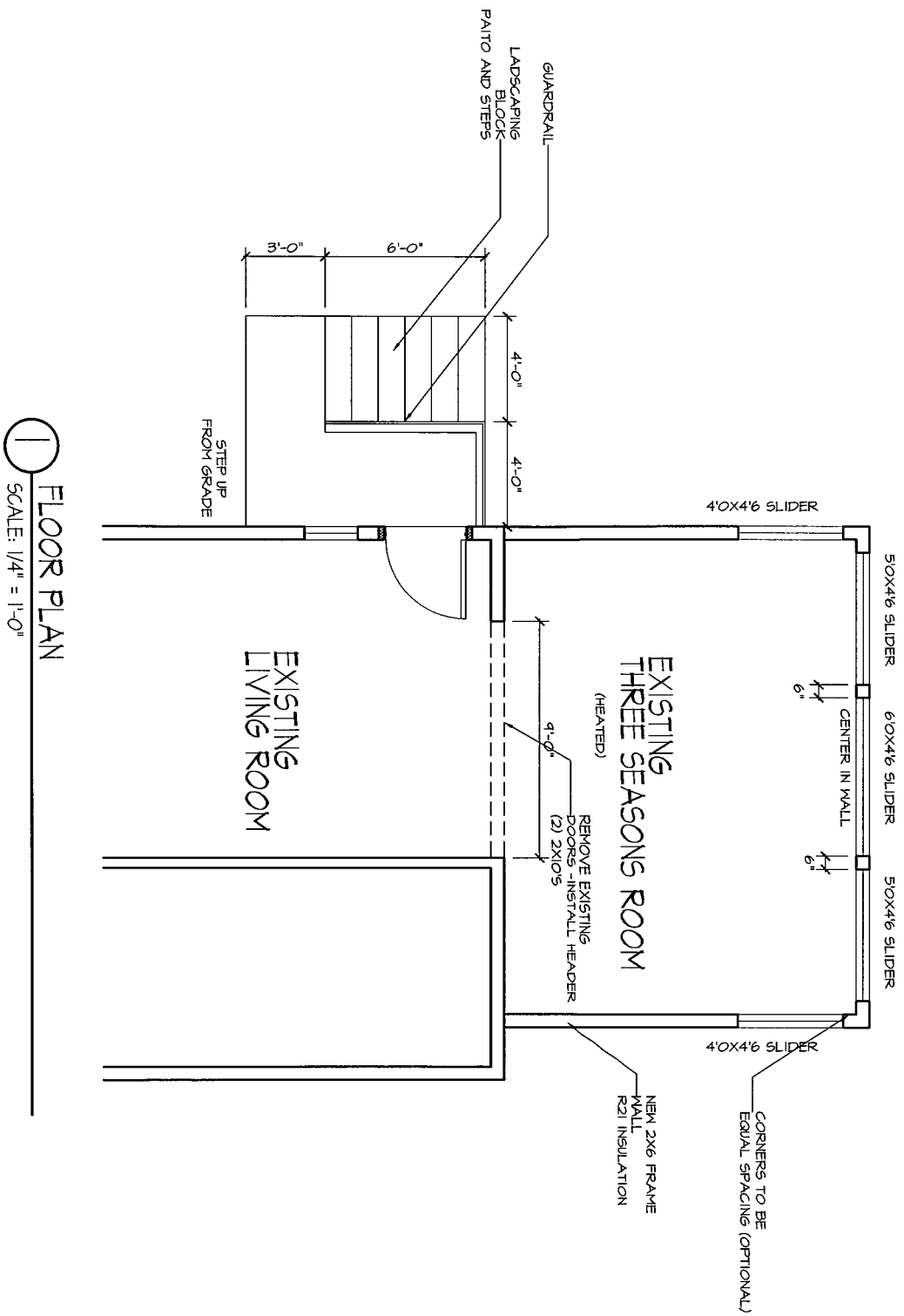
SCOPE OF WORK
 CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE 2017 NYS CODE SUPPLEMENT AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 CONSTRUCTION AS DEFINED TO BE AN ALTERATION LEVEL ONE



SECTION AT LIVING ROOM
 SCALE: 1/4" = 1'-0"

<p>PROJECT ALTERATION FARNELL RESIDENCE</p>	<p>LOCATION 42TENBROCK CIRCLE TOWN OF NEWBURGH NEW YORK</p>
<p>D. FREEMAN ARCHITECT</p> <p>26 SHELDON DRIVE POLIQUERRE/91E, NY 12603 845-452-5554 FAX 845-452-5554 email dmf@dfarcht.com www.dfarcht.com</p>	<p>DATE MAY 1, 2019 JUNE 4, 2019</p>

A3



<p>PROJECT ALTERATION FARNELL RESIDENCE</p> <p>LOCATION 42TENBROUCK CIRCLE TOWN OF NEWBURGH NEW YORK</p> <p>D. FREEMAN ARCHITECT 26 SHELDON DRIVE ROUSKEEPPIE, NY 12603 945-452-5394 FAX 845-452-5394 email dave@dfarcntl.com www.dfarcntl.com</p>	<p>DATE MAY 1, 2014 JUNE 4, 2014</p>
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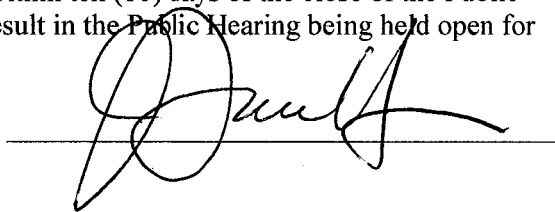
A2

**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

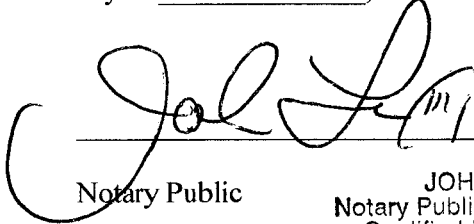
STATE OF NEW YORK: COUNTY OF ORANGE:

I Jeffrey Farnell, being duly sworn, depose and say that I did on or before
June 13, 2019, post and will thereafter maintain at
42 Tenbrouck Ln in the Town of Newburgh, New York, at or near the front
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.



Sworn to before me this 11
day of JUNE, 2019.



Notary Public

JOHN LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 2020.

[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this affidavit.]



FOR SALE
Call [Name] at [Phone Number]
[Address]
[City, State, Zip]
[Agent Name]
[Agent Phone Number]
[Agent Email Address]

