



Steven M. Neuhaus  
County Executive

### Orange County Department of Planning Submittal Form for Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l,m, & n

Referral ID#:  
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality: Town of Newburgh

Local Referring Board: Zoning Board of Appeals

Applicant: Richard FORRES

Project Name: \_\_\_\_\_

Location of Project Site: 9 Echo Lane

Tax Map #: 25-5-6.1

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

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

Local File No.: 2607-16

Size of Parcel\*: 1 acre approx  
*\*If more than one parcel, please include sum of all parcels.*

Reason for County Review: within 500ft US9W

Current Zoning District (include any overlays): R-3

**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) REAR YARD SETBACK
- Other \_\_\_\_\_

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

Local board comments or elaboration:

Signature of local official

8/11/17 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:  
\_\_\_\_\_



# 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: 8/2/17

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

I (WE) RICHARD + JOANNE FORBES PRESENTLY \_\_\_\_\_

RESIDING AT NUMBER 9 ECHO LANE, NEWBURGH, NY 12550

TELEPHONE NUMBER 845-843-3909 (cell) 502-4294 (home)

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:

25-56-1 (TAX MAP DESIGNATION)

9 Echo Lane (STREET ADDRESS)

R3 (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 table Schedule 5



# TOWN OF NEWBURGH

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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: 9/26/14
- 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: rear yard setback

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:

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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:

It does not extend a structure closer to our easterly neighbor than previously existed. Our house is almost 200 years old, and pre-existed all other homes.

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:

Our house (the original in the area) is situated perpendicular to the road, thus our "back" yard, is in fact a side yard. Accordingly the set backs can never be achieved as our house is in fact in the set back.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The deck we seek to build replaces a prior deck which existed without problem or complaint. The prior deck was rotting and a safety hazard.

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

It is virtually concealed from the road and neighbors but fencing, trees, shrubs. The deck is more than 40 feet from our neighbors home and actually will run along their long driveway.

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

Our house was built in the early 1800s and pre-existed all other structures in the area. 9W was likely our street and Echo Lane was likely our driveway / the driveway to the home from 9W.



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OLD TOWN HALL  
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OFFICE OF ZONING BOARD  
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

We seek to add a handicap ramp so that our elderly parents have a means of access and egress.

*Joseph Fozzy*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 11 DAY OF August 20 17

*Lynn Politi*  
\_\_\_\_\_  
NOTARY PUBLIC

LYNN POLITI  
NOTARY PUBLIC STATE OF NEW YORK  
QUALIFIED IN ORANGE COUNTY  
#01PO6085853  
COMMISSION EXPIRES 01/06/2019

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

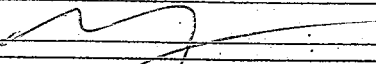
### Instructions for Completing

**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>Rear deck and Ramp.</i>			
Project Location (describe, and attach a location map): <i>Back of the house</i>			
Brief Description of Proposed Action: <i>Build bigger deck than was before Install Ramp</i>			
Name of Applicant or Sponsor: <i>Richard Forbes</i>		Telephone:	
		E-Mail:	
Address: <i>9 Echo Ln</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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input checked="" 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: _____	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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: <u>no water</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" 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?	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 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	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	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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Richard D. Fesby</u>	Date: <u>6/12/12</u>	
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]

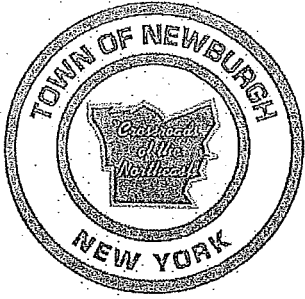
Project:

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.

<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

# 2607-16

## NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/26/2016

Application No. 16-0857

To: Richard Forbes  
9 Echo Ln  
Newburgh, NY 12550

SBL: 25-5-6.1  
ADDRESS: 9 Echo Ln

ZONE: R3

PLEASE TAKE NOTICE that your application dated 09/16/2016 for permit to build a 675 s.f. rear deck on the premises located at 9 Echo Ln is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) Bulk table schedule 5 Requires a 40' minimum rear yard setback.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

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

NAME: Richard Forbes Application # 16-0857

ADDRESS: 9 Echo Ln. Newburgh NY 12550

PROJECT INFORMATION: AREA VARIANCE USE VARIANCE

2607-16

TYPE OF STRUCTURE: 675 SF Rear deck 10 x 35 and 12 x 27'-6"

SBL: 25-5-6.1 ZONE: R-3

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'		19'-6"	20'-6"	51.24%
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

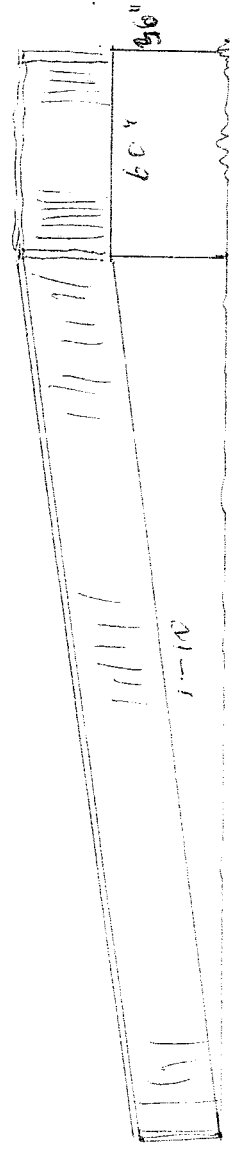
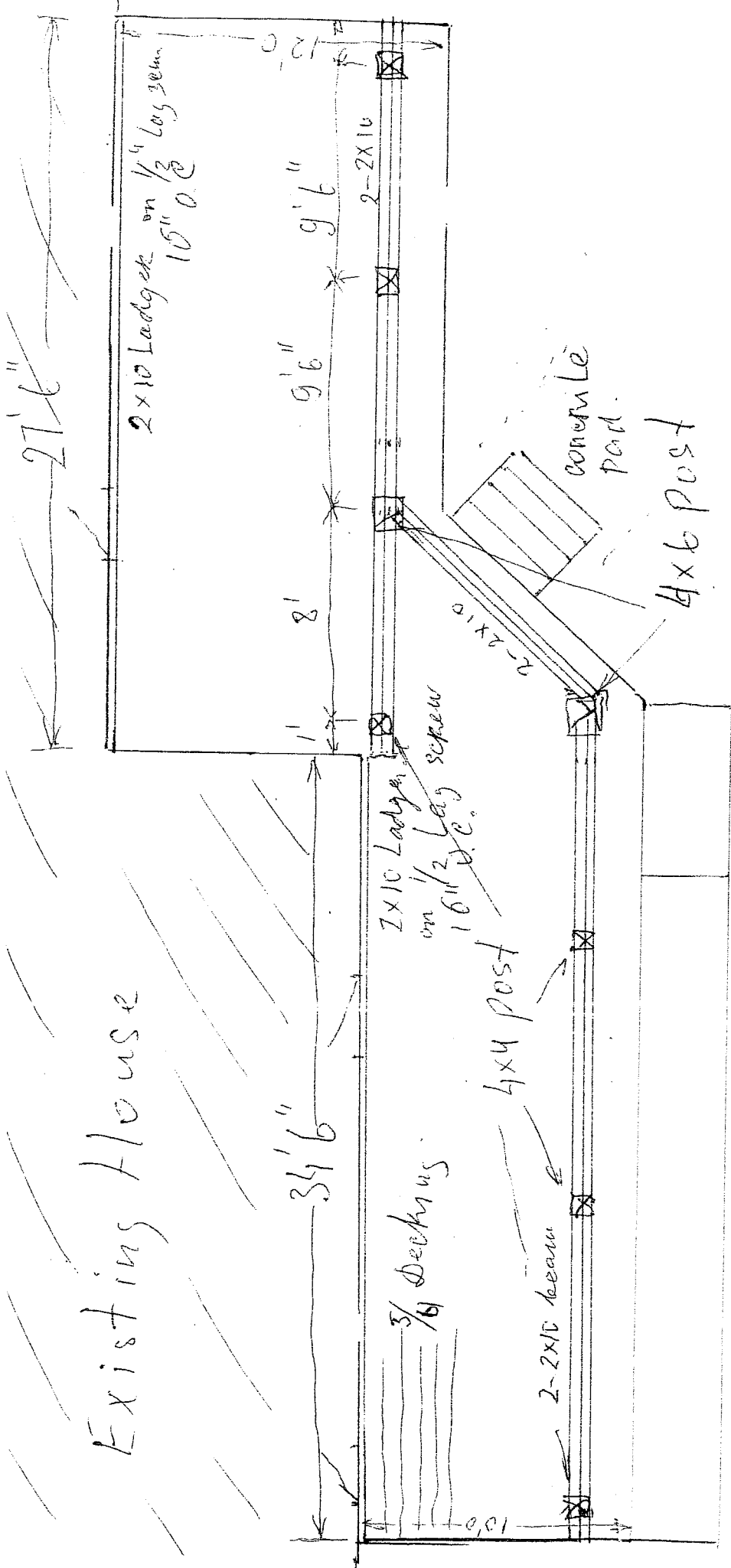
NOTES: 10 x 35 attached to a 12 x 27'-6" rear deck

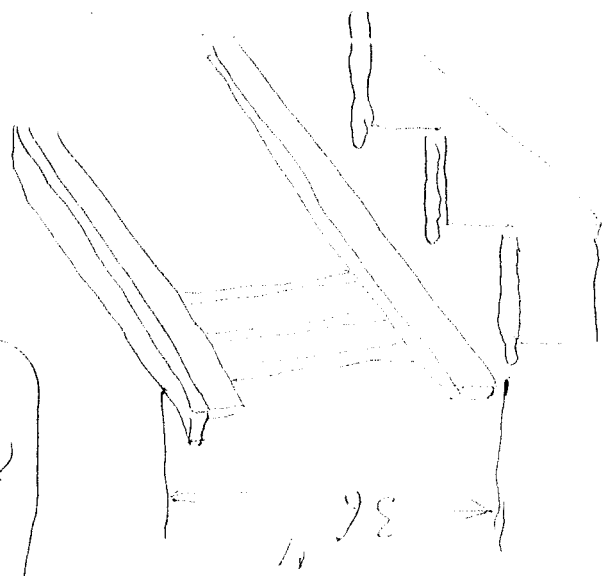
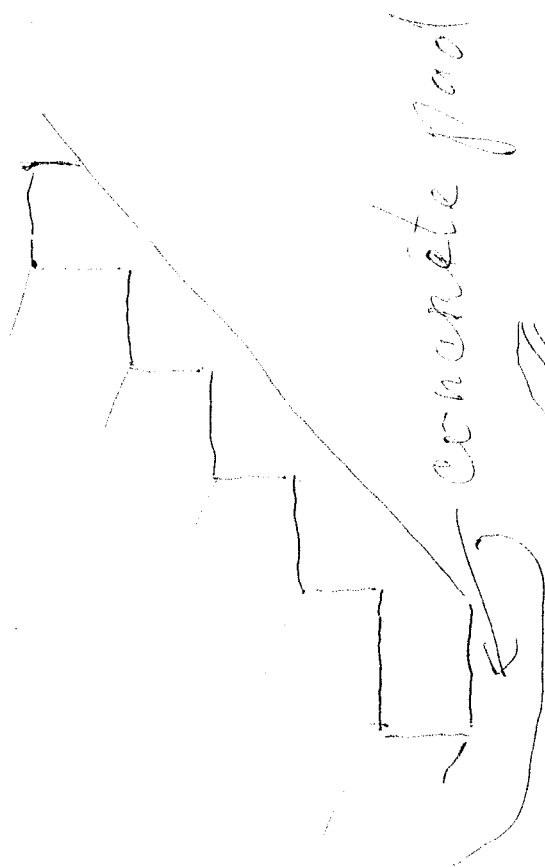
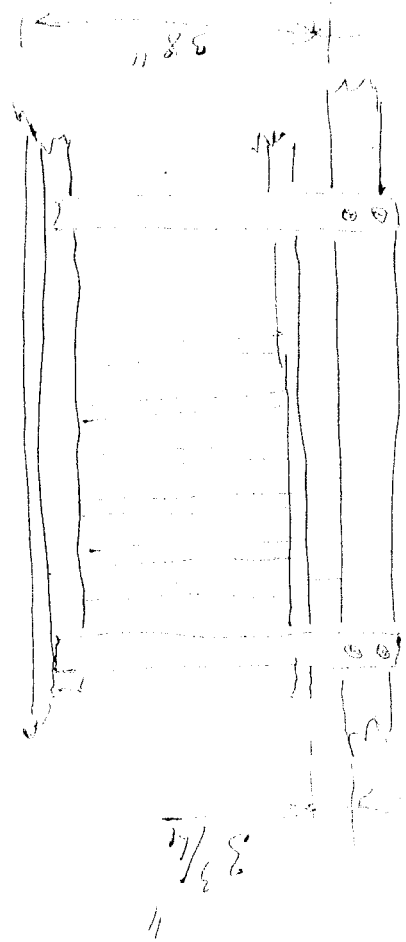
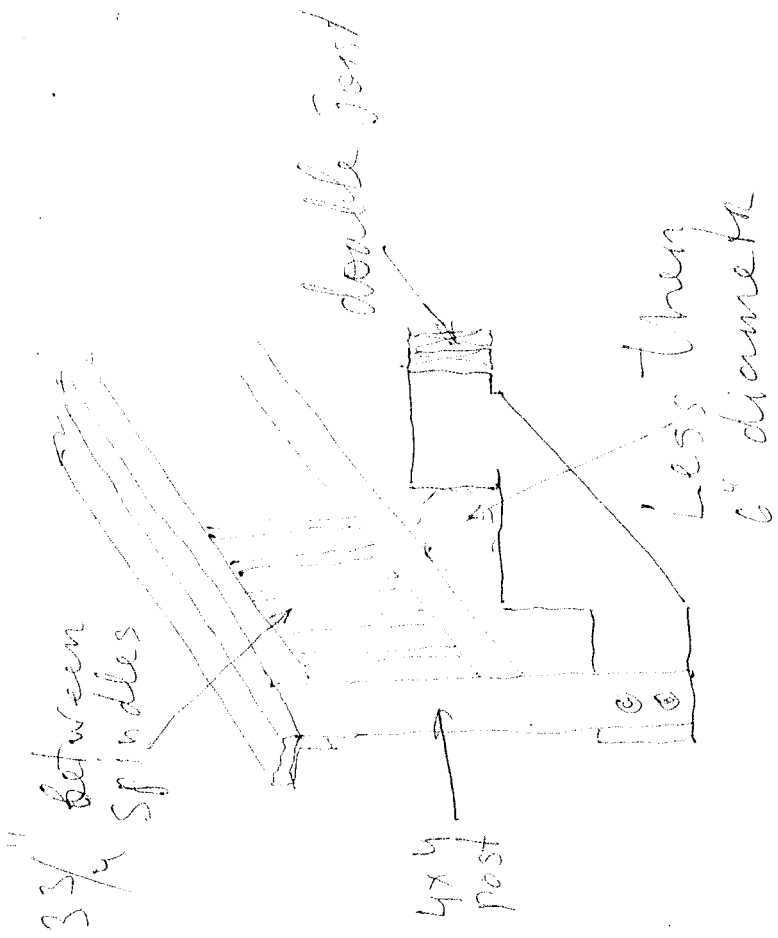
**VARIANCE(S) REQUIRED:**

- 1 Bulk table schedule 5 requires a 40' minimum rear yard setback
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

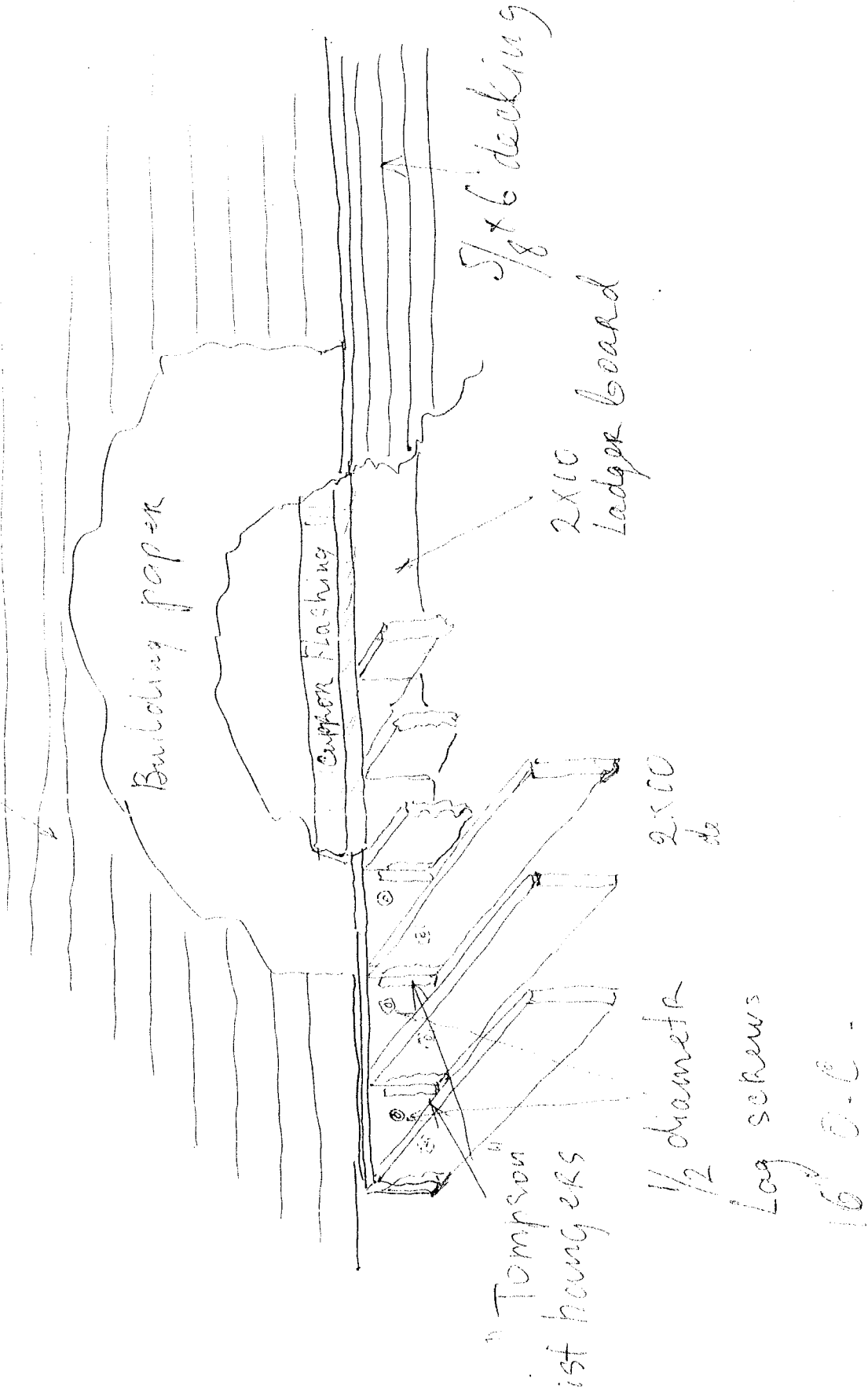
REVIEWED BY: Joseph Mattina DATE: 26-Sep-16

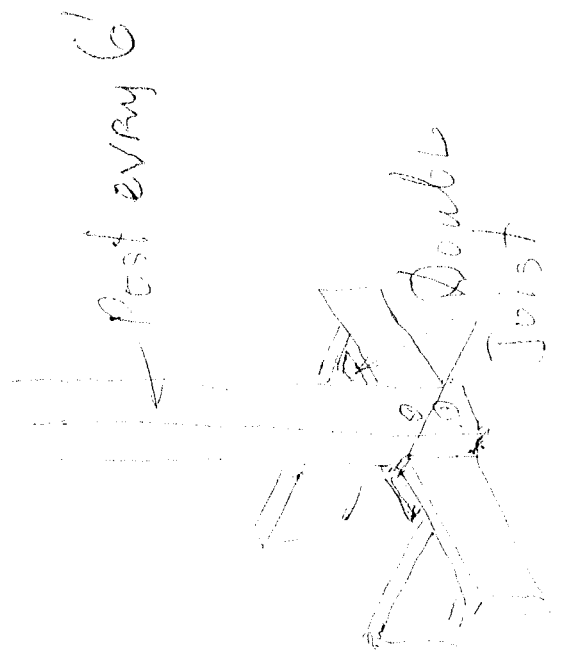
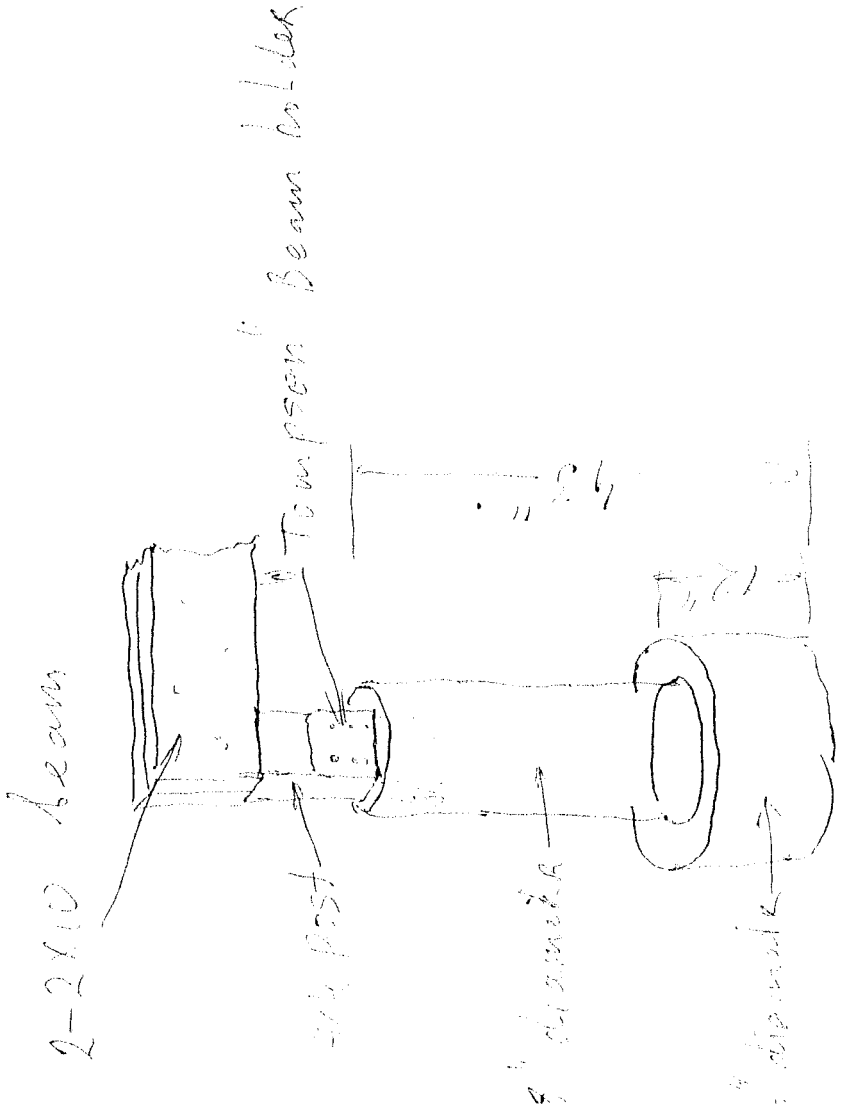
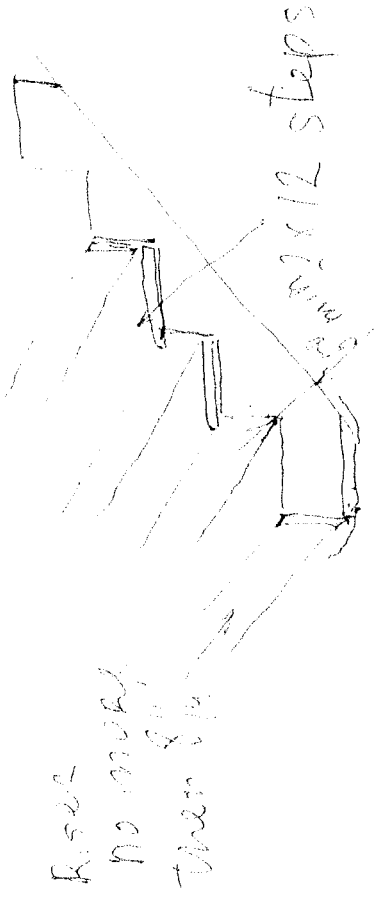
Existing House





Existing siding

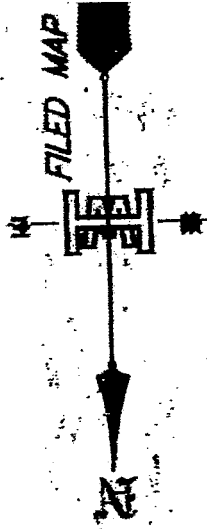






**NOTES:**

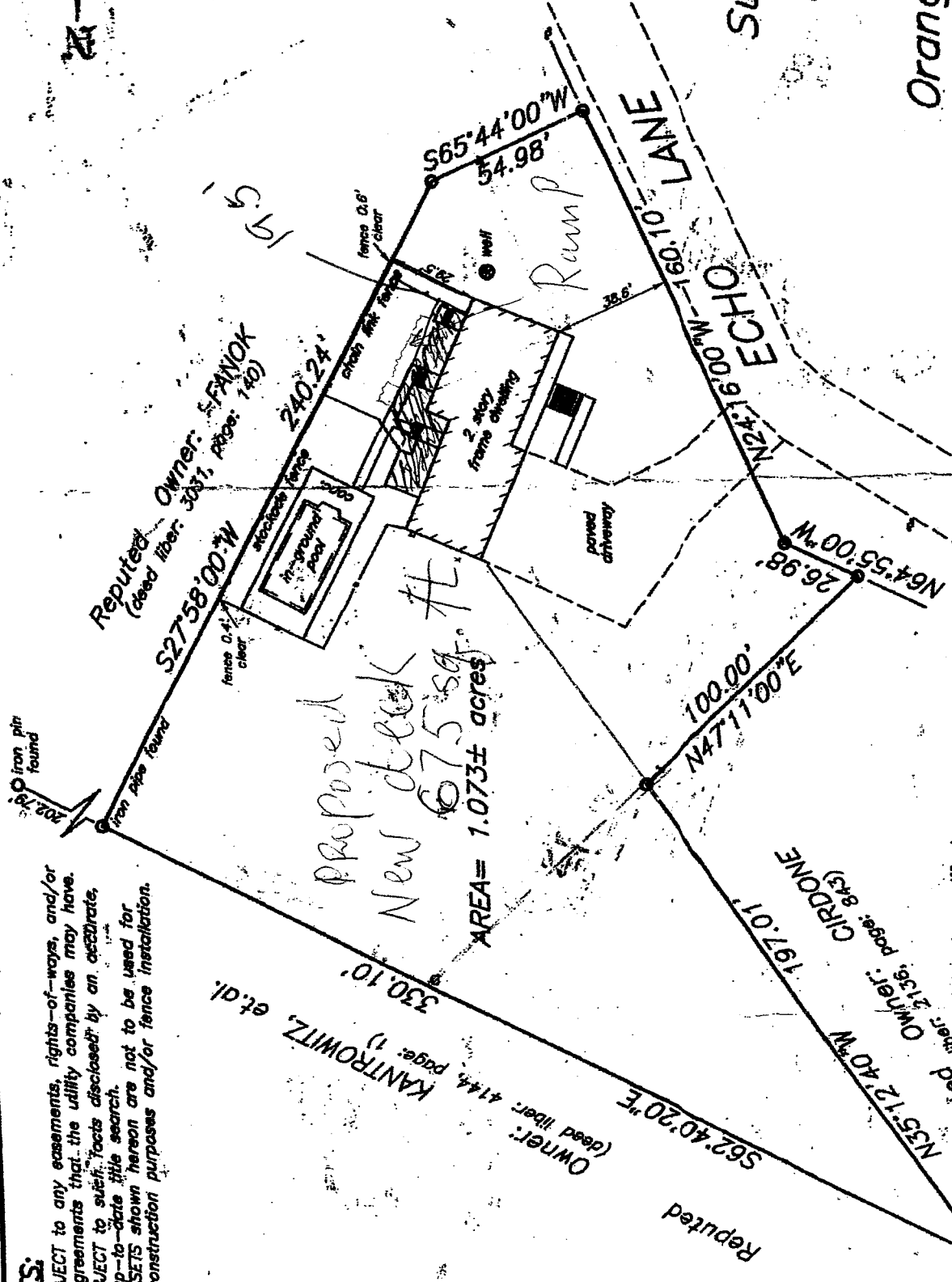
SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.  
 SUBJECT to such facts disclosed by an abstract, up-to-date title search.  
 OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.



OWNER: KANTROWITZ, et al.  
 (deed liber: 4144, page: 1)  
 S62°40'20"E  
 197.07'  
 Reputed

Reputed Owner: SPANOK  
 (deed liber: 3071, Page: 140)  
 S27°58'00"W  
 269.24'  
 fence 0.4' clear  
 240.24'

Proposed  
 New deck 675 sq. ft.  
 AREA = 1.073± acres



**REFERENCES:**

TAX MAP DATA:  
 Section: 25  
 Block: 5  
 Lot: 6.7

Deed Liber: 2113, Page: 433  
 Being Lot 1 on a map entitled  
 Lands of Joseph Dapico and Car  
 filed in the Orange County Clerk  
 4 December 1972 as map num 1

Survey of Property  
**F O R B E**  
 located in the  
 Town of Newburg  
 Orange County - New

Scale: 1" = 40' date: 18 June 2000

**WEEDEN SURVEYING**  
 HOWARD W. WEEDEN

Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the easements of the lending institution. Certifications are not transferable to additional institutions.

I hereby certify to:  
 -Richard D. Forbes; Matthew Forbes;  
 -Beneficial Homeowners Service Corp.;  
 -Stewart Title Insurance Company;  
 -Warwick Savings Bank its successors  
 and/or assigns;  
 that this mapping is based on a field survey performed on the date indicated hereon; deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best

Reputed Owner: CIRPONE  
 (deed liber: 2136, page: 843)  
 N35°12'40"W  
 197.07'

Reputed

*Saw original  
8/11/17  
ST*

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE  
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

ST-14555

*Beneficial Homeowners Service Corporation*

SECTION 25 BLOCK 5 LOT 6.1

TO  
*Richard D. Forbes  
Joanne Matthews Forbes*

*RCA# 14555*

RECORD AND RETURN TO:  
(Name and Address)

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE  
ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

*Richard D. Forbes, Esq.  
Joanne Matthews Forbes, Esq.  
9 Echo Lane  
Newburgh, NY 12550*

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED  MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

- PROPERTY LOCATION
- \_\_\_ 2089 BLOOMING GROVE (TN)
  - \_\_\_ 2001 WASHINGTONVILLE (VLG)
  - \_\_\_ 2209 CHESTER (TN)
  - \_\_\_ 2201 CHESTER (VLG)
  - \_\_\_ 2489 CORNWALL (TN)
  - \_\_\_ 2401 CORNWALL (VLG)
  - \_\_\_ 2600 CHAWFORD (TN)
  - \_\_\_ 2000 DEERPAK (TN)
  - \_\_\_ 3089 GOSHEN (TN)
  - \_\_\_ 3001 GOSHEN (VLG)
  - \_\_\_ 3003 FLONIDA (VLG)
  - \_\_\_ 3005 CHESTER (VLG)
  - \_\_\_ 3200 GREENVILLE (TN)
  - \_\_\_ 3489 HAMPTONBURGH (TN)
  - \_\_\_ 3401 MAYBROOK (VLG)
  - \_\_\_ 3689 HIGHLANDS (TN)
  - \_\_\_ 3601 HIGHLAND FALLS (VLG)
  - \_\_\_ 3889 MINISINK (TN)
  - \_\_\_ 3801 UNIONVILLE (VLG)
  - \_\_\_ 4089 MONROE (TN)
  - \_\_\_ 4001 MONROE (VLG)
  - \_\_\_ 4003 HARRIMAN (VLG)
  - \_\_\_ 4085 KIRYAS JOEL (VLG)

- \_\_\_ 4209 MONTGOMERY (TN)
  - \_\_\_ 4201 MAYBROOK (VLG)
  - \_\_\_ 4203 MONTGOMERY (VLG)
  - \_\_\_ 4205 WALDEN (VLG)
  - \_\_\_ 4489 MOUNT HOPE (TN)
  - \_\_\_ 4401 OTISVILLE (VLG)
  - \_\_\_ 4600 NEWBURGH (TN)
  - \_\_\_ 4800 NEW WINDSOR (TN)
  - \_\_\_ 5089 TUXEDO (TN)
  - \_\_\_ 5001 TUXEDO PARK (VLG)
  - \_\_\_ 5200 WALLKILL (TN)
  - \_\_\_ 5489 WARWICK (TN)
  - \_\_\_ 5401 FLONIDA (VLG)
  - \_\_\_ 5403 GREENWOOD LAKE (VLG)
  - \_\_\_ 5405 WARWICK (VLG)
  - \_\_\_ 5600 WAWAYANDA (TN)
  - \_\_\_ 5889 WOODBURY (TN)
  - \_\_\_ 5001 HARRIMAN (VLG)
- CITIES
- \_\_\_ 0900 MIDDLETOWN
  - \_\_\_ 1100 NEWBURGH
  - \_\_\_ 1300 PORT JERVIS
  - \_\_\_ 9999 HOLD

NO. PAGES 5 CROSS REF \_\_\_\_\_  
 CERT. COPY \_\_\_\_\_ AFFI. \_\_\_\_\_

PAYMENT TYPE: CHECK   
 CASH \_\_\_\_\_  
 CHARGE \_\_\_\_\_  
 NO FEE \_\_\_\_\_

CONSIDERATION \$ 190,000.00  
 TAX EXEMPT \_\_\_\_\_

MORTGAGE AMT \$ \_\_\_\_\_  
 DATE \_\_\_\_\_

MORTGAGE TYPE:  
 \_\_\_ (A) COMMERCIAL  
 \_\_\_ (B) 1 OR 2 FAMILY  
 \_\_\_ (C) UNDER \$10,000.  
 \_\_\_ (E) EXEMPT  
 \_\_\_ (F) 3 TO 6 UNITS  
 \_\_\_ (I) NAT. PERSON/CI. UNION  
 \_\_\_ (J) NAT. PER. CR. UNI OR 2  
 \_\_\_ (K) CONDO

*Donna L. Benson*  
DONNA L. BENSON  
Orange County Clerk

RECEIVED FROM: *River City*  
LIBER 5333 PAGE 202

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 July 20, 2000 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Ann G. Rabbitt*  
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
ORANGE COUNTY  
June 13, 2017

LIBER 5333 PAGE 202  
ORANGE COUNTY CLERKS OFFICE 40350 LMS  
RECORDED/FILED 07/20/2000 04:15:55 PM  
FEES 50.00 EDUCATION FUND 5.00  
SERIAL NUMBER: 011519  
DEED-ENTL NO 59509 RE TAX 760.00

**BARGAIN AND SALE DEED**

THIS INDENTURE, made the <sup>21<sup>st</sup></sup> day of May, 2000

**BETWEEN** BENEFICIAL HOMEOWNER SERVICE CORPORATION, with an office for the transaction of business located at 961 Weigel Drive, Elmhurst, Illinois 60126 ✓

Party of the first part, and

RICHARD D. FORBES and JOANNE MATTHEWS FORBES, residing at 8 Sycamore Drive, Newburgh, New York 12550, *AS HUSBAND AND WIFE ✓*

Party of the second part:

WITNESSETH, that the party of the first part, in consideration of *ten dollars and OTHER 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 TRACT OR PARCEL OF LAND AS DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

This conveyance is made subject to all covenants, easements and restrictions of record affecting said premises

Being and intending to describe the premises conveyed by Referee's Deed dated June 30, 1999, and recorded in the Orange County Clerk's Office *SIMULTANEOUSLY HERewith*

Property Address: 9 Echo Lane, Newburgh, New York 12550

Tax Account No.: 25-5-6.1

**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, 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 costs 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 grantor has executed this deed the day and year first above written.

IN THE PRESENCE OF: BENEFICIAL HOMEOWNER SERVICE CORPORATION

*David M. Zimmerman*

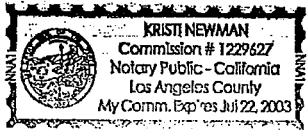
David M. Zimmerman  
Assistant Vice President

State of CALIFORNIA  
County of LOS ANGELES  
On the 30<sup>th</sup> day of MAY, 2000 before me the undersigned, a Notary Public in and for said State, personally appeared DAVID H. ZIMMERMAN

to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, made such appearance before the undersigned in the STATE OF CALIFORNIA

*Kristi Newman*

Notary Public



Title No.: FC 5892 / PINCUS FILE #1149.1969

**PUBLIC ABSTRACT CORPORATION**

**SCHEDULE A**

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, State of New York, beginning at a point on the northeasterly line of the existing Echo Lane, said point being on the division line between the lands now or formerly of Cardone (reputed owner) on the northwest and southwest and the parcel herein described on the southeast and northeast; thence, from said point of beginning and along the last mentioned division line the following courses, N47°-11'-00"E 100.00 feet, N35°-12'-40"W 197.01 feet to a point on the division line between the lands now or formerly of B.C.D. Enterprises, Inc. (reputed owner) on the northeast and the parcel herein described on the southwest; thence, along the last mentioned division line, S62°-40'-20" E 330.10 feet to a point; thence, through the lands of the grantor herein the following courses, S27°-58'-00"W 240.24 feet, S65°-44'-00"W 54.98 feet to the point on the aforementioned northeasterly line of the existing Echo Lane; thence, along the last mentioned line the following courses, N24°16'-00"W 160.10 feet, N64°-55'-00"W 26.98 feet to the place of beginning.

BEING Lot No. 1, on a certain map entitled, "Subdivision of lands of Joseph Dopico and Carmela Dopico, Echo Lane, Newburgh, N.Y. Orange County" made by Clifford Reuther Assoc., dated August 31, 1972 and filed in the Orange County Clerk's Office on December 4, 1972 as Map No. 2906 in Pocket 15, Folder A.

SAID PREMISES ARE MORE PARTICULARLY DESCRIBED ON SCHEDULE A-1 ATTACHED HERETO AND MADE PART HEREOF.

LIBER 5333 PAGE 205

TITLE NO. RCA-ST-14555

SCHEDULE A - /

ALL that certain plot, piece, or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, and State of New York, and being Lot 1 on a map entitled, "Subdivision of Lands of Joseph Dopico and Carmela Dopico", said map filed in the Orange County Clerk's Office on 4 December 1972 as Map Number 2906 and being more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly side of Echo Lane, said point being the westerly most corner of the lands reputedly of Fanok; thence from said point or place of beginning the following two (2) courses and distances along northeasterly side of said Echo Lane, 1) North 24° 16' 00" West a distance of 160.10 feet; 2) North 64° 55' 00" West a distance of 26.98 feet; thence the following (2) courses and distances along the lands reputedly of Cirdone, 1) North 47° 11' 00" East a distance of 100.00 feet; 2) North 35° 12' 40" West a distance of 197.01 feet; thence along the lands reputedly of Kantrowitz, et. al., South 62° 40' 20" East a distance of 330.10 feet to an iron pipe found, said pipe being North 62° 40' 20" West a distance of 202.79 feet from an iron pin found; thence the following two (2) courses and distances along the lands reputedly of said Fanok, 1) South 27° 58' 00" West a distance of 240.24 feet; 2) South 65° 44' 00" West a distance of 54.98 feet to the point or place of BEGINNING.

For conveyancing only,  
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.

Certificate and Report of Title - New York  
FORM 2215-5

LIBER 5333 PAGE 206



**FORBES**  
**9 ECHO LANE**  
**(25-5-6.1)**