

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: 8/31/14

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

I (WE) ALAN Anthony Giannola PRESENTLY

RESIDING AT NUMBER 613 Gidney Avenue, Newburgh, N.Y.

TELEPHONE NUMBER 845-591-4535

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:

76-9-2 (TAX MAP DESIGNATION)

613 Gidney Avenue (STREET ADDRESS)

R-3 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15(4) Accessory Structure



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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: 8/19/14
- 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: VARIANCE FOR A

NON-PERMANENT REMAINABLE AIRPORT 26x30' EXCEEDS ACCESSORY BUILDING AREA BY 192.459 FT.

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:

*Property Surrounded By Comercial Buildings
Structure would Allow storage of Boat under
Carport & Sheltering Boat From Neighbors View*

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:

*Need Size For Boat & Car - will
Result in Reduction of Parking*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

*Existing Paved parking Area is Larger
Than Proposed Carport*

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

*Carport is Hidden From Neighbors View
a street by existing Bushes &
Trees*

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

*Additional Structure Avoids
construction of Attached garage*



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7. ADDITIONAL REASONS (IF PERTINENT):

ALL Neighbors Agree that this structure will be an improvement ~~as~~ Boat will be stored under carport and will no longer have to view an unsightly blue tarp - no new pavement will be installed.

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF September 20 14

[Handwritten Signature]
NOTARY PUBLIC

CHRISTINE S. GABRYNOWICZ
Notary Public, State of New York
No. 01GA6090651
Qualified in Orange County
Commission Expires April 21, 2015

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)

617.20
Appendix B
Short Environmental Assessment Form

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: <u>GIANCOLA - CARPORT</u>			
Project Location (describe, and attach a location map): <u>613 Gidney Avenue, Newburgh, N.Y. 12550</u>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <u>Alaru Anthony Giancola</u>		Telephone: <u>(845) 591-4535</u>	E-Mail: <u>—</u>
Address: <u>613 Gidney Avenue</u>			
City/PO: <u>Newburgh</u>	State: <u>N.Y.</u>	Zip Code: <u>12550</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		✓	
3.a. Total acreage of the site of the proposed action?		<u>.5 +/-</u> acres	
b. Total acreage to be physically disturbed?		<u>780 +/-</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.5 +/-</u> 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 checked="" 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			

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: _____ _____ _____	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td></td> <td style="text-align: center;">✓</td> </tr> </table>	NO	YES		✓
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: _____ _____ _____	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td></td> <td style="text-align: center;">✓</td> </tr> </table>	NO	YES		✓
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: _____ _____ _____	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td></td> <td style="text-align: center;">✓</td> </tr> </table>	NO	YES		✓
NO	YES				
	✓				
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Alan Anthony Giancola</u> Date: <u>8/14 9/2/14</u> Signature: <u><i>Alan A. Giancola</i></u></p>					

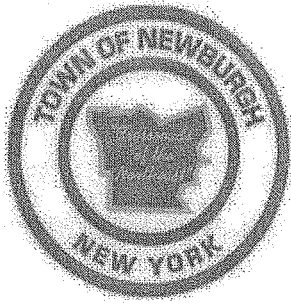
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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

2451 - 14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/19/2014

Application No. ~~14-0570~~


To: Alan Anthony Giancola
613 Gidney Ave
Newburgh, NY 12550

SBL: 76-9-2
ADDRESS: 613 Gidney Ave

ZONE: R-3

PLEASE TAKE NOTICE that your application dated 08/12/2014 for permit to construct a 26' x 30' carport on the premises located at 613 Gidney Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Section:
185-15-A-4 Maximum allowed square footage of an accessory building base on the formula.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

2451-14

NAME: Alan Giancola

ADDRESS: 613 Gidney Ave Newburgh NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: 26' x 30' = 780 sf carport

SBL: 76-9-2 ZONE: _____

TOWN WATER: NO TOWN SEWER: NO

	maximum	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Accessory square feet	587.6 sf		780 sf	192.4 sf	32.7%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / 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: 26' x 30' carport

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Accessory building is limited to 587.6 sf based on the formula.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina

DATE: 19-Aug-14

ACCESSORY STRUCTURE SQUARE FOOTAGE BY FORMULA

PER THE TOWN OF NEWBURGH MUNICIPAL CODE
SECTION 185-15(4) - ACCESSORY BUILDINGS

(4) An accessory use to a principal residential use, as listed in Article IV, Schedules of District Regulations, Use Table, Column A, that is housed within an accessory building shall be limited to a maximum of 1,000 square feet or to a lower number as may be determined by the following formula:

FORMULA:

$$\frac{A+(B \times C)}{100} = D$$

- A - GROSS AREA OF LOT IN SQUARE FEET
- B - LIVABLE FLOOR AREA OF RESIDENCE IN SQUARE FEET
- C - MINIMUM REQUIREMENT IN THE ZONING DISTRICT FOR ONE SIDE YARD, IN FEET
- D - TOTAL SQUARE FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS

A= 19,250.00 SF
 B= 1,317.00 SF
 C= 30.00 FEET
 D= 587.60 SF OR 1,000 SF WHICHEVER IS LESS IS PERMITTED.

Requesting 780 SF
 Allowed 587.6 SF

Variance — 192.4 SF

32.74%

NOTES:

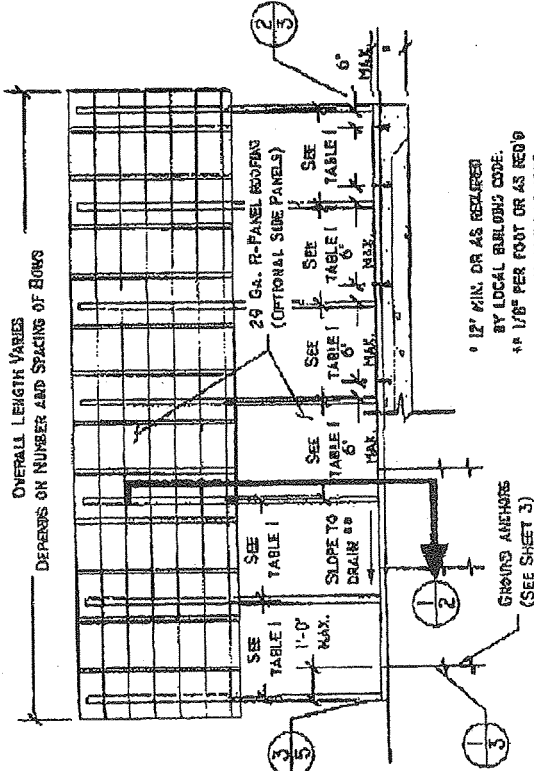
ALL STEEL TUBING SHALL HAVE A YIELD STRESS (FY) = 55 KSI AND AN ULTIMATE STRESS (FU) = 70 KSI OR BETTER.

FASTEN METAL ROOF PANELS TO BOW FRAME WITH 1/4" Ø X 1" SELF DRILLING FASTENERS AT 8" O.C. MAX. FASTENERS FOR ROOF REQUIRE RUBBER WASHERS.

ALL FIELD CONNECTIONS SHALL BE 1/4" Ø X 1" SELF DRILLING SCREWS, UNLESS NOTED OTHERWISE.

ALL SHOP CONNECTIONS SHALL BE WELDED.

THE OWNER IS RESPONSIBLE FOR COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS.



• 12" MIN. OR AS REQUIRED BY LOCAL BUILDING CODE.
 ** 1/8" PER FOOT OR AS REQ'D BY LOCAL BUILDING CODE.

NOTE: CONCRETE SLAB BY OTHERS

SIDE ELEVATION

SCALE: 3/16" = 1'-0"

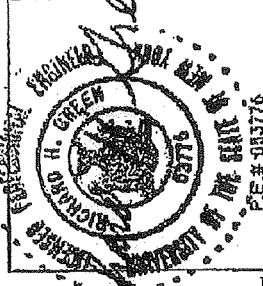
NOTE:
 THIS STRUCTURE IS IN COMPLIANCE WITH THE 2010 BUILDING CODE OF NEW YORK. LOADS ARE IN ACCORDANCE WITH ASCE/SEI 7-10.

WIND SPEED (3 SEC. WIND GUST)	120 MPH	100 MPH
IMPORTANCE FACTOR	0.77	0.77
WIND	0.8	0.8
SNOW	0.8	0.8
SEISMIC	1.0	1.0
BUILDING CATEGORY	I	I
EXPOSURE	C	C
INTERNAL PRESSURE COEFFICIENT	±0.55	±0.55
COMPONENT AND WALLS	+32.27-40.5 PBF	+22.67-28.4 PBF
CLADDING PRESSURE	+31.67-66.4 PBF	+16.31-53.7 PBF
STRUCTURE TYPE	OPEN/ENCLOSED	OPEN/ENCLOSED
ROOF LIVE LOAD	20 PSF	20 PSF
GROUND SNOWY LOAD	20 PSF	55 PSF
SITE CLASS	D	D
SEISMIC DESIGN CATEGORY	D	D

TABLE I - STEEL TUBE FRAME

BOW SPAN WIDTH	POST HEIGHT	TS 2 1/2 X 2 1/2 GAGE	TS 2 1/2 X 2 1/2 R 2 1/2 GAGE	100 / 55
12'	12'-0"	12'	12'	4'-0"
16'	12'	4'-0"	12'	3'-6"
18'	12'	4'-0"	12'	2'-6"
22'x	12'	4'-0"	12'	2'-3"
24'x	12'	4'-0"	12'	2'-0"
26'x	12'	4'-0"	12'	2'-0"
28'x	12'	4'-0"	12'	2'-0"
30'x	12'	4'-0"	12'	2'-0"

NOTE:
 CORNER BRACE REQUIRED FOR ALL 10' TO 12' POSTS AND FOR ALL 20' - 30' SPANS.
 * USE 5' ROOF TRUSS WITH CORNER BRACE. SEE SHEET 6.
 ** USE 20' ROOF TRUSS WITH CORNER BRACE. SEE SHEET 6.



HBO CARPORTS
 100 WEST FINE STREET
 PHOENIX, AZ 85001
 (602) 426-1000
 FAX: (602) 781-9721

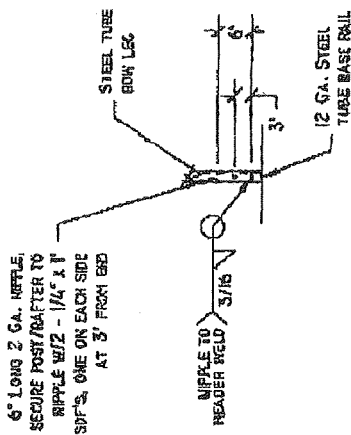
ROLL UP CARPORTS ON 4-PHASE INDUSTRIAL STYLE
 2" - 50' SPAN
 P/B 80020 & INT. 40055

FOR INFO: 1-800-851-2255

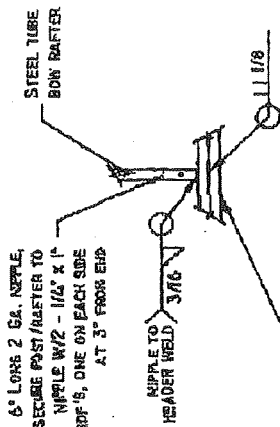
FOR INFO: 1-800-851-2255

FOR INFO: 1-800-851-2255

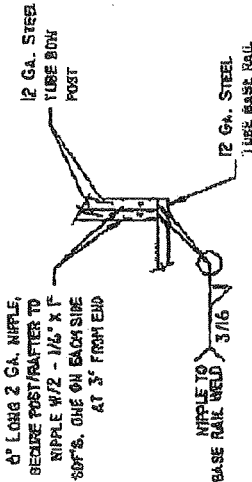
FOR INFO: 1-800-851-2255



1 BOW/BASE RAIL CONNECTION DETAIL

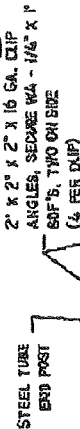


2 BOW / HEADER DETAIL

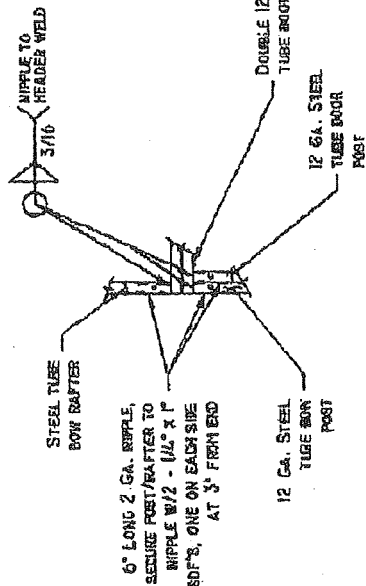


3 POST/BASE RAIL DETAIL

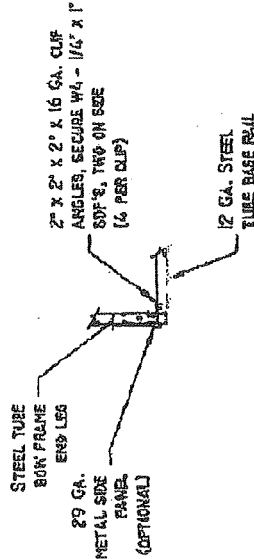
4 END POST TO BOW FRAME CONNECTION



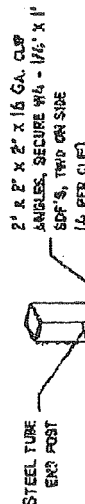
4 HEADER TO POST CONNECTION



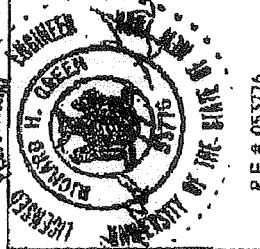
5 BOW FRAME HEADER DETAIL



6 END BOW/BASE RAIL CONNECTION



7 BOW/BASE RAIL CONNECTION DETAIL



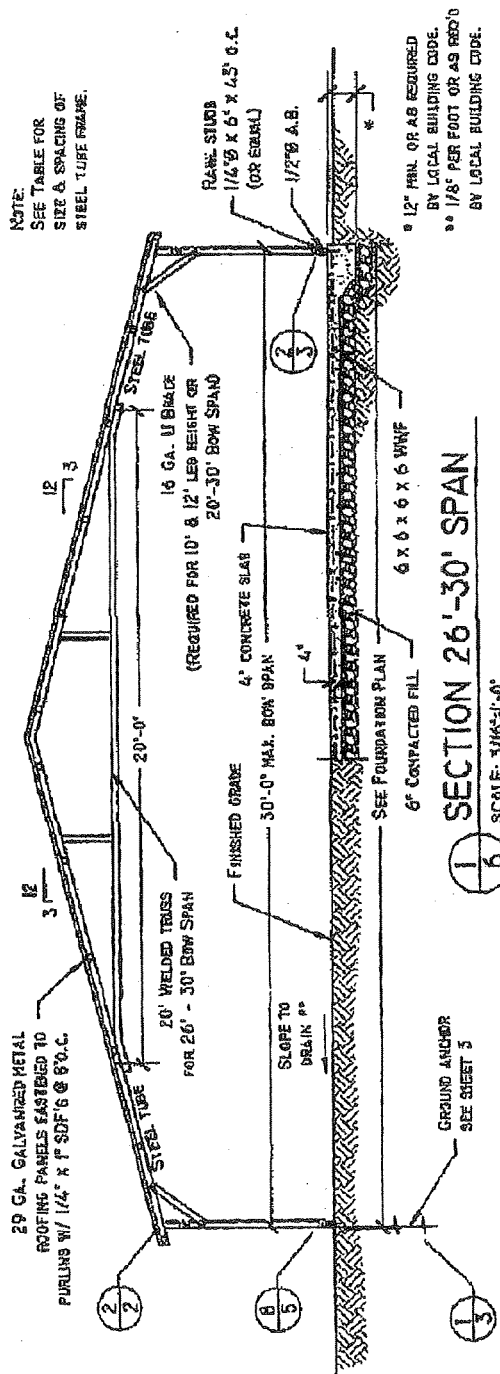
P.E. # 053776

HBO CARPORTS
 400 WEST FINE STREET
 HIGHTS APT. #2700
 PHOENIX, ARIZONA 85012
 (602) 954-4244
 (602) 954-4244
 (602) 954-4244

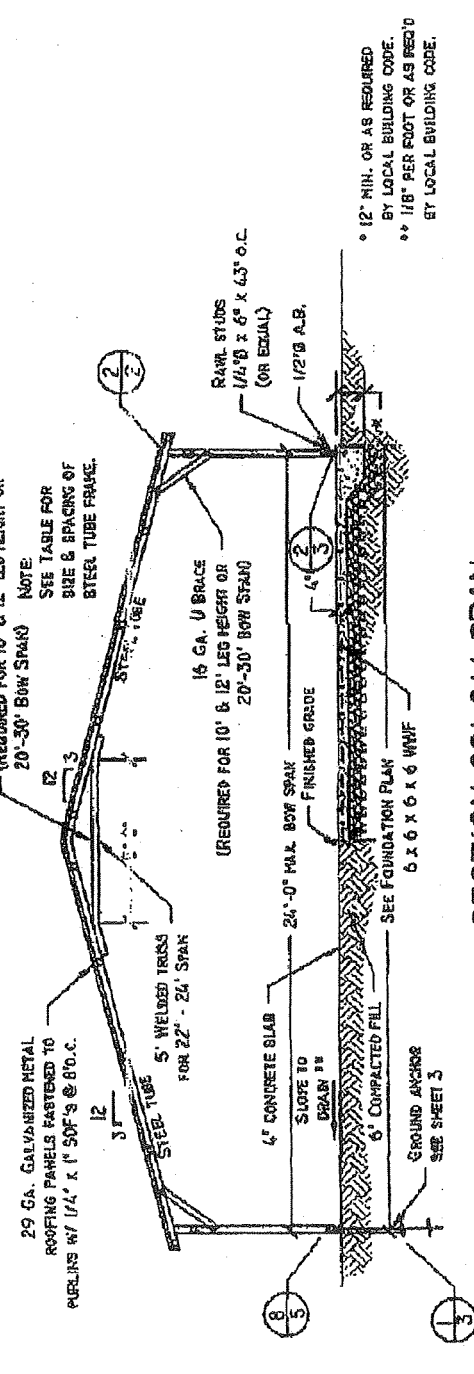
RODOLAR CORP/RET MESH
 A-FRAME CESTRAL STEEL
 6" - 3" SPAC
 ONE TIERED & ONE TIERED

13-2-25
 JOB #42
 5 OF 6

Redacted



SECTION 26'-30' SPAN
SCALE: 3/16"=1'-0"



SECTION 22'-24' SPAN
SCALE: 3/16"=1'-0"

NOTE:
SEE TABLE FOR
SIZE & SPACING OF
STEEL TUBE FRAME.

RAW STUDS
1/4"Ø x 6' x 4.5' O.C.
(OR EQUAL)
1/2"Ø A.B.

• 12" MIN. OR AS REQUIRED
BY LOCAL BUILDING CODE.
•• 1/8" PER FOOT OR AS REQ'D
BY LOCAL BUILDING CODE.

• 12" MIN. OR AS REQUIRED
BY LOCAL BUILDING CODE.
•• 1/8" PER FOOT OR AS REQ'D
BY LOCAL BUILDING CODE.

<p>HBO CARPORTS 900 WEST KING STREET ANNAPOLIS, MD 21403 TEL: 410-291-1500 FAX: 410-291-1500 HOURS: 9:00-5:00</p>	<p>HOBBS & CO. ENGINEERS 1000 WEST KING STREET ANNAPOLIS, MD 21403 TEL: 410-291-1500 FAX: 410-291-1500 HOURS: 9:00-5:00</p>	<p>JOB NO: 13-2-25</p> <p>DATE: MAR 16 OF 06</p>
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ATTN: Doan

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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



SECTION 76 BLOCK 9 LOT 2

RECORD AND RETURN TO:
(name and address)

ALAN GINACOLA a/k/a ALAN GIANCOLA and
ROSE PIPERATO

TO

ALAN GIANCOLA

Joseph M. Saffioti, Esq.
Saffioti & Anderson
5031 Route 9W
Newburgh, New York 12550

Joseph M. Saffioti
8/25/13

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED CORR MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- | | |
|-------------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN) | 4289 MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) |
| 2003 SO. BLOOMING GROVE (VLG) | 4203 MONTGOMERY (VLG) |
| 2289 CHESTER (TN) | 4205 WALDEN (VLG) |
| 2201 CHESTER (VLG) | 4489 MOUNT HOPE (TN) |
| 2489 CORNWALL (TN) | 4401 OTISVILLE (VLG) |
| 2401 CORNWALL (VLG) | 4600 NEWBURGH (TN) |
| 2600 CRAWFORD (TN) | 4800 NEW WINDSOR (TN) |
| 2800 DEERPARK (TN) | 5089 TUXEDO (TN) |
| 3089 GOSHEN (TN) | 5001 TUXEDO PARK (VLG) |
| 3001 GOSHEN (VLG) | 5200 WALLKILL (TN) |
| 3003 FLORIDA (VLG) | 5489 WARWICK (TN) |
| 3005 CHESTER (VLG) | 5401 FLORIDA (VLG) |
| 3200 GREENVILLE (TN) | 5403 GREENWOOD LAKE (VLG) |
| 3489 HAMPTONBURGH (TN) | 5405 WARWICK (VLG) |
| 3401 MAYBROOK (VLG) | 5600 WAWAYANDA (TN) |
| 3689 HIGHLANDS (TN) | 5889 WOODBURY (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5801 HARRIMAN (VLG) |
| 3889 MINISINK (TN) | 5809 WOODBURY (VLG) |
| 3801 UNIONVILLE (VLG) | CITIES |
| 4089 MONROE (TN) | 0900 MIDDLETOWN |
| 4001 MONROE (VLG) | 1100 NEWBURGH |
| 4003 HARRIMAN (VLG) | 1300 PORT JERVIS |
| 4005 KIRYAS JOEL (VLG) | 9999 HOLD |

NO. PAGES 3 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK _____
CASH X
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ _____
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- ___ (A) COMMERCIAL/FULL 1%
- ___ (B) 1 OR 2 FAMILY
- ___ (C) UNDER \$10,000
- ___ (E) EXEMPT
- ___ (F) 3 TO 6 UNITS
- ___ (I) NAT.PERSON/CR. UNION
- ___ (J) NAT.PER-CR.UN/1 OR 2
- ___ (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From

Greenacre

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CORRECTION DEED

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

FORM 8002 (short version), FORM 8007 (long version)

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

THIS INDENTURE, made the September 19, 2013,

BETWEEN

ALAN GINACOLA a/k/a ALAN GIANCOLA, of 613 Gidney Avenue, Newburgh, New York 12550 and
ROSE PIPERATO, of 51 Merline Avenue, New Windsor, New York 12553,
party of the first part, and

ALAN GIANCOLA, of 613 Gidney Avenue, Newburgh, New York 12550,
party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00)
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 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 and described
as follows:

BEGINNING in the center of Gidney Avenue at the northeast corner of lands conveyed by Andrew J.
Grimm and Margaret S. Grimm to Louis D. Scalfari and Evelyn M. Scalfari by deed dated August 5,
1950 and recorded in Orange County Clerk's Office August 12, 1950 in Liber 2158 of deeds at page 162,
and runs thence along lands of said Scalfari, South 51 degrees 01' West, 175 feet;

Thence parallel with Gidney Avenue, South 38 degrees 59' East, 99.33 feet;

Thence North 54 degrees 46' East, 175.37 feet to the center of Gidney;

Thence along the center of Gidney Avenue North 38 degrees 59' West, 110.8 feet to the place of
beginning.

BEING AND INTENDED to be the same premises conveyed to ALAN PIPERATO n/k/a ALAN
GINACOLA and ROSE PIPERATO who acquired title by deed from ALAN PIPERATO and ROSE
PIPERATO dated March 20, 1995 and recorded in the Orange County Clerk's Office in Liber 4201 page
21, on March 31, 1995.

**THIS CORRECTION DEED IS BEING FILED TO CORRECT THE NAME OF THE
GRANTEE HEREIN ON A CERTAIN DEED FILED IN THE ORANGE COUNTY CLERK'S
OFFICE ON DECEMBER 28, 2013 in LIBER 13475 PAGE 537.**

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets
and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to
said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered
anything whereby the said premises have been 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 cost of the improvement
and will apply the same first to the payment of the cost of the improvement before using any part of the
total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so
requires.

Section: 76

Block: 9

Lot: 2

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

Alan Giancola
ALAN GINACOLA a/k/a ALAN GIANCOLA

Rose Piperato
ROSE PIPERATO

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 19th day of September in the year 2013, before me, the undersigned, personally appeared ALAN GINACOLA 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 he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Christine S. Gabrynowicz
(signature and office of individual taking acknowledgment)

CHRISTINE S. GABRYNOWICZ
Notary Public, State of New York
No. 01GA6090651
Qualified in Orange County
Commission Expires April 21, 2015

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 19th day of September in the year 2013, before me, the undersigned, personally appeared ROSE PIPERATO, 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 he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Christine S. Gabrynowicz
(signature and office of individual taking acknowledgment)

CHRISTINE S. GABRYNOWICZ
Notary Public, State of New York
No. 01GA6090651
Qualified in Orange County
Commission Expires April 21, 2015

Record and Return to:

Joseph M. Saffioti, Esq.
Saffioti & Anderson
5031 Route 9W
Newburgh, NY 12550

*AKIA Alan Giancola

RP

