

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: 8-15-2014

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

I (WE) Franklin P. Guneratne PRESENTLY

RESIDING AT NUMBER 293 Lakeside Rd Newburgh NY 12550

TELEPHONE NUMBER 845 566-7790

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:

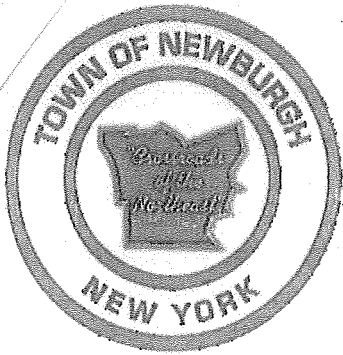
50-1-25 (TAX MAP DESIGNATION)

293 Lakeside Rd. (STREET ADDRESS)

R-1 Zone (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15



TOWN OF NEWBURGH

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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:

Total property is 5 lots.
Accessory Building was there for over
30 year Replacement.

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:

Replacement of Existing Accessory
Building.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

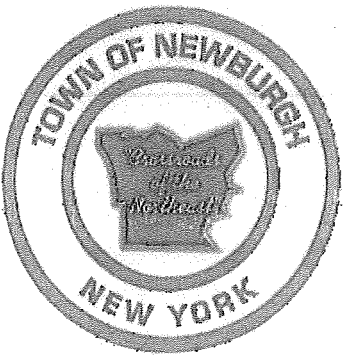
71000 SF Accessory Building not sufficient
5 Total Lots on 72,063 Square
Foot of Property.

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

This is Replacement. Multiple Dwellings
On Lakeside Rd. have Accessory Building
Same side of Property.

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

Accessory Building already -
delivered and setup. Replacement
of Existing Structure.



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7. ADDITIONAL REASONS (IF PERTINENT):

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

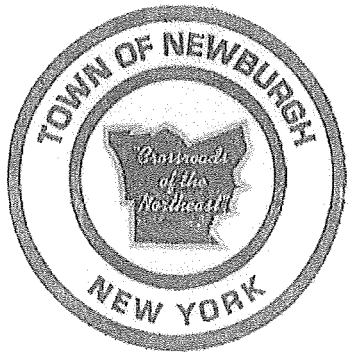
SWORN TO THIS 8 DAY OF Aug 2014

NOTARY PUBLIC

KAREN A. DEGON
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01DE5074433
Commission Expires March 17, 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)



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

Franklin P. Gunerathne, mo, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 293 Lakeside Rd. Newburgh N.Y. 12550
IN THE COUNTY OF Orange AND STATE OF New York.
AND THAT HE/SHE IS THE OWNER IN FEE OF 293 Lakeside Rd.
Newburgh N.Y. 12550

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

DATED: 08/28/14 Franklin P. Gunerathne

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 28 DAY OF Aug. 2014

Karen A. Degon
NOTARY PUBLIC

KAREN A. DEGON
Notary Public, State of New York
Qualified in Orange County
Reg. No. 01DE5074433
Commission Expires March 17, 2015

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: <i>Shed Accessory Building</i> | | | |
| Project Location (describe, and attach a location map): <i>293 Lakeside Rd. Newburgh</i> | | | |
| Brief Description of Proposed Action: | | | |
| Name of Applicant or Sponsor: <i>Franklin Generator, Inc</i> | | Telephone: <i>845.566-7790</i> | E-Mail: |
| Address: <i>293 Lakeside Rd.</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"/> |
| 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"/> |
| 3.a. Total acreage of the site of the proposed action? | | <i>1.654</i> 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 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: _____ | 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 |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Franklin P. Gonerathie</u> Date: <u>8/26/14</u> | | |
| Signature: <u>[Signature]</u> | | |

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) |



717-442-3281 - office@shedsunlimited.net

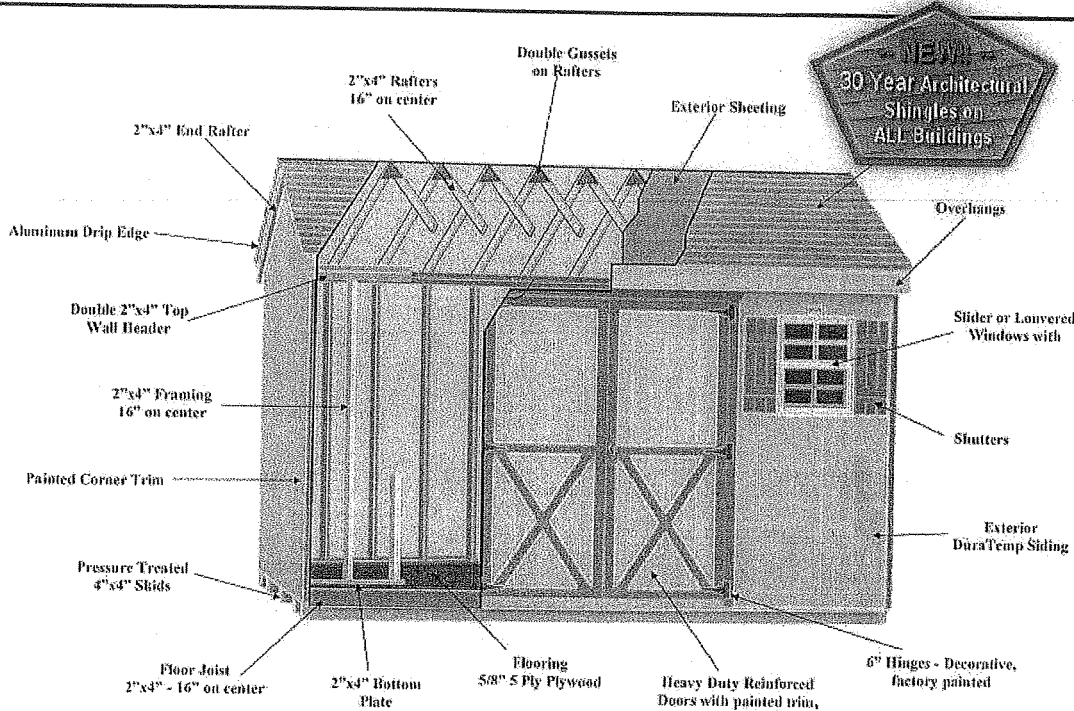


[MAIN](#)
 [Backyard Sheds](#)
 [Custom Buildings](#)
 [Car Garages](#)
 [Chicken Coops](#)
 [Q and A](#)
 [About Us](#)
 [Contact Us](#)

Shed Specifications

The following diagrams and specifications list details the quality design of the Sheds Unlimited shed family. As you will notice, we take pride in providing quality construction at affordable prices. Feel free to email us at office@shedsunlimited.net or call 717-442-3281 for more information.

Contact Us:
 717-442-3281
 M-F: 7:00-5:00
 Sat: 9:00-4:00



Download a printable PDF [Shed Specification page](#)

Download a printable PDF [Large Garage Specification sheet](#)

Shed Specifications

Floors:
 4"x4" Pressure Treated Runners
 2"x4" Joist @ 16" Center
 5/8" 5 Ply Flooring
Walls:
 2"x4" and 16" on Center
 7/16" Roof Sheeting

Standard Door Sizes

6' Sheds - 3' Single Door
 8' Sheds - 4' Double Doors
 10' Sheds - 5' Double Doors
 12' Sheds - 6' Double Doors
 14' Sheds - 6' Double Doors

Window Included

Mini Barn - 1 Window
 Workshop - 2 windows with shutters
 Saltbox - 2 windows with shutters
 Maxi Barn - 2 windows with shutters
 Gambrel - 2 Windows with Shutters

Window Sizes:
 Wood and Vinyl Buildings: 18"x23"
 Classic Buildings: 24"x36"



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

2425-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/09/2014

Application No. 14-0287

**To: Franklin Guheratne
293 Lakeside Rd
Newburgh, NY 12550**

**SBL: 50-1-25
ADDRESS: 293 Lakeside Rd**

Prior Built

ZONE: R-1

PLEASE TAKE NOTICE that your application dated 05/08/2014 for permit to have a 10' x 14' storage shed. on the premises located at 293 Lakeside Rd is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTIONS:

- 1) 185-15-A-4 Maximum allowed total square footage for all accessory buildings is 1000 s.f.
- 2) 185-15-B No accessory building shall project closer to the fronting street than the main building.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT**

~~NO~~ **yes**

NAME: FRANK GUNERATNE

ADDRESS: 293 LAKESDIE RD NEWBURGH NY 12550

PROJECT INFORMATION: **Prior Built**

TYPE OF STRUCTURE: 10 X 14 SHED

SBL: 50-1-25 ZONE: R-1

TOWN WATER: YES

TOWN SEWER: YES

| | MAXIMUM | EXISTING | PROPOSED | VARIANCE | VARIANCE PERCENTAGE |
|----------------------|---------|----------|----------|----------|---------------------|
| ACCESSORY S.F | 1000 SF | 1056 SF | 1196 SF | 196 SF | 19.6% |
| 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

FRONT YARD - 185-15-A _____ YES

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 960 SF GARAGE & 96 SF CABANA REQUESTING A 10 X 14 ADDITIONAL ACCESSORY STRUCTURE.**

VARIANCE(S) REQUIRED:

1 185-15-A-4 1000 SF MAXIMUM ALLOWED ACCESSORY BUILDING.

2 185-15-B SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THAN THE **MAIN** BUILDING

3 _____

4 _____

REVIEWED BY: JOSEPH MATTINA

DATE: 9-May-14

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

INT OR TYPE: SLACK INK ONLY

FRANKLIN GUNERATNE and
BARBARA GUNERATNE
TO

SECTION 50 BLOCK 1 LOT 25

FRANKLIN GUNERATNE

RECORD AND RETURN TO:
(Name and Address)

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

BLOOM & BLOOM, P.C.
POB 4323
NEW WINDSOR, NEW YORK 12553

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 60116 DATE 8-26-93 AFFIDAVIT FILED _____ 19____

INSTRUMENT TYPE: DEED .XX MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

| | | |
|------------------------------|--------------------------------------|-------------------------------------------------------------------|
| 3G20 Blooming Grove _____ | SERIAL NO. _____ | CHECK <input checked="" type="checkbox"/> CASH _____ CHARGE _____ |
| CH22 Chester _____ | Mortgage Amount \$ _____ | Exempt Yes _____ No _____ |
| 3O24 Cornwall _____ | 3-6 Cooking Units Yes _____ No _____ | MORTGAGE TAX \$ _____ |
| CR26 Crawford _____ | Received Tax on above Mortgage _____ | TRANSFER TAX <u>EXEMPT.</u> |
| DP28 Deepark _____ | Basic \$ _____ | <u>Ed. Fund 5-</u> |
| GO30 Goshen _____ | MTA \$ _____ | RECORD. FEE \$ <u>17-</u> |
| GR32 Greenville _____ | Spec. Add. \$ _____ | REPORT FORMS \$ <u>30-</u> |
| HA34 Hamplonburgh _____ | TOTAL \$ _____ | CERT. COPIES \$ _____ |
| HI36 Highlands _____ | | |
| MK38 Minisink _____ | | |
| ME40 Monroe _____ | | |
| MY42 Montgomery _____ | | |
| MH44 Mount Hope _____ | | |
| NT46 Newburgh (T) <u>.XX</u> | | |
| NW46 New Windsor _____ | | |
| TU50 Tuxedo _____ | | |
| WLS2 Walkill _____ | | |
| WK54 Warwick _____ | | |
| WAS6 Wawayanda _____ | | |
| WOS6 Woodbury _____ | | |
| MN09 Middletown _____ | | |
| NC11 Newburgh _____ | | |
| PJ13 Port Jervis _____ | | |
| SS29 Hold _____ | | |

MARION S. MURPHY
Orange County Clerk

by: SM
ORANGE COUNTY CLERK'S OFFICE S.S.
Recorded on SEP - 1 1993
at 12:18 O'Clock P M.
In Liber/Film 3880 deeds
at page 63 and examined.
Marion S. Murphy
County Clerk

RECEIVED
EXEMPT
REAL ESTATE
SEP - 1 1993
TRANSFER TAX
ORANGE COUNTY

LIBER 3880 PAGE 63

ORG 09/01/93 12:18:30 42453 47.00
***** EDUCATION FUND: 5.00 *****
DEED CONTROL NO: 60116 .00 *
***** SERIAL NUMBER: 000739 *****

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 09-01-93 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

08-28-11 Ann G. Rabbit

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

*Law
Signed*

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 26th day of August 19 93.
BETWEEN FRANKLIN GUNERATNE, presently residing at
163 Lakeside Road, Newburgh, New York 12550 and
BARBARA GUNERATNE, presently residing at 127 Albacore
Avenue, Galveston, Texas 77550
grantor

FRANKLIN GUNERATNE, presently residing at 163 Lakeside
Road, Newburgh, New York 12550
grantee

WITNESSETH, that the grantor, in consideration of
-----TEN 00/100-----\$10.00-----Dollars, paid by the grantor
hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL

#163 Lakeside Road
Town of Newburgh, Orange County
New York 12550
(50-1-25)

"SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF"

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.
TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the
grantee forever. AND the said grantor covenants that the grantor has not done or suffered anything whereby the said
premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.
The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

Barbara Guneratne I. S.
Barbara Guneratne
Franklin Guneratne I. S.
Franklin Guneratne

STATE OF NEW YORK, COUNTY OF _____ ss.:
On the _____ day of _____ 19 _____, before
me personally came _____ to me known,
who, being by me duly sworn, did depose and say that deponent resides
at No. _____
deponent is _____ of _____
the corporation described in and which
executed, the foregoing instrument; deponent knows the seal of said
corporation; that the seal affixed to said instrument is such corporate
seal; that it was so affixed by order of the Board of Directors of said
corporation; deponent signed deponent's name thereto by like order.

TEXAS
LISA GONZALEZ
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-09-97
GALVESTON
STATE OF NEW YORK, COUNTY OF _____ ss.:
On the 26th day of August 19 93 before
me personally came
Barbara Guneratne
to me known to be the individual described in, and who executed
the foregoing instrument, and acknowledged that he executed
the same.
Lisa Gonzalez
Notary Public

STATE OF NEW YORK)
 : SS
COUNTY OF ORANGE)

On the 31st day of August, 1993, before me personally came FRANKLIN GUNERATNE to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

BETTY A. KESTLER
NOTARY PUBLIC, State of New York
Residing in Orange County
4902349
Commission Expires 8/3/95

Betty A. Kestler
Notary Public

LIBER 3880 PAGE 65

APPD
BARGAIN AND SALE

TO

Dated, _____ 19 _____

STATE OF NEW YORK

County of _____ SS.

RECORDED ON THE

_____ day of _____, 19 _____

at _____ o'clock _____ M.

in Liber _____ of Deeds

at Page _____ and examined

CLERK

PLEASE RECORD AND RETURN TO:

SCHEDULE "A"

ALL that lot or parcel of land, with the buildings and improvements thereon, situate at Orange Lake in the Town of Newburgh, County of Orange and State of New York, and bounded and described as follows:

BEGINNING at a point in the westerly side of the Orange Lake Road (also known as Lakeside Road) at a stone monument, running thence westerly at right angles with the westerly side of Orange Lake Road 365 feet and 6 inches to the easterly shore of Orange Lake; running thence northerly along the easterly shore of said Orange Lake 200 feet and 1-1/4 inches; running thence easterly at right angles or nearly so to Orange Lake Road 371 feet 8 inches to the westerly side of Orange Lake Road; and running thence southerly along the westerly side of Orange Lake Road 200 feet to the point or place of beginning.

TOGETHER with all the right, title and interest of the parties of the first part of, in and to Orange Lake Road in front of and adjoining the said premises to the center line thereof and together with all the right, title and interest of the party of the first part of, in and to the waters of said Orange Lake and the land under same lying immediately in front of the premises above described.

The above premises are designed as Lots No. 1, 2, 3, 4 and 5 on a map of Lakeside Lots owned by Orange Lake Realty Company and on file in the office of the Clerk of Orange County.

SUBJECT to such state of facts as an accurate survey and personal inspection might reveal provided same does not render title unmarketable.

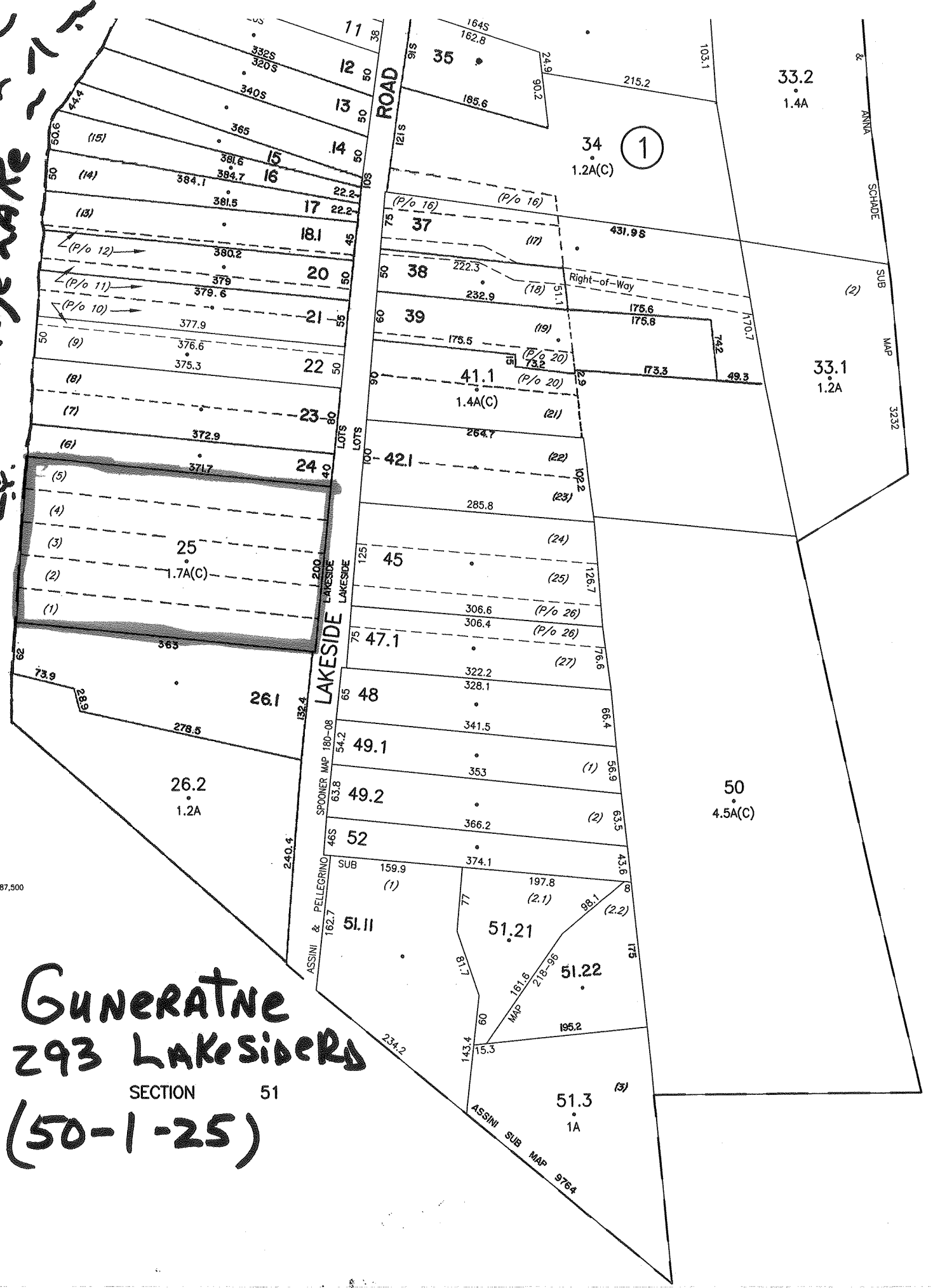
BEING the same premises conveyed by Bernard F. Dale and Jean Dale to Adrien W. Mercier and Josephine B. Mercier by Deed dated August 13, 1968 and recorded in the Orange County Clerk's office on August 14, 1968 in Liber 1801 of Deeds at page 257. The said Josephine B. Mercier having passed away on September 29, 1973. Leaving her surviving the grantor herein.

BEING the same premises as described in Deed dated December 19, 1975, running from Adrien W. Mercier to Franklin Guneratne and Barbara Guneratne, husband and wife, and thereafter recorded in the Orange County Clerk's office in Liber 2025 of Deeds at Page 387.

ALSO SUBJECT to a first mortgage made by Franklin Guneratne and Barbara Guneratne, husband and wife to Walden Savings Bank, dated December 19th, 1975, and recorded in the Orange County Clerk's office on December 22, 1975 in Liber 1687 of Mortgages at Page 907, which mortgage was in the face amount of \$65,500.00; and upon which mortgage there is due and unpaid as of May 14, 1993, the principal amount of \$34,947.46 with interest at the rate of 8 1/2% per centum per annum, which

principal balance and interest the parties of the second part
hereby assume and covenant to pay.

ORANGE LAKE



GUNERATNE
293 LAKESIDE RD
SECTION 51
(50-1-25)

N 987,500