



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: 01/03/18

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

I (WE) Jame and Elizabeth Hopkins PRESENTLY
RESIDING AT NUMBER 58 Woodbury Rd Highland Mills NY 10930
TELEPHONE NUMBER 845-825-6673

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:

2-3-15.22 (TAX MAP DESIGNATION)
24 Gould Pl (STREET ADDRESS)
RR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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 1



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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: 12/18/2018
- 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: front yard setback

60' required, 55.94' provided

5. **IF A USE VARIANCE IS REQUESTED:** STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

N/A

- 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 LOT IS OVERSIZED AND THE HOUSE
WILL BE WELL SCREENED BY TREES

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:

IT IS COST PROHIBITIVE TO MOVE
THE FOUNDATION. THE OWNER IS A CONTRACTOR,
AND NEEDS THE THREE CAR GARAGE FOR
HIS WORK TRUCK

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

IT IS FOR THE CORNER OF THE GARAGE
AND FOR LESS THAN 5' INTO A 60'
REQUIRED FRONT YARD.

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

LESS THAN 45 SF OF THE GARAGE WILL
BE IN THE FRONT YARD SETBACK AND THE
LOT IS WOODED.

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

THE EXCAVATOR MISUNDERSTOOD THE
SURVEY STAKEOUT



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

Eugene L. Hopkins

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 28th DAY OF December 2018

MICHELE A ABATO
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
LIC. #01AB6205566
MY COMMISSION EXPIRES 05/11/2021

Michele A. Abato

NOTARY PUBLIC

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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PROXY

Elizabeth Hopkins, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 58 Woodbury Rd Highland Mills NY 10930
IN THE COUNTY OF Orange AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF 24 Gould Pl

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Talcott Engineering/Charles T Brown PE
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 12/28/2018 Elizabeth Hopkins
OWNER'S SIGNATURE

Katherine M Miller
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 28TH DAY OF December 20 18

MICHELE A ABATO
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
L.C. #01AB6205566
MY COMMISSION EXPIRES 05/11 2021

Michele A. Abato
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

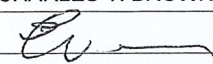
Instructions for Completing

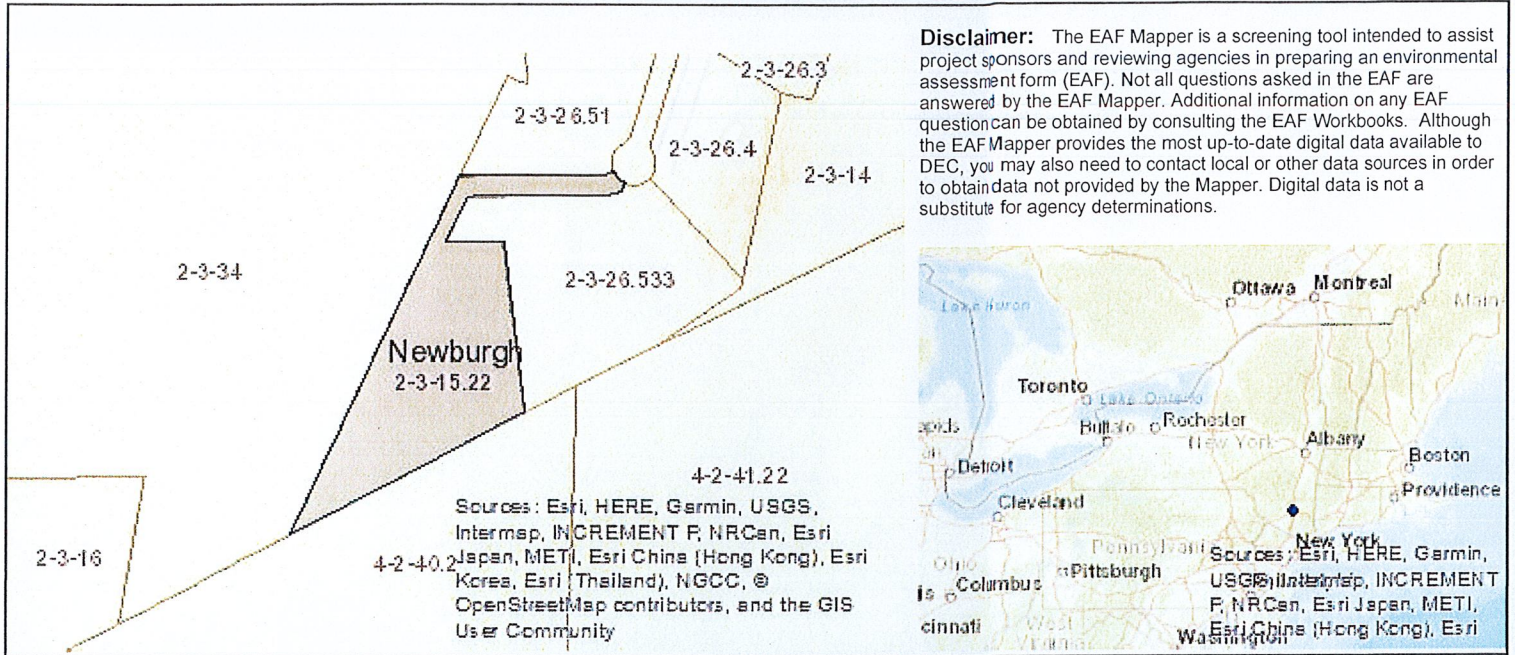
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

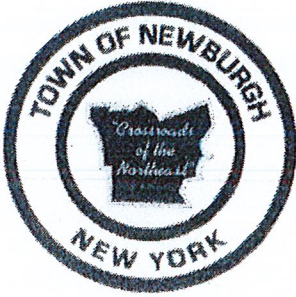
Part 1 - Project and Sponsor Information			
Name of Action or Project: HOPKINS VARIANCE TED # 18164-EZK			
Project Location (describe, and attach a location map): 24 GOULD PLACE, NEWBURGH, NY			
Brief Description of Proposed Action: AN AREA VARIANCE FOR THE FRONT YARD SETBACK, 60' REQUIRED-55.9' PROVIDED, TO PERMIT CONTINUATION OF CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.			
Name of Applicant or Sponsor: ELIZABETH HOPKINS		Telephone: 845-825-6673	
		E-Mail: LOULYQURLY117@YAHOO.COM	
Address: 58 WOODBURY ROAD			
City/PO: HIGHLAND MILLS		State: NY	Zip Code: 10930
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 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 type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.07 acres	
b. Total acreage to be physically disturbed?		0.67 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.07 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<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?	<input type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" 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"/>	<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"/>	<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: _____	<input type="checkbox"/>	<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: _____ PROPOSED ON-SITE WELL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ ON-SITE SEWERAGE DISPOSAL SYSTEM	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" 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 type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<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 type="checkbox"/> NO <input type="checkbox"/> YES _____ _____			

<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>_____</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>_____</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>_____</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>CHARLES T. BROWN, PE</u></p>		<p>Date: <u>12-26-2018</u></p>
<p>Signature: <u></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/18/2018

Application No. 18-1110

To: James & Elizabeth Hopkins
58 Woodbury Road
Highland Mills, NY 10930

SBL: 2-3-15.22
ADDRESS: 24 Gould PI

ZONE: RR

PLEASE TAKE NOTICE that your application dated 09/13/2018 for permit to keep the single family residence foundation that was placed in the incorrect location. on the premises located at 24 Gould PI is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code
Bulk Table Schedule 1: Requires a 60' minimum front yard setback.

James Campbell

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: James and Elizabeth Hopkins **Building Application #** 18-1110

ADDRESS: 24 Gould Place, Walkill, NY 12589

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: Single Family Residence

SBL: 2-3-15.22 **ZONE:** RR **ZBA Application #** _____

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH			55.94	4.04	
LOT DEPTH					
FRONT YARD	60'		56'	4'	6.66%
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

6.76

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: Single Family Dwelling requires 60' front yard setback in an RR zone. The dwelling is under construction and is under a Stop Work Order as the dwelling was moved about 40' from where it was proposed during the permit application process.

VARIANCE(S) REQUIRED:

1 Bulk table schedule 1 : Requires a 60' minimum front yard setback

2 _____

3 _____

4 _____

REVIEWED BY: James Campbell **DATE:** 17-Dec-18





orig
rec.
1/4/19



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

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



BOOK/PAGE: 14473 / 357
INSTRUMENT #: 20180073423
Receipt#: 2562635
Clerk: KP
Rec Date: 10/15/2018 10:05:54 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: MEISTER ABSTRACT CORP

Party1: ATLANTIC BUILDERS LTD
Party2: HOPKINS JAMES
Town: NEWBURGH (TN)
2-3-15.22

Recording:
Recording Fee 45.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 All others - State 241.00
RP5217 - county 9.00

Sub Total: 320.00
Transfer Tax
Transfer Tax - State 140.00
Sub Total: 140.00

Total: 460.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 2412
Commercial Transfer Tax
Consideration: 35000.00
Transfer Tax - State 140.00
Total: 140.00

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

Comment: _____

Ann G. Rabbitt
Ann G. Rabbitt
Orange County Clerk

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 10/15/18 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 10/14/18

Record and Return To:

Standard N.Y.B.T.U. Form 8002-Bargain and Sale Deed with Covenants against Grantor's Acts-Uniform Acknowledgment Form 3290

CONSULT YOUR LAWYER BEFORE SIGNING THIS DOCUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made this 10th day of August in the year 2018 - Delivered August 27, 2018

BETWEEN

ATLANTIC BUILDERS, LTD.
149-45 Northern Boulevard, Suite 6-V
Flushing, NY 11354

party of the first part, and

JAMES HOPKINS and ELIZABETH HOPKINS
58 Woodbury Road
Highland Mills, NY 10930

And

FRANK KLINE and DEBORAH KLINE
265 Route 210
Stony Point, NY 10980

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars

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
Vacant Land, Gould Place, Newburgh, County of Orange, State of New York
TAX MAP #334600-002000-0003-015.22

SEE ATTACHED SCHEDULE "A"

Being and intended to be the same premises as described in deed dated August 5, 1986 and recorded October 27, 1986 in Liber 2597, page 119.

And

By deed dated December 15, 1992 and recorded December 21, 1992 in Liber 2597, page 119.

This transfer is made with the unanimous consent of the shareholders.

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 line 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 to read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF

NA
NAVEENA A MOHAMMED
Notary Public - State of New York
NO. 01MO6207517
Qualified in Queens County
My Commission Expires 7.17.21

07/31/18

ATLANTIC BUILDERS, LTD
Joseph Sbiroli
BY: JOSEPH SBIROLI Member

SCHEDULE A (Description)

****INSURABLE DESCRIPTION TO BE PROVIDED UPON RECEIPT OF A SURVEY****

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 being more particularly bounded and described as follows:

Parcel I (Covers a portion of premises under examination and more)

BEGINNING at a point in the centerline of East Road, and said point being the northwest corner of lands now or formerly of Monti, thence the following two courses along the centerline of East Road:

- 1) North 58 degrees 37 minutes 00 seconds West, 328.66 feet; thence
- 2) 61 degrees 16 minutes 00 seconds West, 96.89 feet; thence the following two courses along lands now or formerly of Martinez:
- 3) South 28 degrees 44 minutes 00 seconds West, 380.00 feet; thence
- 4) North 61 degrees 16 minutes 00 seconds West, 358.38 feet; thence the following two courses along lands now or formerly of Nease and along a stone wall:
- 5) South 30 degrees 41 minutes 00 seconds West 34.57 feet; thence
- 6) North 62 degrees 31 minutes 00 seconds West, 94.10 feet to a stake in the corner of a stone wall; thence
- 7) South 9 degrees 52 minutes 00 seconds West, 613.60 feet along a stone wall and along lands now or formerly of Galvin and along lands now or formerly of Valentine to an intersection of stone walls; thence the following two courses along a stone wall and lands now or formerly of Valentine:
- 8) North 54 degrees 16 minutes 00 seconds West, 62.00 feet; thence
- 9) South 28 degrees 28 minutes 00 seconds West, 258.20 feet; thence the following two courses along lands now or formerly of the County of Orange;
- 10) South 48 degrees 36 minutes 00 seconds East, 333.90 feet; thence
- 11) South 7 degrees 23 minutes 18 seconds West, 225.85 feet; thence
- 12) North 76 degrees 06 minutes 00 seconds East, 289.10 feet along lands now or formerly of Todaro; thence the following eleven courses along a stone wall and along lands now or formerly of Monti:
- 13) North 58 degrees 58 minutes 00 seconds East, 93.40 feet, thence;
- 14) North 24 degrees 04 minutes 00 seconds East, 420.70 feet, thence;
- 15) South 59 degrees 53 minutes 00 seconds East, 44.10 feet, thence;
- 16) North 55 degrees 39 minutes 00 seconds East, 280.40 feet, thence;

SCHEDULE A (Description)
Continued

- 17) North 33 degrees 31 minutes 00 seconds East, 116.76 feet, thence;
- 18) North 51 degrees 24 minutes 00 seconds East, 43.85 feet, thence;
- 19) North 29 degrees 06 minutes 00 seconds East, 85.06 feet, thence;
- 20) North 35 degrees 00 minutes 00 seconds East, 104.40 feet, thence;
- 21) North 12 degrees 48 minutes 36 seconds East, 56.33 feet, thence;
- 22) North 49 degrees 07 minutes 30 seconds East, 88.30 feet to an iron pipe, thence;
- 23) North 35 degrees 36 minutes 30 seconds East, 68.28 feet to the point of BEGINNING.

Parcel II (Covers a portion of premises under examination and more)

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, said point being the division line between the southerly side of lands now or formerly of Atlantic Builders, Inc. and the northerly side of the lands herein described

RUNNING THENCE along a stone wall South 48 degrees 36 minutes East 333.90 feet to a point ;

THENCE continuing along the lands now or formerly of Atlantic Builders , Inc., South 7 degrees 23 minutes 18 seconds West 256.80 feet to the northerly side of an Old Lane leading to Presler Road;

THENCE along the lands now or formerly of Todaro and along a stone wall South 75 degrees 36 minutes 16 seconds West 758.40 feet too point;

THENCE along the lands now or formerly of Valentin a part of the way along a stone wall North 37 degrees 54 minutes 50 seconds East 841.69 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Premises being known as and by Pressler Rd, Newburgh, New York;
District: ; Section: 2; Block: 3; Lot: 15.22

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of SUFFOLK

ss.: State of New York, County of

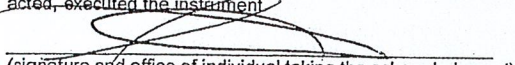
ss.:

On the 10 day of August in the year 2018
before me, the undersigned, personally appeared
JOSEPH SBIROLI

On the day of in the year
before me, the undersigned, personally appeared

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/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

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/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.


(signature and office of individual taking the acknowledgment)

(signature and office of individual taking the acknowledgment)

MICHAEL R. STRAUSS
NOTARY PUBLIC STATE OF NEW YORK
NO. 4843999, SUFFOLK COUNTY
TERM EXPIRES MARCH 30, 2019

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

On the day of in the year before me, the undersigned,
personally appeared

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/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 person upon behalf of which
the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned
in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANTS AGAINST
GRANTOR'S ACTS**

**SECTION
BLOCK
LOT
COUNTY OR TOWN
STREET ADDRESS**

Title No. _____ MAC6092

TO

RETURN BY MAIL TO:

Meister Abstract Corp.
11 N. Airmont Road, Suite 12
Suffern, NY 10901

MEISTER ABSTRACT CORP.
11 N. AIRMONT ROAD SUITE 12
SUFFERN NY 10901

(Reserve this space for recording office)

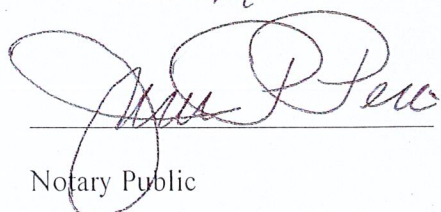
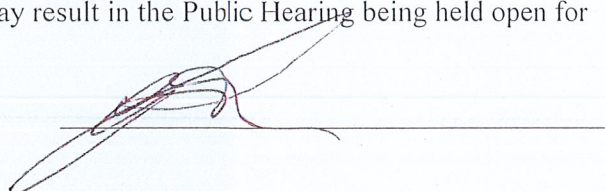
**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I, Carlton Prescott, being duly sworn, depose and say that I did on or before
January 10, 2019, post and will thereafter maintain at
24 Gould Pl 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 4
January
day of 2019, 2019.


Notary Public

JOSEPH P. PEDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6370913
Qualified in Orange County
Commission Expires February 12, 2022

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

