

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: 2/02/16

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

I (WE) GRACIANA IRIART / JOSEPH ZAINO PRESENTLY

RESIDING AT NUMBER 283 CARTER AVE, NEWBURGH NY 12550

TELEPHONE NUMBER 347.543.6861

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:

26-4-24.1 (TAX MAP DESIGNATION)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19-C1



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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: 01/14/16
- 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: AREA VARIANCE

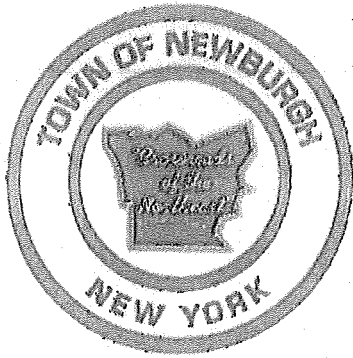
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:



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

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THE EXISTING FRONT PORCH HAS BEEN PART OF THE STRUCTURE AND THE NEIGHBORHOOD SINCE 1912 AND THE PROPOSED FRONT PORCH IS VERY SIMILAR IN APPEARANCE TO THE ORIGINAL ONE, WITH MINIMAL SAFETY AND ESTHETIC VARIATIONS THAT WILL NOT AFFECT THE OVERALL ORIGINAL CHARACTER.

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:

IN ORDER TO MEET THE SIDES OF THE EXISTING FOUNDATION WALLS WE NEED TO EXTEND THE WIDTH OF THE PORCH BY 22.8" INCHES.

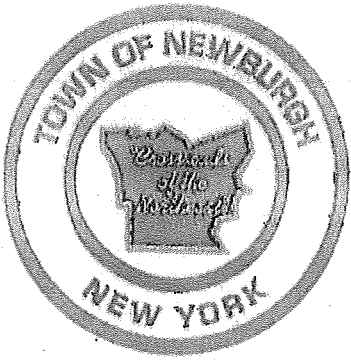
c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

IT DOES NOT ENCRACH FURTHER INTO THE FRONT YARD) SET BACK, WE ARE ONLY INCREASING THE WIDTH OF THE FRONT PORCH BY 22.8" INCHES OVERALL (11.4" ON EACH SIDE) WHICH CURRENTLY DOES NOT ENCRACH ONTO ANY SIDE LINES REQUIREMENTS.

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 CONSISTENT WITH THE PREDOMINANT CHARACTER OF THE EXISTING BUILDING AND NATURAL LANDSCAPE.

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



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

*IT IS MORE FEASIBLE TO CONSTRUCT
THE NEW PORCH WITH THE LEFT AND RIGHT
SIDES IN ALIGNMENT WITH THE EDGES OF
THE EXISTING FOUNDATION OF THE HOME.*

PETITIONER(S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS SECON DAY OF FEBRUARY 2016

NOTARY PUBLIC

ANDREW J. ZARUTSKIE
Notary Public, State of New York
No. 01ZA4502524
Qualified in Orange County
Commission Expires Nov. 30, 2017

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.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: ALRA VARIANCE																		
Project Location (describe, and attach a location map): 283 CARTER AVE, NEWBURGH NY 12550 (COVERED FRONT PORCH)																		
Brief Description of Proposed Action: INCREASING THE WIDTH OF NEW FRONT PORCH BY 22.8" INCHES SO THAT THE PORCH IS IN ALIGNMENT WITH EXISTING FOUNDATION WALLS. MAINTAINING THE DESIGN AND CHARACTER OF THE HOME'S ERA.																		
Name of Applicant or Sponsor: GRACIANA IRIART		Telephone: 397-543-6861																
		E-Mail: graciana.iriart@hotmail.com																
Address: 283 CARTER AVE																		
City/PO: NEWBURGH		State: NY	Zip Code: 12550															
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action?		0.8293 acres																
b. Total acreage to be physically disturbed?		0.0031 acres (13.3 SQUARE FEET)																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.8293 acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other (specify): _____</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Parkland</td> </tr> </table>				<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				
<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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 <u>GUTTERS WILL NOT INCREASE</u> <u>THE AMOUNT OF RAIN WATER</u> <u>THAT IS CURRENTLY BEING DISCHARGED</u>	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>GRACIANA IRIART</u>	Date: <u>1/26/16</u>	
Signature: <u>[Signature]</u>		

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

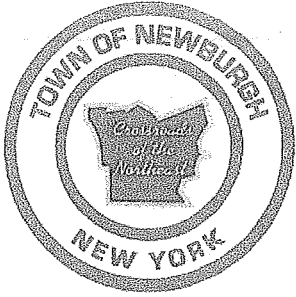
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

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

2546-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/14/2016

Application No. 16-0017

**To: Joseph Zaino
283 CARTER AVE
NEWBURGH, NY 12550**

**SBL: 26-4-24.1
ADDRESS: 283 Carter Ave**

ZONE: R3

PLEASE TAKE NOTICE that your application dated 01/11/2016 for permit to enlarge an existing non-conforming covered front porch on the premises located at 283 Carter Ave is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:
185-19-C-1 Shall not increase the degree of non-conformity. (width of the front porch)

FRONT YARD SETBACK


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: _____ JOSEPH ZAINO _____

ADDRESS: _____ 283 CARTER AVE NEWBURGH NY 12550 _____

2546-16

PROJECT INFORMATION:

TYPE OF STRUCTURE: _____ **COVERED FRONT PORCH** _____

SBL: _____ 26-4-24.1 _____ 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	40'	35.90'	INCREASING DEGREE OF NON-CONFORMITY		
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: EXISTING PORCH 6'-11.5" X 26'-1" / NEW PORCH 6'-11.5" X 28'

VARIANCE(S) REQUIRED:

- 1 185-19-C-1 Shall not increase the degree of non-conformity (new deck is wider then the existing deck) _____
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: _____ Joseph Mattina _____ DATE: _____ 14-Jan-16 _____

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**

Robert J. Rampen, Sr. and
Anne P. Rampen

Joseph Zaino and
Graciana Iriart

SECTION 26 BLOCK 4 LOT 24.1

RECORD AND RETURN TO:
(name and address)

~~Robert McManus, Esq.~~ Joseph Zaino
14 Oakland Avenue Graciana Iriart
Warwick, NY 10990 383 Center Ave
Newburgh NY 12550



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 MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

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

NO. PAGES 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

Taxable
CONSIDERATION \$ 275,000.-
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

Ann G. Rabbit
ANN G. RABBITT
ORANGE COUNTY CLERK

Received From Royal T Title

RECORDED/FILED
08/25/2014/ 13:09:42
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140071731
DEED R / BK 13787PG 1674
RECORDING FEES 190.00
TTX# 000550 T TAX 1,100.00
Receipt#1903873 lindar



Royal T. Title Agency, Inc.
14 Oakland Avenue
Warwick, New York 10990
(845)988-1644

RT34248

Bargain & Sale Deed with Covenants against Grantor.

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

THIS INDENTURE, made the 13th day of August, 2014.

BETWEEN ROBERT J. RAMPPEN, SR. and ANNE P. RAMPPEN, ~~his wife~~, both residing at 283 Carter Avenue, Newburgh, Orange County, New York 12550

Grantor

And JOSEPH ZAINO and GRACIANA IRIART, both residing at 9115 Ridge Boulevard, Apt. 4C, Brooklyn, New York 11209

Grantee

WITNESSETH, that the Grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars, paid by the Grantee hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee 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, and State of New York, more particularly described in Schedule "A" attached hereto and made a part hereof.

BEING AND INTENDED TO BE the same premises described in a Deed dated May 12, 1993 made by Alfie Pakenham and Barbara A. Pakenham to Robert J. Ramppen, Sr. and Anne P. Ramppen, the grantors herein, and recorded in the Orange County Clerk's Office on May 14, 1993 in Liber 3813 of Deeds at page 280.

Also known as 283 Carter Avenue, Newburgh, Orange County, New York 12550 (Town of Newburgh Tax Map Designation: Section 26 -Block 4 Lot 24.1)

The premises are improved by a one or two family residence dwelling only.

TOGETHER with all right, title and interest, if any, of the Grantor 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 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 Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

~~as joint tenants with~~
~~rights of survivorship~~

- as joint tenants with rights of survivorship

JZ 9I

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

In presence of:

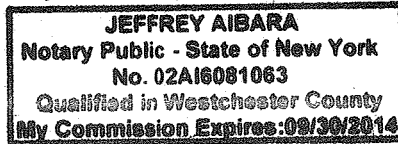
Robert J. Ramppen, Sr. L.S.
Robert J. Ramppen, Sr.

Anne P. Ramppen L.S.
Anne P. Ramppen

STATE OF NEW YORK)
: ss
COUNTY OF ORANGE)

On the 13th day of August, in the year 2014, before me, the undersigned, personally appeared Robert J. Ramppen, Sr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

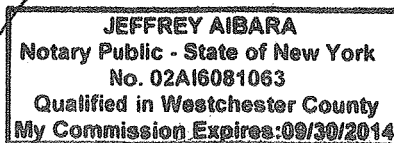
[Signature]
Notary Public



STATE OF NEW YORK)
: ss
COUNTY OF ORANGE)

On the 13th day of August, in the year 2014, before me, the undersigned, personally appeared Anne P. Ramppen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public



TITLE NO: RT34248
AMENDED: 7/14/14

SCHEDULE "A"
(description)

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, designated as Lot 1 as shown on a map entitled "Sub-Division Map Lands of Pakenham", filed in the Orange County Clerk's Office on January 28, 1993 as map #05-93 and being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron rod found at the intersection of the Northwesterly line of Carter Avenue and the Southwesterly line of Park Place, a private road as shown on a map entitled "Lands of M & E Development LLC", filed in the Orange County Clerk's Office on May 4, 1999 as map #101-99;

THENCE South 30 degrees 00 minutes 30 seconds West for a distance of 166.36 feet along the Northwesterly line of Carter Avenue to a point;

THENCE North 59 degrees 48 minutes 00 seconds West for a distance of 232.48 feet along the Northeasterly bounds of lands now or formerly of Alfidi, Liber 5673, Page 344 to a point;

THENCE North 41 degrees 00 minutes 00 seconds East for a distance of 170.75 feet along the Southeasterly line of Lot 4 of filed map #101-99, being the Southeasterly bounds of lands now or formerly of Mule, Liber 5300, Page 330 to a point in the Southwesterly line of Park Place, also being the Southwesterly line of the afore-mentioned Lot 4 and the Southwesterly bounds of the afore-mentioned lands of Mule;

THENCE South 59 degrees 24 minutes 29 seconds East for a distance of 199.93 feet along the same to the POINT OR PLACE OF BEGINNING.

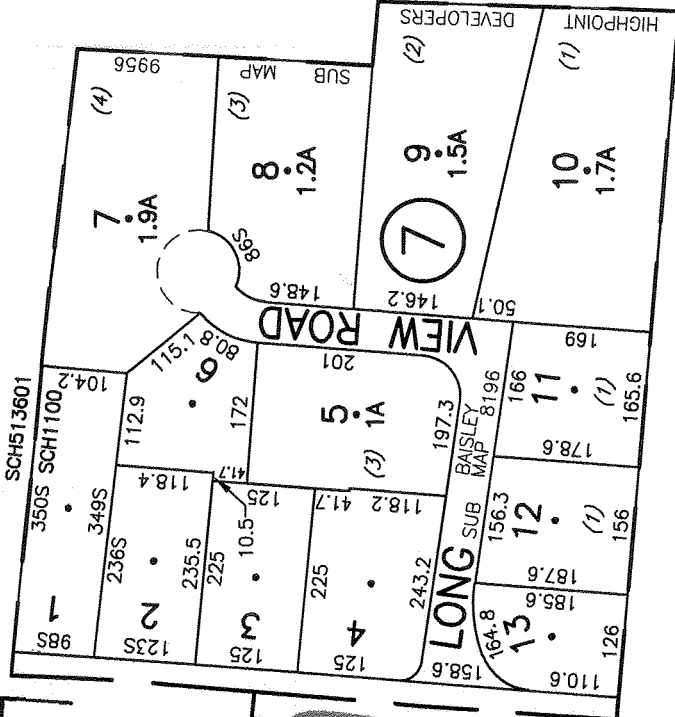
FOR CONVEYANCE PURPOSES ONLY:

TOGETHER WITH a non-exclusive easement for ingress and egress by motor vehicles from Carter Avenue and as further specified in Liber 3813, Page 280.

BROOKER

SECTION 20

DRIVE



**291NO
283CARTER AVE**

SECTION 25

(26-4-24.1)

