



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: 10 March 2015

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

I (WE) David Krywose PRESENTLY

RESIDING AT NUMBER 762 Orchard drive, Wallkill NY 12589 Lot # 1-1-133.2

TELEPHONE NUMBER 845-542-5413

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:

1-1-133.2 (TAX MAP DESIGNATION)

762 Orchard drive (STREET ADDRESS)

A-R (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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-A-4
185-15-A-1
bulk table schedule 2



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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: 3 march 2015
- 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: exceed the 1000 SF formula, exceed the 15" max height, and exceed the max 4 car storage.

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:
need storage space for garden equipment & furniture to free up space and working area of 30x40 workshop.
(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:
unfortunately my shop is also my storage shed. I would like to have a storage shed to free up space to work in my shop. this is not meant for vehicle storage.

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
the proposed building is tasteful and sized appropriately for the property size (1.3 acres of land) and placed far from the road front



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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 building is tasteful and within the standards of the neighborhood.

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:

any other option would still need a variance.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

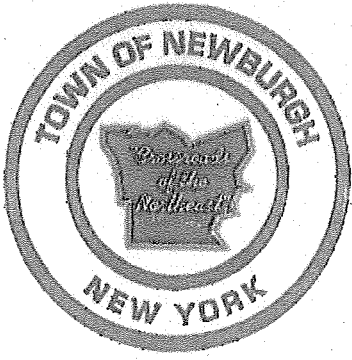
I have a large lot. buildings are not going to crowd the property

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

where it is located, it blends in with the surrounding environment.

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

do not have sufficient storage space.




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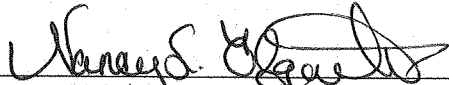
7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10th DAY OF March 2015



NOTARY PUBLIC

NANCY L. ELGUETA
NOTARY PUBLIC, STATE OF NEW YORK
LIC. NO. 01EL6215588
ORANGE COUNTY
MY COMMISSION EXPIRES 01-04-2018

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)

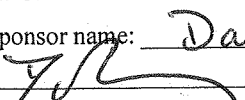
617.20
Appendix B
Short Environmental Assessment Form

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: <i>Garden Shed</i>			
Project Location (describe, and attach a location map): <i>Lower, back left portion of property</i>			
Brief Description of Proposed Action: <i>build a 20x20x21 garden shed for storage of garden equipment, lawn equipment</i>			
Name of Applicant or Sponsor: <i>David Krywosa</i>		Telephone: <i>845-542-5413</i>	
		E-Mail: <i>David.T.Krywosa@boeing.com</i>	
Address: <i>762 Orchard Drive</i>			
City/PO: <i>Wallkill</i>		State: <i>NY</i>	Zip Code: <i>12589</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 X	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 X	YES
3.a. Total acreage of the site of the proposed action?		<i>1.3</i> acres	
b. Total acreage to be physically disturbed?		<i>400 sq Feet</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>35x50, 30x40</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" 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			

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>David Krywosa</u>	Date: <u>10 March 2015</u>	
Signature: 		

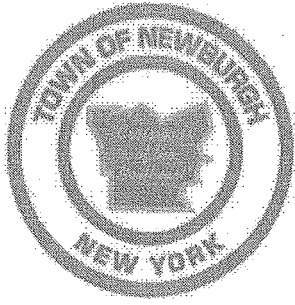
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

2484-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/03/2015

Application No. 15-0114

To: David Krywosa
762 ORCHARD DRIVE
WALLKILL, NY 12589

SBL: 1-1-133.2
ADDRESS: 762 Orchard Dr

ZONE: A-R

PLEASE TAKE NOTICE that your application dated 02/27/2015 for permit to build a 20' x 20' x 21' accessory building on the premises located at 762 Orchard Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-15-A-4 The maximum allowed SF is 1000 SF base on the formula.
- 2) 185-15-A-1 Maximum allowed height for an accessory building is 15'.
- 3) Bulk table schedule 2 Allows the storage of 4 vehicles maximum.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: David Krywosa

ADDRESS: 762 Orchard Dr Wallkill NY 12589

PROJECT INFORMATION:

TYPE OF STRUCTURE: 20' X 20' X 21' accessory building

2484-15

SBL: 1-1-133.2 ZONE: A-R

TOWN WATER: YES NO

TOWN SEWER: YES NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Square footage	1000 SF	1200 SF	1600 SF	600 SF	60.0%
Vehicle Storage	4.00	6.00	8.00	4.00	200.0%
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		21'	6'	40.0%
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: Has a separate accessory building previously granted variances for height, square footage and storage of 4 vehicles. 3-28-2013 Approved

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Maximum allowed SF base on the formula for accessory buildings.
- 2 Bulk table schedule 2 column (A) #2 allows storage of 4 vehicles maximum.
- 3 185-15-A-1 Maximum allowed height of an accessory building is 15'.
- 4 _____

REVIEWED BY: Joseph Mattina

DATE: 3-Mar-15

How the storage of vehicles is determined!

Example Bulk Table Schedule 3 (R-1)

Column (C) states a Permitted Use is a single family dwelling.

The definition of a single family dwelling from Municipal Code:

DWELLING OR DWELLING UNIT: One or more rooms with provisions for living, cooking, sanitary and sleeping facilities arranged for the use of one family.

This definition does not address, permit or allow private garages to be part of a single family dwelling unit.

EXAMPLE:

If an application was submitted for a typical bi-level with a 2 car garage, the application would be denied and sent for a use variance due to the garages being within the dwelling unit.

HOWEVER:

Column (A) A private garage is a permitted accessory use (not more than 4 vehicles) with a C-1 single family dwelling.

Accessory use definition per the municipal code:

ACCESSORY USE: A use recognized in Article IV, Schedules of District Regulations, as clearly incidental to a principal use (whether permitted by right or by special condition) and permitted only in conjunction with the principal use identified.

GARAGE, PRIVATE: An enclosed space for the storage of one or more motor vehicles not for gain through the commercial rental of space.

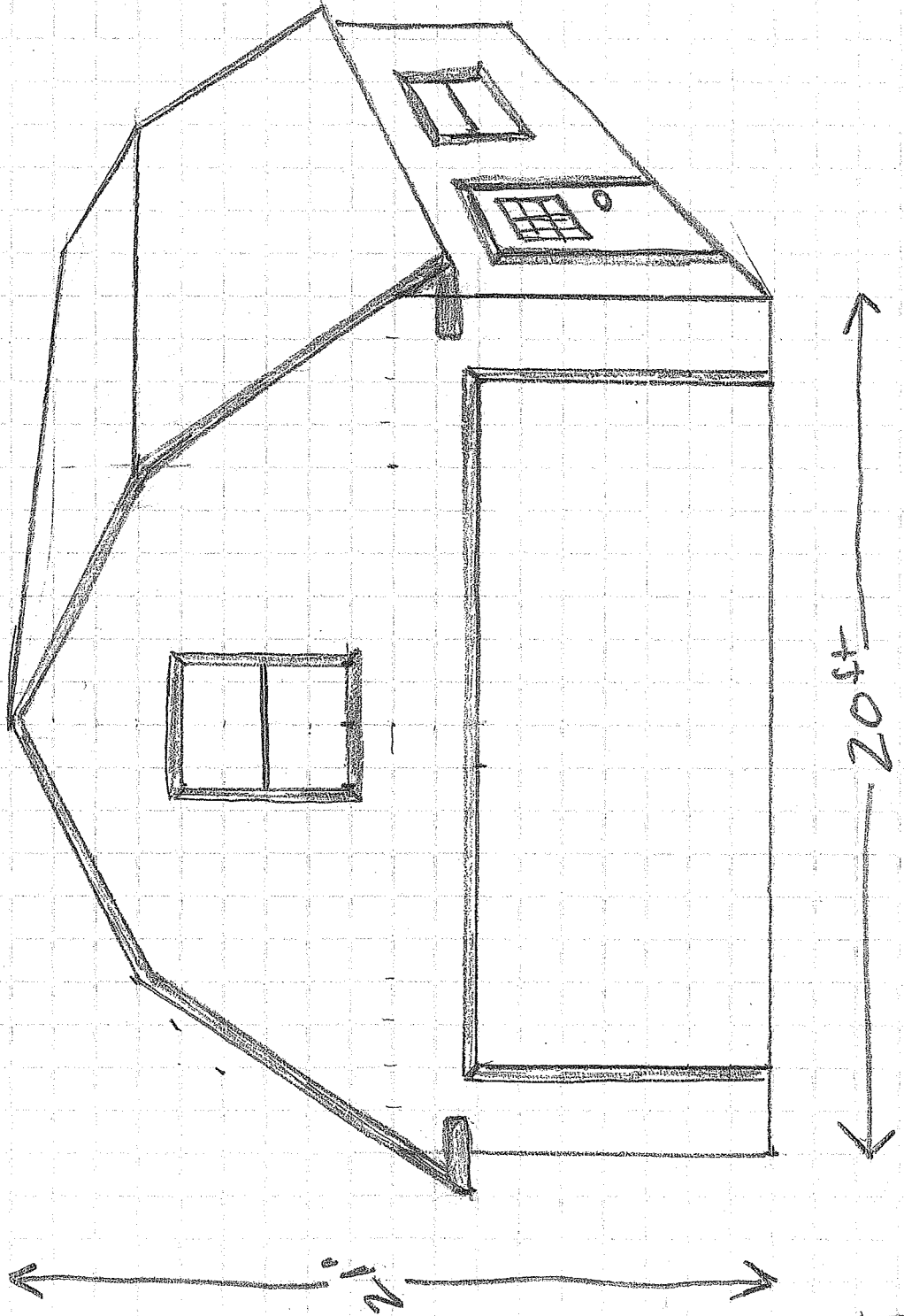
The use of this column (A) allows the 2 car garage to be part of the single family dwelling unit. This column allows storage of up to 4 vehicles. If the storage of 2 vehicles are within the single family dwelling unit, that leaves only 2 of the permitted 4 to remain without the need for a variance.

Conclusion:

The private garage or carport storage of 4 vehicles is not solely for detached structures but as the accumulated total for the entire lot.

Joseph Mattina
Code Compliance

762 Orchard Drive
Walkkill, NY 12589



5/8 plywood

4/12

Slab -

21' x 21'

1/2" rebar

wire mesh

6 mil vapor barrier

Chairs for mesh

1 row of 6" concrete blocks

on top of slab

J-bolts in concrete blocks for securing treated 2x6" walls.

2x6 studs on 16" centers.

2x12 header over 7x16 overhead door

4x8 .578" plywood for exterior (textured)

2) each 32"x48" windows in opposite side walls.

1) each 32"x80" entrance door

7x16 overhead door.

Second floor

20' x 14" engineered I joists with Rim board (16" centers)

3/4" tongue & groove plywood

2) 32x48 windows (1) in each Gable end.

Sambrel roof

2"x6" rafters on 2' centers.

30 pound tar paper

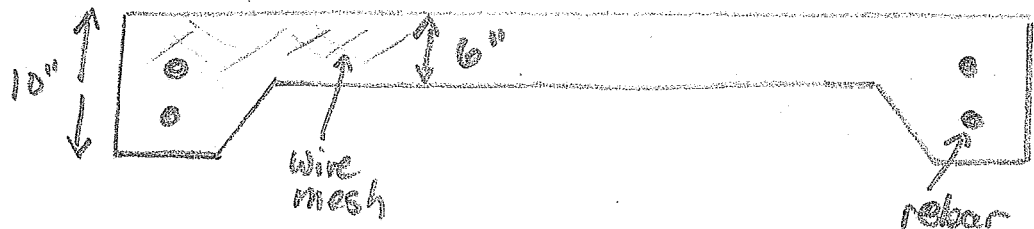
architectural shingles.

ice guard.

vented ridge.

hurricane straps.

5/8" plumbing



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

Botrac Properties, LLC

TO
*David T. Krywosa &
Hayrize Krywosa*

SECTION 1 BLOCK 1 LOT 1332



RECORD AND RETURN TO:
(name and address)

BENCHMARK ABSTRACT, LLC
100 Commerce Drive, Suite 105
New Windsor, NY 12553

THIS IS PAGE ONE OF THE RECORDING

BCH703-767

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

- ___ 2089 BLOOMING GROVE (TN)
- ___ 2001 WASHINGTONVILLE (VLG)
- ___ 2003 SO. BLOOMING GROVE (VLG)
- ___ 2289 CHESTER (TN)
- ___ 2201 CHESTER (VLG)
- ___ 2489 CORNWALL (TN)
- ___ 2401 CORNWALL (VLG)
- ___ 2600 CRAWFORD (TN)
- ___ 2800 DEERPARK (TN)
- ___ 3089 GOSHEN (TN)
- ___ 3001 GOSHEN (VLG)
- ___ 3003 FLORIDA (VLG)
- ___ 3005 CHESTER (VLG)
- ___ 3200 GREENVILLE (TN)
- ___ 3489 HAMPTONBURGH (TN)
- ___ 3401 MAYBROOK (VLG)
- ___ 3689 HIGHLANDS (TN)
- ___ 3601 HIGHLAND FALLS (VLG)
- ___ 3889 MINISINK (TN)
- ___ 3801 UNIONVILLE (VLG)
- ___ 4089 MONROE (TN)
- ___ 4001 MONROE (VLG)
- ___ 4003 HARRIMAN (VLG)
- ___ 4005 KIRYAS JOEL (VLG)

- ___ 4289 MONTGOMERY (TN)
- ___ 4201 MAYBROOK (VLG)
- ___ 4203 MONTGOMERY (VLG)
- ___ 4205 WALDEN (VLG)
- ___ 4489 MOUNT HOPE (TN)
- ___ 4401 OTISVILLE (VLG)
- 4600 NEWBURGH (TN)
- ___ 4800 NEW WINDSOR (TN)
- ___ 5089 TUXEDO (TN)
- ___ 5001 TUXEDO PARK (VLG)
- ___ 5200 WALLKILL (TN)
- ___ 5489 WARWICK (TN)
- ___ 5401 FLORIDA (VLG)
- ___ 5403 GREENWOOD LAKE (VLG)
- ___ 5405 WARWICK (VLG)
- ___ 5600 WAWAYANDA (TN)
- ___ 5889 WOODBURY (TN)
- ___ 5801 HARRIMAN (VLG)
- ___ 5809 WOODBURY (VLG)
- CITIES**
- ___ 0900 MIDDLETOWN
- ___ 1100 NEWBURGH
- ___ 1300 PORT JERVIS
- ___ 9999 HOLD

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

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 304,600.00
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

Benchmark

RECORDED/FILED
12/19/2012/ 10:40:43
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120117790
DEED R / BK 13471PG 0060
RECORDING FEES 185.00
TTX# 002739 T TAX 1,220.00
Receipt#1540293 pete



BCH 703-767

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

THIS INDENTURE, made the 7th day of December, Two Thousand Twelve

BETWEEN BOTRAC PROPERTIES, LLC, with offices located at c/o Hanig & Schutzman, LLP, 22 IBM Road, Poughkeepsie, NY 12601

party of the first part, and

DAVID T. KRYWOSA & HAYRIYE KRYWOSA, ^{as husband and wife} residing at 250 Harvard Avenue, Pemberton, NJ 08068

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN Dollars and 00/100 ~~(\$10.00)~~ dollars, lawful money of the United States, 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, and State of New York and designated as Lot No. 2 on a certain map entitled, "Survey and Subdivision Plan of Lands of Botrac Properties, LLC" dated September 2011 and filed in the Orange County Clerk's Office on February 24, 2012 Map No. 20-12 (a/k/a 762 Orchard Drive, Walkkill, NY 12589, S/B/L 1-1-133.2).

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.

BEING the same land and premises conveyed to Botrac Properties, LLC by Deed from James Reyes and Alexis Cooper, dated 8/31/11 and recorded 9/2/11 in the Clerk's Office of Orange County in Liber and Page 13200, page 574.

This conveyance is of premises which do not constitute all or substantially all of the assets of the party of the first part, and further, this conveyance is made in the regular course of business actually conducted by the party of the first part.

The premises are not in an agricultural district.

The parcel is entirely owned by the transferor.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

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.

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


In Presence of:

BOTRAC PROPERTIES, LLC


By: Robert D. Lockhart, Managing Member

STATE OF NEW YORK)
)SS:
COUNTY OF ORANGE)

On the 7th day of Deember, 2012, before me, the undersigned, a notary public in and for said state, personally appeared ROBERT D. LOCKHART, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her capacity and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

ROBIN J KEELER
Notary Public, State of New York
No. 01KE6008257
Qualified in Orange County
Commission Expires 6/8/14

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Section 1
Block 1
Lot 133.2
Town of Newburgh

Title No.

Botrac Properties, LLC

RECORD AND RETURN TO:

To

David T. Krywosa & Hayriye Krywosa

