



Steven M. Neuhaus  
County Executive

### Orange County Department of Planning Submittal Form for Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l,m, & n

Referral ID#:  
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh
Local Referring Board:	Zoning Board of Appeals
Applicant:	William + Janice Lemunyan
Project Name:	
Location of Project Site:	12 Fleetwood Drive

Tax Map #:	88-2-15
Tax Map #:	
Tax Map #:	
Local File No.:	2413-14
Size of Parcel*:	APPROX 50x110

\*If more than one parcel, please include sum of all parcels.

Reason for County Review: within SDOFT of Route 17K  
The Town of Montgomery

Current Zoning District (include any overlays): R-1

Type of Review:

- Comprehensive Plan Update/Adoption
- Zoning Amendment
  - Zoning District Change from \_\_\_\_\_ to \_\_\_\_\_
  - Ordinance Modification (cite section): \_\_\_\_\_
- Local Law
- Site Plan
  - Sq. feet proposed (non-residential only): \_\_\_\_\_
  - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Subdivision
  - Number of lots proposed: \_\_\_\_\_
  - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Special Use Permit
- Lot Line Change
- Variance AREA USE (circle one) lot Bldg coverage, lot surface coverage
- Other increasing degree of non-conformity. FRONT YARD, ONE SIDE YARD, + COMBINED SIDE YARDS

Is this an update to a previously submitted referral? YES / NO (circle one)

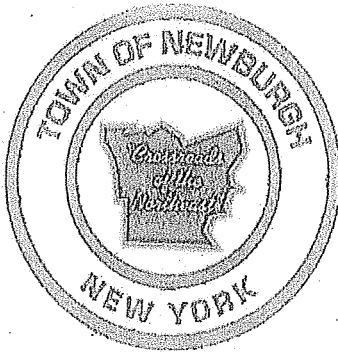
Local board comments or elaboration:

Shane Cardone 3/13/14      Chairperson  
Signature of local official      Date      Zoning Board of Appeals  
Title

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924  
Question or comments, call: 845-615-3840 or email: [planning@orangecountygov.com](mailto:planning@orangecountygov.com)



# 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: 3-13-14

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

I (WE) William + Janice LeMonyan PRESENTLY  
RESIDING AT NUMBER 12 Fleetwood DR Newburgh  
TELEPHONE NUMBER 845-564-3887

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:

H 88-2-15 (TAX MAP DESIGNATION)  
12 Fleetwood DR (STREET ADDRESS)  
R-3 (ZONING DISTRICT)

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

185-19-C  
Bulk Table Schedule #1



# TOWN OF NEWBURGH

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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: March 7-2014
- 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 -

prior built porch (open) and part screen porch

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:~~

~~\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

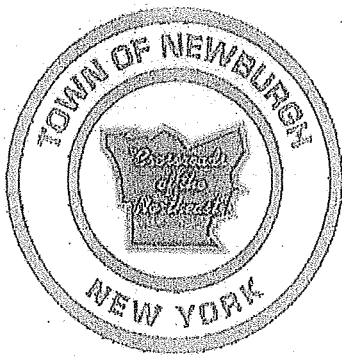
~~(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)~~

- ~~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 <sup>Front</sup> porch is an aesthetic improvement to the home and has been existing since 1996 when 16x18 Addition was built*

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:

*The Front Porch enhances the appearance of the L-shaped home*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

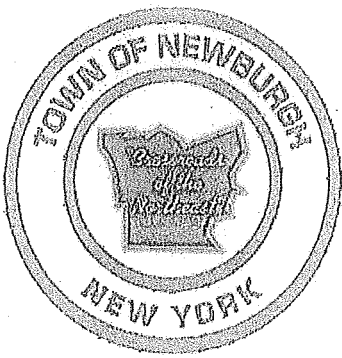
*The Front porch + enclosed porch does not extend beyond the variance received in 1996 for the Addition*

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

*Does not impact water lines or electric + sewer lines Does not impact any environmental*

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

*Original contractor did not get proper variances + permits*



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ZONING BOARD OF APPEALS

OLD TOWN HALL  
308 GARDNERTOWN ROAD  
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7. ADDITIONAL REASONS (IF PERTINENT):

*To Our knowledge All Permits was applied For our front porch in 1996 with a The Permits + Variance. If not approved The estetic look of The house will Not be Appealing.*

*Janice Lemmon*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13<sup>th</sup> DAY OF MARCH 2014

*Andrew J. Zarutskie*

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.

(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.

<b>Part 1 - Project and Sponsor Information</b> <i>Applicant</i>			
Name of Action or Project: <i>William + Janice Lemunyan</i>			
Project Location (describe, and attach a location map): <i>Front Porch / Enclosed Porch L Shaped</i>			
Brief Description of Proposed Action: <i>L Shaped Porch + Enclosed Screen Porch</i>			
Name of Applicant or Sponsor: <i>William + Janice Lemunyan</i>		Telephone: <i>845-564-3887</i>	
Address: <i>12 Fleetwood DR</i>		E-Mail: <i>skywatch57@aol.com</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 YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? <u>0</u> 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 checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	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	YES	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" 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	YES	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>		
	<input checked="" 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 type="checkbox"/> Suburban <i>* None</i>			
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	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" 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: _____	NO	YES	
	<input checked="" 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: Janice LeMunyan Date: 3-13-14  
Signature: Janice Janice LeMunyan

**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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



**TOWN OF NEWBURGH**

*~Crossroads of the Northeast~*

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

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

**2413-14**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 03/07/2014**

**Application No. 14-0122**

**To: William Lemunyan  
12 Fleetwood Dr  
Newburgh, NY 12550**

**SBL: 88-2-15  
ADDRESS: 12 Fleetwood Dr**

**ZONE: R1**

**PLEASE TAKE NOTICE** that your application dated 03/07/2014 for permit to keep a prior built (L) shaped front porch on the premises located at 12 Fleetwood Dr is returned herewith and disapproved on the following grounds:

**Town of Newburgh Municipal Code Sections:**

- 185-19-C-1 Shall not increase degree of non conformity ( Front yard ) ✓**
- 185-19-C-1 Shall not increase degree of non conformity ( 1 Side yard )**
- 185-19-C-1 Shall not increase degree of non conformity ( Combined side yards )**
- Bulk table schedule #1- Maximum allowed lot building coverage is 10% ✓**
- Bulk table schedule #1- Maximum allowed lot surface coverage is 20%**

  
**Joseph Mattina**

**Cc: Town Clerk & Assessor (500')  
File**

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

YES

NAME: WILLIAM LEMUNYAN

2413-14

ADDRESS: 12 FLEETWOOD DR NEWBURGH NY 12550

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: PRIOR BUILT FRONT PORCH

1

SBL: 88-2-15      ZONE: R-1

TOWN WATER:  YES

TOWN SEWER:  YES

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	31'	INCREASING THE DEGREE OF NON CONFORMITY (3) LOCATIONS		
ONE SIDE YARD	30'	12'			
COMBINED SIDE YARD	80'	29'-6"			
MAX. BUILDING HEIGHT					
BUILDING COVERAGE	10%=770	1417 SF		647 SF	84.0%
SURFACE COVERAGE	20%=1440	1977 SF		537 SF	37.2%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1  YES X (3)  
 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:                      **PRIOR BUILT 7 X 16 COVERED AND 15'-6" X 8 OPEN FRONT PORCH.**  
                                  **FRONT ADDITION 16 X 16 AND 5 X 4 SIDE YARD MUDROOM ZBA APPROVED 5-17-1996**

**VARIANCE(S) REQUIRED:**

- 1 185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY ( FRONT YARD )
- 2 185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY ( ONE SIDE YARD )
- 3 185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY ( COMBINED SIDE YARD )
- 4 SEE SHEET #2

REVIEWED BY: JOSEPH MATTINA                      DATE: 7-Mar-14

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

YES

2413-14

NAME: WILLIAM LEMUNYAN

ADDRESS: 12 FLEETWOOD DR NEWBURGH NY 12550

2

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: PRIOR BUILT FRONT PORCH

SBL: 88-2-15      ZONE: R-1

TOWN WATER:  YES

TOWN SEWER:  YES

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'	31'	INCREASING THE DEGREE OF NON CONFORMITY (3) LOCATIONS		
ONE SIDE YARD	30'	12'			
COMBINED SIDE YARD	80'	29'-6"			
MAX. BUILDING HEIGHT					
BUILDING COVERAGE	10%=770	1417 SF		647 SF	84.0%
SURFACE COVERAGE	20%=1440	1977 SF		537 SF	37.2%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1  YES X (3)  
 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:                      **PRIOR BUILT 7 X 16 COVERED AND 15'-6" X 8 OPEN FRONT PORCH.**  
                                  **FRONT ADDITION 16 X 16 AND 5 X 4 SIDE YARD MUDROOM ZBA APPROVED 5-17-1996**

**VARIANCE(S) REQUIRED:**

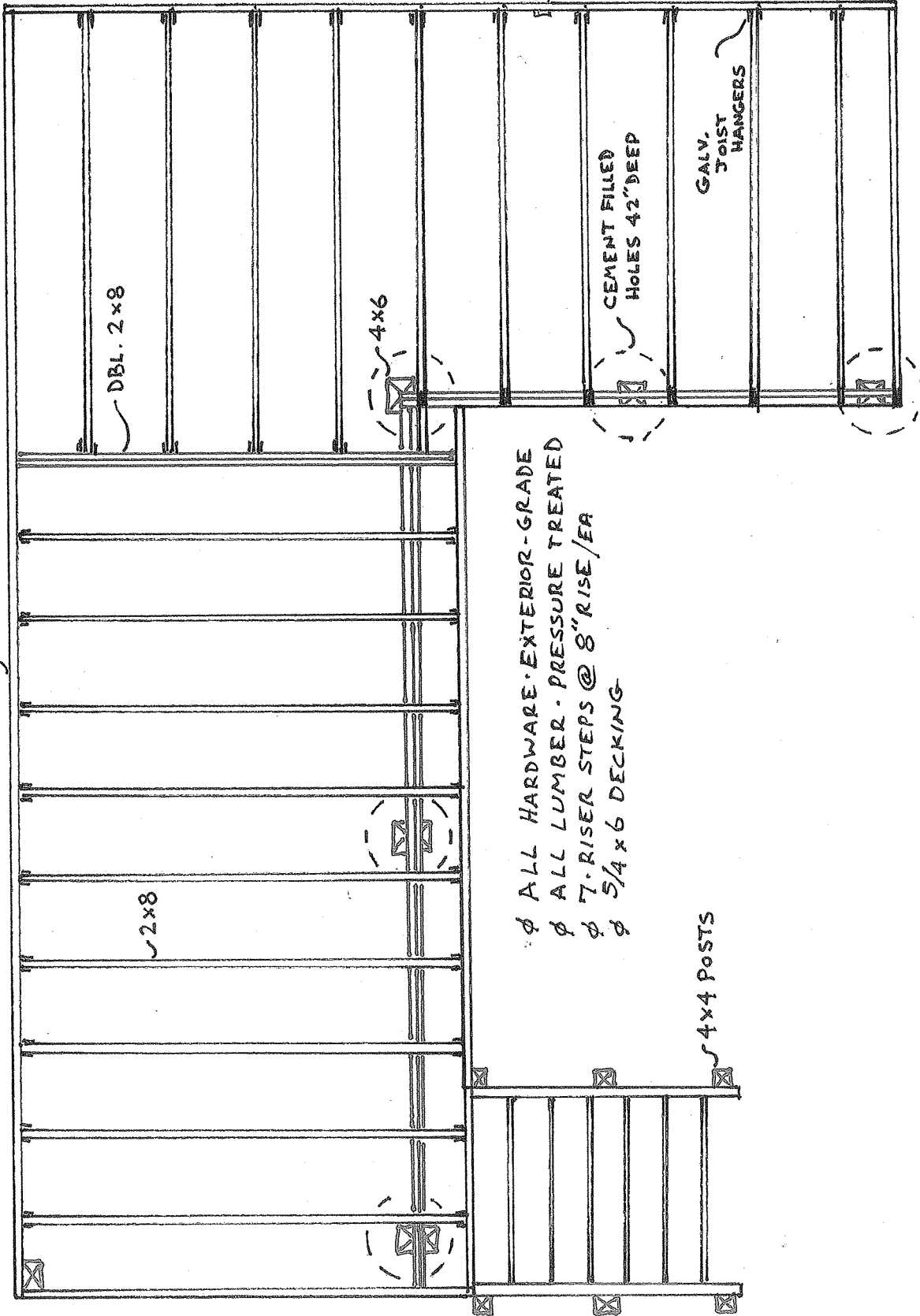
- 1 BULK TABLE SCHEDULE 1 ALLOWS A MAXIMUM OF 10% LOT BUILDING COVERAGE.
- 2 BULK TABLE SCHEDULE 1 ALLOWS A MAXIMUM OF 20% LOT SURFACE COVERAGE.
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: JOSEPH MATTINA

DATE: 7-Mar-14

← EXISTING HOUSE →

2x8 LEDGER



DBL. 2x8

4x6

CEMENT FILLED HOLES 42" DEEP

GALV. JOIST HANGERS

- φ ALL HARDWARE - EXTERIOR - GRADE
- φ ALL LUMBER - PRESSURE TREATED
- φ 7-RISER STEPS @ 8" RISE / 6" RUN
- φ 5/4x6 DECKING

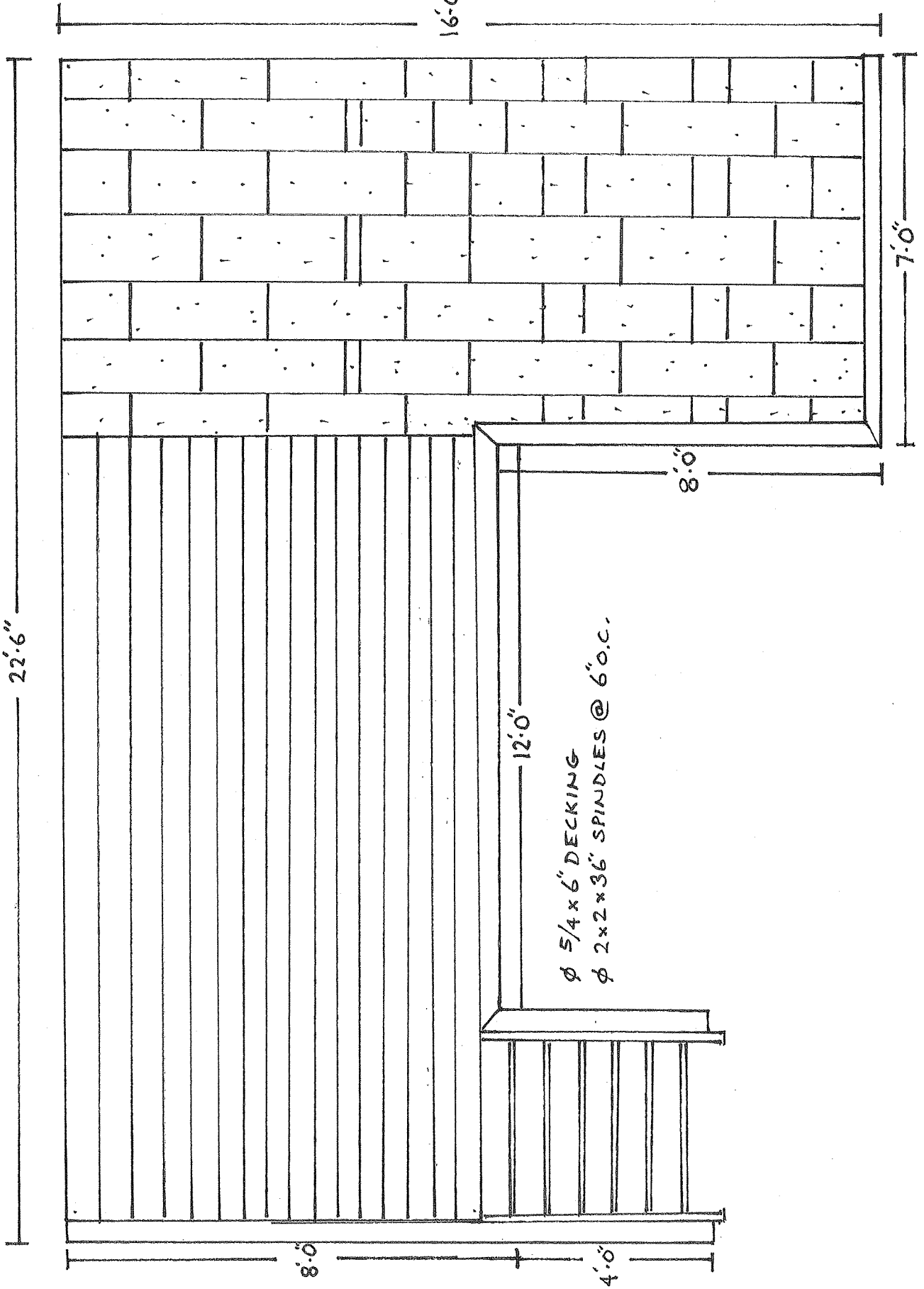
4x4 POSTS

EXISTING HOUSE

3/8" x 4" LAG BOLTS

3/8 scale

← EXISTING HOUSE →



EXISTING  
HOUSE

16'0"

7'0"

8'0"

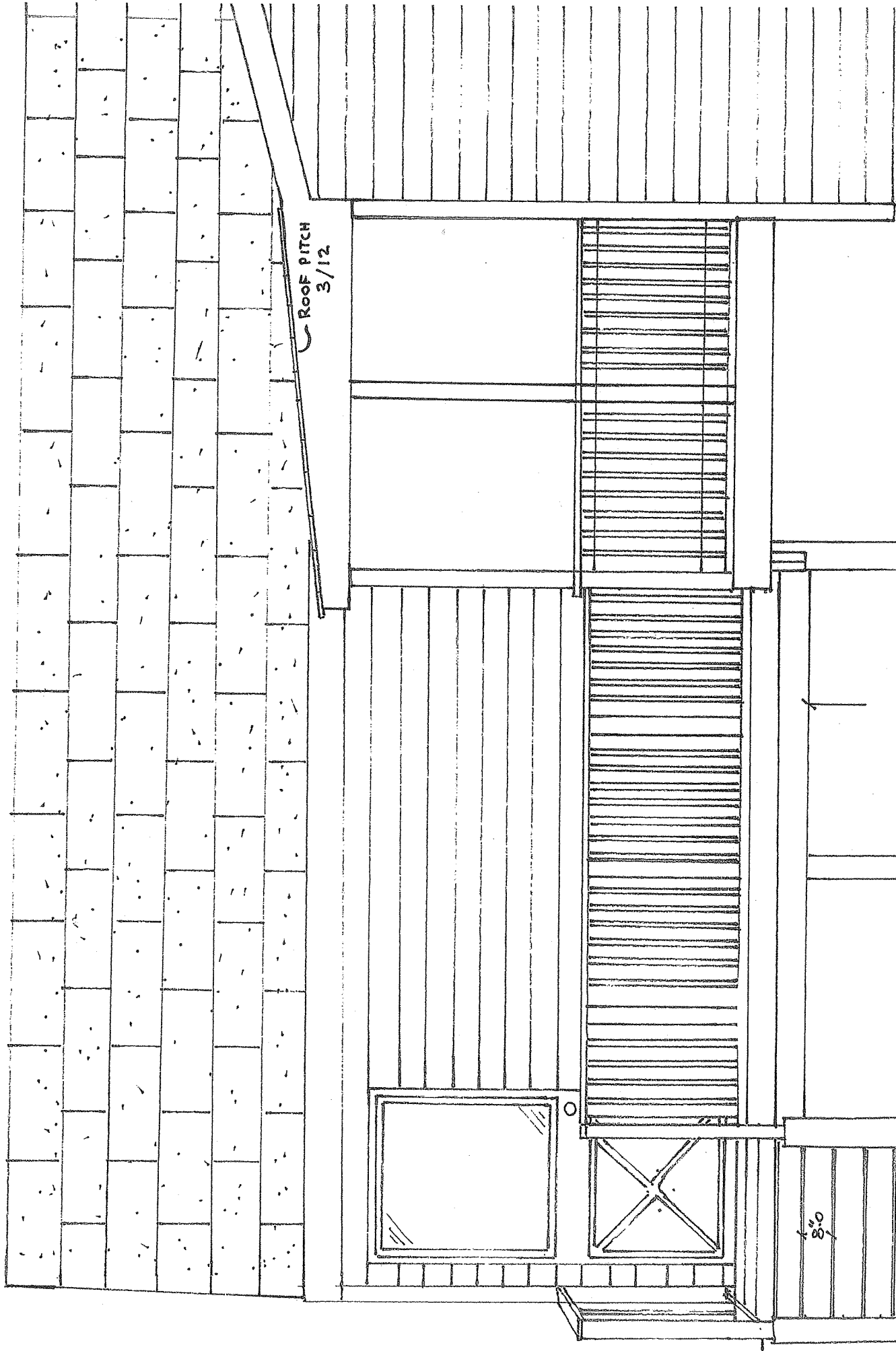
12'0"

Ø 5/4 x 6" DECKING  
Ø 2 x 2 x 36" SPINDLES @ 6" O.C.

8'0"

4'0"

3/8 Scale



ROOF PITCH  
3/12

3/8 scale

3/8

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

TRUE & EXACT  
COPY



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

WILLIAM J. LeMUNYAN, JR.

TO

WILLIAM J. LeMUNYAN, JR. and  
JANICE T. LeMUNYAN

SECTION 88 BLOCK 2 LOT 15

ST. 10353

*John J. ...  
3/10/14*

RECORD AND RETURN TO:

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

LARKIN, AXELROD, TRACHTA  
& TETENBAUM, L.L.P.  
ATTORNEYS AT LAW  
34 ROUTE 17K  
NEWBURGH, NEW YORK 12550

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED  MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

PROPERTY LOCATION

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

NO. PAGES 4 CROSS REF \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ AFFT. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

CONSIDERATION \$ 0  
TAX EXEMPT \_\_\_\_\_

MORTGAGE AMT \$ \_\_\_\_\_  
DATE \_\_\_\_\_

- MORTGAGE TYPE:
- \_\_\_ (A) COMMERCIAL
  - \_\_\_ (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.UNI/ OR 2
  - \_\_\_ (K) CONDO

CITIES

- \_\_\_ 0900 MIDDLETOWN
- \_\_\_ 1100 NEWBURGH
- \_\_\_ 1300 PORT JERVIS
- \_\_\_ 9999 HOLD

*Donna L. Benson*  
DONNA L. BENSON  
Orange County Clerk

RECEIVED FROM: *River City*

LIBER 49256 314

LIBER 4925 PAGE 314

ORANGE COUNTY CLERK'S OFFICE 56759 PH  
RECORDED & FILED 12/01/1998 02:56759 PH  
FEES 47.00 EDUCATION FUND 5.00  
SERIAL NUMBER: 003705  
DEED CNTL NO 65291 RE TAX .00



Bargain and Sale Deed with Covenant against Grantor's Acts  
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 12<sup>th</sup> day of May, 1998.

**BETWEEN** WILLIAM J. LeMUNYAN, JR., residing at 12 Fleetwood Drive,  
Newburgh, New York 12550

party of the first part, and WILLIAM J. LeMUNYAN, JR. and JANICE  
T. LeMUNYAN, husband and wife, residing at 12 Fleetwood Drive,  
Newburgh, New York 12550

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of  
Ten Dollars 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, more particularly described in Schedule A attached hereto.

**BEING** the same premises as described in a deed dated December 19,  
1994 from William J. LeMunyan and Goldie LeMunyan to William J.  
LeMunyan, Jr., said deed being recorded in the Office of the  
Orange County Clerk on December 22, 1994 in Liber 4155 of Deeds  
at page 178.

The premises are not in an agricultural district and that the  
subject premises is entirely owned by the transferor(s).

**TOGETHER** with all right, title and interest, if any, of the party  
of the first part of, 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

SCHEDULE "A":

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected or to be erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York known and designated as Block B, Lot 23, on a certain map known as "Development Plan, Fleetwood Manor, at Newburgh, New York, Orange County," which map was made by Sidney L. Horowitz, engineer, dated June, 1955 and was filed in the Orange County Clerk's Office on December 6, 1955, map #1636.

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:

*Alan J. Axelrod*  
Witness

*William J. Lemunyan Jr.*  
WILLIAM J. LEMUNYAN, JR.

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the *12th* day of *May* 1998, before me personally came William J. Lemunyan, Jr. to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to executing the same.

*Alan J. Axelrod*  
Notary Public

ALAN J. AXELROD  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires *11/30/98*

BARGAIN & SALE DEED

WILLIAM J. LEMUNYAN, JR.

Section 88  
Block 2  
Lot 15

-TO-

WILLIAM J. LEMUNYAN, JR. and  
JANICE T. LEMUNYAN

LEMUNYAN  
12 Fleetwood Dr  
(88-2-15)

Montgomery

