



# 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: 4/1/2019

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

I (WE) Lewis Signs LLC PRESENTLY  
RESIDING AT NUMBER 26 Fluorescent Drive Slate Hill, NY 10973  
TELEPHONE NUMBER 845 - 355 - 2651

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:

86-1-26.22 (TAX MAP DESIGNATION)  
11 Racquet Road (STREET ADDRESS)  
1B (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

1) 185-14-1-(a)-[2]



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

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: 12-20-2018
- 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: 34.8 SF plus

21.8 SF of Wall Sign Area

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

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:

*Signs are meant to serve Advent/Spectrum customers arriving via their parking lot, and will not be readily visible elsewhere.*

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:

*Sign area restriction of 70 sf shared among all businesses in the building would result in signs too small to be useful.*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

*The wall on which they will be mounted is 300 ft wide, ample enough for the requested size signs.*

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

*Wall signs are a visual element only.*

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

*The building front faces the parking lot, not the road.*



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

OFFICE OF ZONING BOARD  
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

*Business is in need of additional signs to support customers in giving them direction to correct location in the building*

*[Handwritten Signature]*  
PETITIONER(S) SIGNATURE *Agent Lewis Signs LLC*

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 17<sup>th</sup> DAY OF April 20 19

*[Handwritten Signature: Mary Ellen A. Citelli]*  
NOTARY PUBLIC

MARY ELLEN A CITELLI  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01C16350913  
Qualified in Orange County  
My Commission Expires 11-21-2020

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

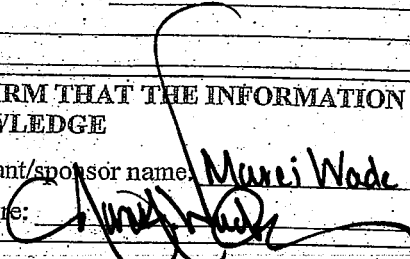
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <b>Racquet Rd. Office Park Inc.</b>							
Project Location (describe, and attach a location map): <b>Advent / Spectrum</b>							
Brief Description of Proposed Action: <b>11 Racquet Rd. Newburgh, NY 12550</b> <b>Add 2 additional signs to front of office building.</b>							
Name of Applicant or Sponsor: <b>Lewis Signs LLC</b>		Telephone: <b>845-355-2651</b>					
Address: <b>26 Fluorescent Drive State Hill, NY 10973</b>		E-Mail: <b>permits@lewisigns.com</b>					
City/PO: <b>State Hill</b>		State: <b>NY</b>	Zip Code: <b>10973</b>				
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%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" 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
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: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
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: _____ _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
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?	<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? 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	
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
16. Is the project site located in the 100 year flood plain?	<input checked="" 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? 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"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Murei Wade agent Lewis Sign Co</u>		Date: <u>4/1/2019</u>
Signature: 		

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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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*

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

## PROXY

11 RACQUET ROAD LLC, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 11 RACQUET RD, NEWBURGH NY 12550  
IN THE COUNTY OF ORANGE AND STATE OF NY  
AND THAT HE/SHE IS THE OWNER IN FEE OF 11 RACQUET RD,  
SBL: 86-1-26.22

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-  
TION AND THAT HE/SHE HAS AUTHORIZED LEWIS SIGN CO LLC  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 4/4/19

OWNER'S SIGNATURE

WITNESS' SIGNATURE

**LYNETTE PALMER**  
Notary Public, State of New York  
No. 01PA6334522  
Qualified in Ulster County  
Commission Expires 12/21/2019

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4<sup>th</sup> DAY OF April 2019

  
NOTARY PUBLIC





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: 14470 / 1745  
 INSTRUMENT #: 20180072084  
  
 Receipt#: 2560199  
 Clerk: KOD  
 Rec Date: 10/09/2018 11:52:35 AM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: HILL N DALE ABSTRACTERS INC  
  
 Party1: RACQUET ROAD OFFICE PARK INC  
 Party2: 11 RACQUET ROAD LLC  
 Town: NEWBURGH (TN)  
 86-1-26.22

Recording:	
Recording Fee	40.00
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
<b>Sub Total:</b>	<b>315.00</b>
Transfer Tax	
Transfer Tax - State	11200.00
<b>Sub Total:</b>	<b>11200.00</b>
<b>Total:</b>	<b>11515.00</b>
**** NOTICE: THIS IS NOT A BILL ****	
***** Transfer Tax *****	
Transfer Tax #: 2230	
Commercial Transfer Tax	
Consideration: 2800000.00	
Transfer Tax - State	11200.00
<b>Total:</b>	<b>11200.00</b>

Payment Type: Check   
 Cash   
 Charge   
 No Fee

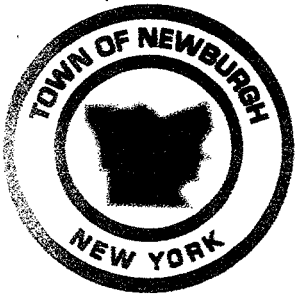
Comment: \_\_\_\_\_

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 10/9/18 AND THE SAME IS A CORRECT  
 TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE  
 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.  
 4/5/19 *Ann G. Rabbitt*  
 COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURT  
 ORANGE COUNTY

*Ann G. Rabbitt*  
 Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

CATANIA MAHON MILLIGRAM & RIDER PLLC  
 ONE CORWIN COURT POB 1479  
 NEWBURGH, NY 12550



## 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

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/20/2018

Application No. 18-1164

To: Racquet Road Office Park Inc  
11 Racquet Rd  
Newburgh, NY 12550

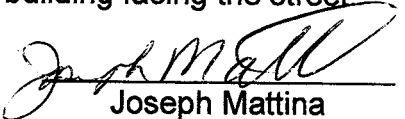
SBL: 86-1-26.22  
ADDRESS: 11 Racquet Rd

ZONE: IB

PLEASE TAKE NOTICE that your application dated 09/27/2018 for permit to install 34.8 sf of wall signage for Spectrum Services on the premises located at 11 Racquet Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-14-1-(a)-[2] / 1 Square foot of signage permitted for 1 linear foot of building facing the street

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

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

**NAME:**      11 Racquet Rd. Office Park Inc.      **Building Application #**      18-1164

**ADDRESS:**      11 Racquet Rd. Newburgh NY 12550

**PROJECT INFORMATION:**      AREA VARIANCE      USE VARIANCE

**TYPE OF STRUCTURE:**      34.8 Square foot of wall signage (Spectrum)

**SBL:**      86-1-26.22      **ZONE:**      IB      **ZBA Application #** \_\_\_\_\_

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Signage	70 SF	120 SF	34.8 SF		
LOT WIDTH					
LOT DEPTH	Already 50' over maximum allowed				
FRONT YARD		34.8 sf for # 18-1164			
REAR YARD		21.8 sf for # 18-1165			
SIDE YARD		106.6 sf over for entire parcel			
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:**      **Also see permit # 18-1165 / both applications total square footage is 56.6 sf in additional signage for this parcel.**

**VARIANCE(S) REQUIRED:**

- 1 185-14-N-1-(a)-[2] Signage permitted is equal to 1 sf per 1 linear foot of building facing the street. \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**REVIEWED BY:**      Joseph Mattina      **DATE:**      20-Dec-18

SBL: 86-1-26.22

**BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 28<sup>th</sup> day of September, Two Thousand and Eighteen

BETWEEN Racquet Road Office Park Inc., a New York corporation with a business address of 11 Racquet Road, Newburgh, New York 12550;

party of the first part, and

11 Racquet Road, LLC, a New York limited liability company with a business address of 11 Racquet Road, Newburgh, New York 12550;

party of the second part

**WITNESSETH**, that the party of the first part, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States and other good and 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, being designated as Parcel "B" on a map entitled December 11, 1984, filed in the Orange County Clerk's Office March 19, 1985 as Map No. 6957 and being more particularly bounded and described in Schedule A attached hereto.

**SUBJECT** to all covenants, easements and restrictions of record, if any, affecting said premises;

**BEING** and intended to be the same premises conveyed to the first part in a certain deed dated December 29, 1988 by Anthony Dall Vechia and Raymond Bianco and recorded in the office of the Orange County Clerk in Liber 3093 of deeds at page 326 on February 27, 1989.

This transaction is being made in the usual course of business actually conducted by the grantor corporation and does not constitute a sale, transfer, or alienation of all or substantially all of the assets of said corporation. This conveyance is authorized by the Board of Directors and no other consent is required.

**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.

86-1-26.22

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:

By: Racquet Road Office Park Inc.  
Thomas D. Weddell, CPA  
Name: Thomas D. Weddell  
Title: President

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

On the 28<sup>th</sup> day of September, in the year 2018, before me, the undersigned, a Notary Public in and for the State, personally appeared Thomas D. Weddell 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 on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle J. Rider  
Notary Public

ADDRESS: 11 Racquet Road, Newburgh, NY  
SBL: 86-1-26.22

**MICHELLE FASCIANA RIDER**  
Notary Public, State of New York  
Qualified in Orange County  
No. 02R16103994  
Commission Expires 1/12/2020

EAR  
Catania, Mahon, Milligram & Rider, PLLC  
Attn. Eric D. Ossentjuk, Esq.  
One Corwin Court, P.O. Box 1479  
Newburgh, New York 12550  
File#: 01158-64738

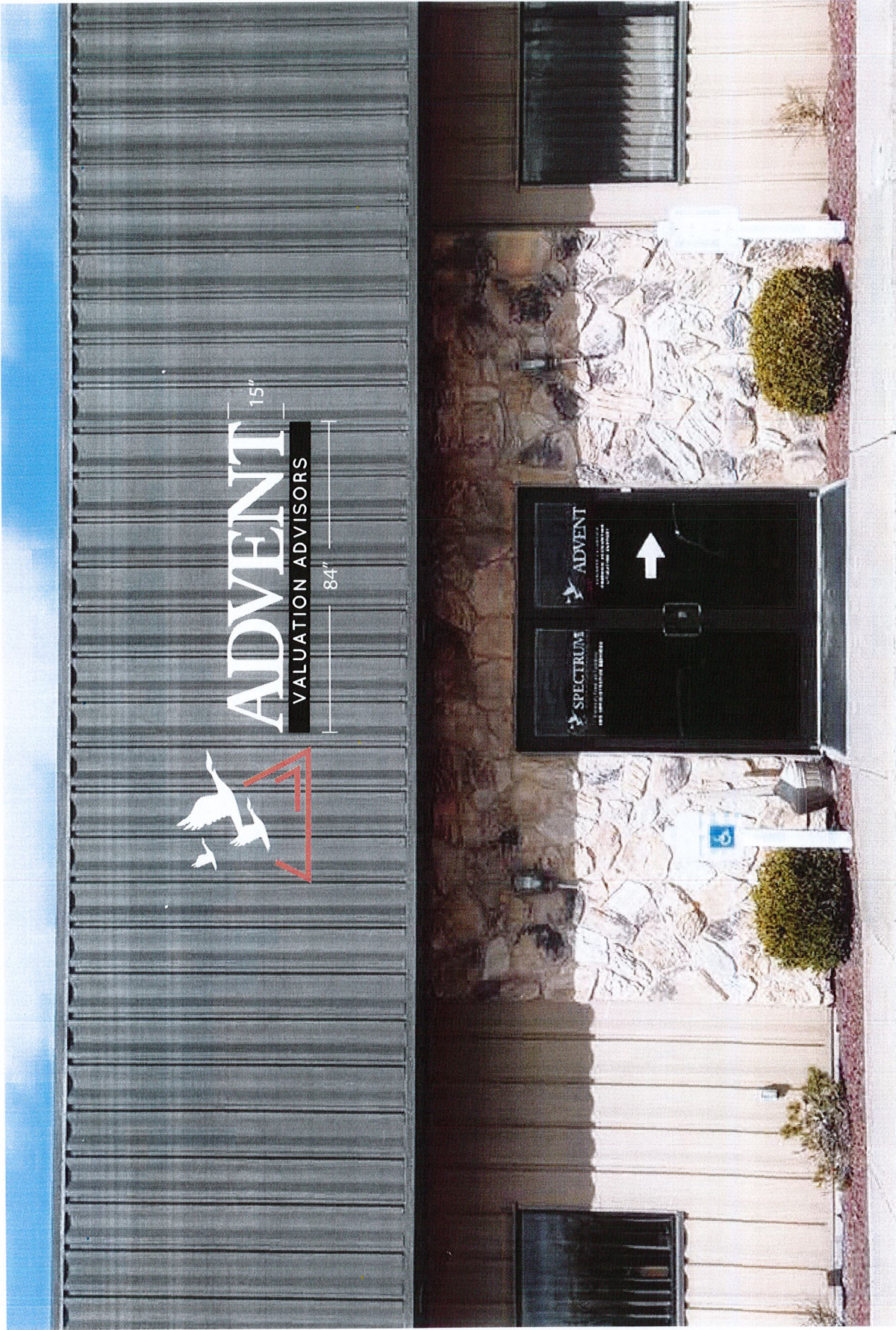


**SCHEDULE A**

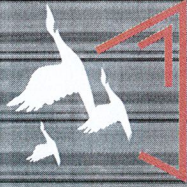
**Property Description**

BEGINNING at a point in the northwesterly line of the existing Racquet Road, said point being N 43 degrees 07' 55" E 405.01 feet from the intersection of said northwesterly line of Racquet Road with the northeasterly line of New York State Route 17K; thence, from said point of beginning and through the lands of the grantor herein, N 58 degrees 44' 11" W 451.48 feet to a point in the division line between the lands now or formerly of Drake on the northwest and the parcel herein described on the southeast; thence, along the last mentioned division line, the following three (3) courses, (1) N 29 degrees 05' 07" E 66.15 feet, (2) N 21 degrees 44' 38" E 15.12 feet and (3) N 28 degrees 05' 15" E 102.23 feet to a point, thence, through the lands of the grantor herein, S 58 degrees 44' 11" E 500.64 feet to a point on the aforementioned northwesterly line of Racquet Road; thence, along the last mentioned line, S 43 degrees 07' 55" W 187.09 feet to the point or place of beginning, containing 2.00 acres more or less.





**ADVENT**<sup>15"</sup>  
VALUATION ADVISORS  
84"



TELL THE WORLD WITH SIGNS



845-355-2651 FAX: 845-355-8249  
[www.LewisSigns.com](http://www.LewisSigns.com)

Review this design carefully. Note any changes.

Please verify all wording, spelling, art and sizes are correct before approving. Colors portrayed on proof may not match final product.

**There is no charge for the first revision, any customer changes after that are subject to a \$55.00 per half hour artwork fee.**

Through vigilance, we can save the expense of corrections later.

**Date:** 7/19/18

**Client:** RBT

**Descriptive:** Building

**File name:** Building-sign-advent-logo-15-inch

**APPROVAL Signature**



100% SATISFACTION GUARANTEE

this drawing copyright © 2015 LEWIS SIGN COMPANY LLC  
The design, engineering and methods expressed on this document are and remain the exclusive property of Lewis Sign Co. LLC and may not be used, nor may they be shown to any other contractor without Lewis Sign Co. LLC prior written consent. This artwork is protected under federal copyright laws. MAKE NO REPRODUCTION.





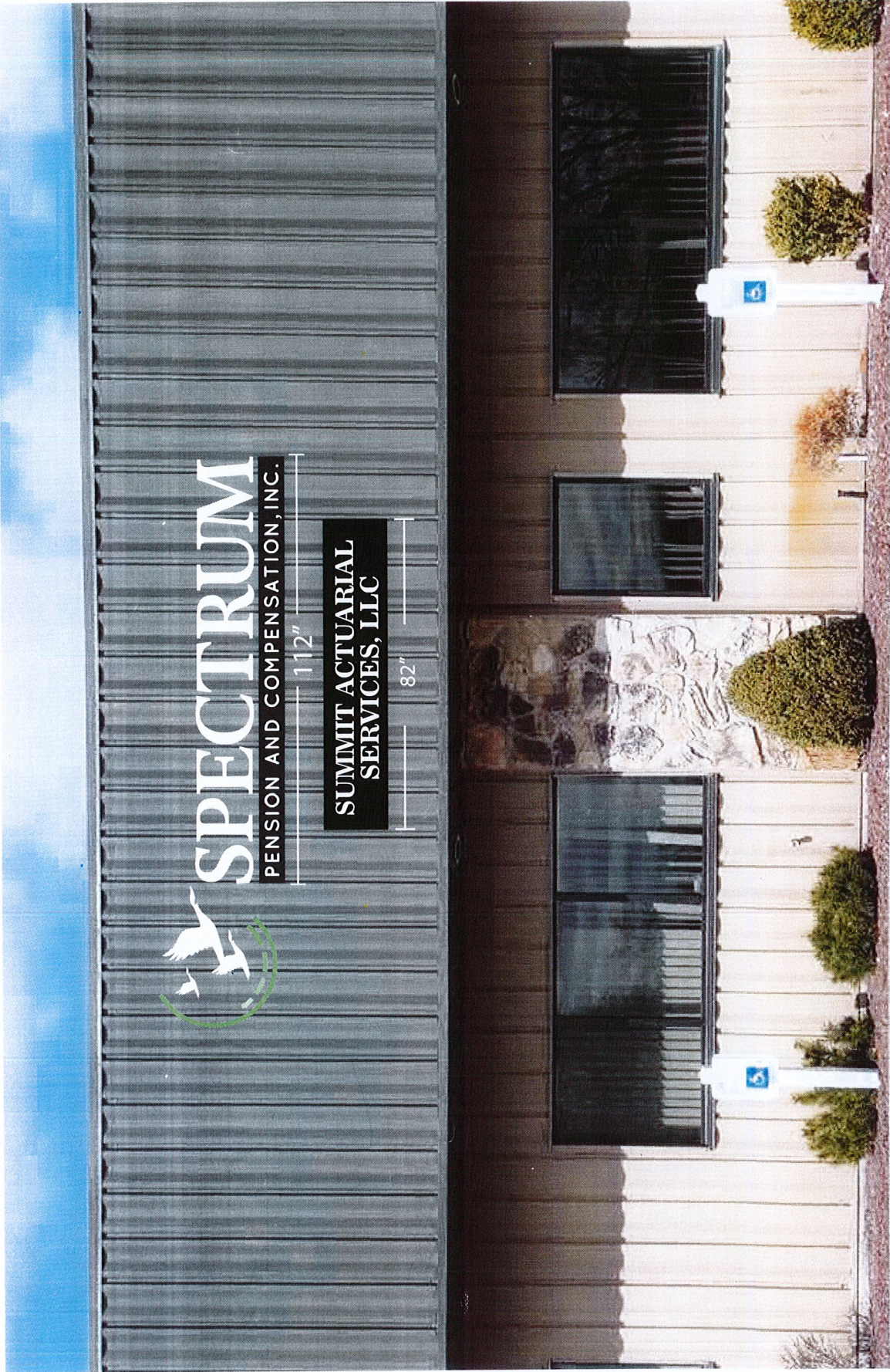
# SPECTRUM

PENSION AND COMPENSATION, INC.

112"

SUMMIT ACTUARIAL  
SERVICES, LLC

82"



TELL THE WORLD WITH SIGNS



845-355-2651 FAX: 845-355-8249  
[www.LewisSigns.com](http://www.LewisSigns.com)

Review this design carefully. Note any changes.

Please verify all wording, spelling, art and sizes are correct before approving. Colors portrayed on proof may not match final product.

*There is no charge for the first revision, any customer changes after that are subject to a \$55.00 per half hour artwork fee*

Through vigilance, we can save the expense of corrections later.

**Date:** 7/19/18

**Client:** RBT

**Descriptive:** Building

**File name:** Building-sign-spectrum-logo-with summit logo

**APPROVAL Signature**



this drawing copyright ©2015 LEWIS SIGN COMPANY LLC

The design, engineering and graphics expressed on this document are and remain the exclusive property of Lewis Sign Co. LLC and may not be used, nor may they be shown to any other party without Lewis Sign Co. LLC prior written consent. This artwork is protected under federal copyright laws. TRADE REGISTERED LOGO











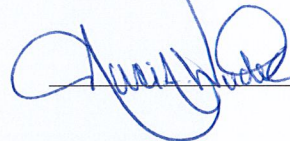
**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I Marei Wade, agent Lewis Signs, being duly sworn, depose and say that I did on or before  
June 13, 2019, post and will thereafter maintain at \_\_\_\_\_

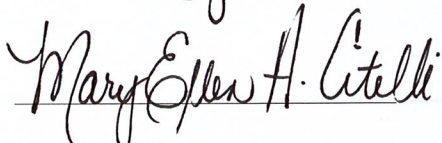
11 Racquet Rd in the Town of Newburgh, New York, at or near the front  
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which  
notice was in the form attached hereto.

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.

 Agent Lewis Signs Co LLC

Sworn to before me this 17th

day of May, 2019.

  
Notary Public

MARY ELLEN A CITELLI  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01C16350913  
Qualified In Orange County  
My Commission Expires 11-21-2020

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



