

B



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: Lowitt Ventures, LLC

Project Name: _____

Location of Project Site: 444 Quaker Street
Walkill

Tax Map #: 11-1-12.1

Tax Map #: _____

Tax Map #: _____

Local File No.: 2366-13 (B)

Size of Parcel*: 42,613

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

Reason for County Review: within 500ft of Route 300 / No. Plank Road

Current Zoning District (include any overlays): AIR

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): _____

Subdivision Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

 Number of lots proposed: _____

 Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Special Use Permit

Lot Line Change

Variance AREA D USE (circle one) MAX. Allowed Softg Accessory Structures AND Required 10ft separation to keep Prior Built Garage Side Extension

Other

Is this an update to a previously submitted referral? YES / NO (circle one) NO (8x20)

Local board comments or elaboration:

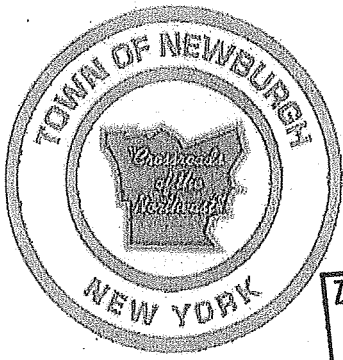
Shane Cardone 6/6/14
Signature of local official Date

Chairperson
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



2366-13

Krior Built

TOWN OF NEWBURGH

Crossroads of the Northeast

Accessory Bldg
Side Extension
8K20

Zoning Board of Appeals
MAY 30 2014
Town of Newburgh

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

(B)

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: May 22, 2014

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

I (~~we~~) Steve Lowitt, A sole member of Cowitt Ventures LLC, a NY limited liability company PRESENTLY

RESIDING AT NUMBER 443 Quaker St., Wallkill, NY 12589

TELEPHONE NUMBER (845) 857-6112

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:

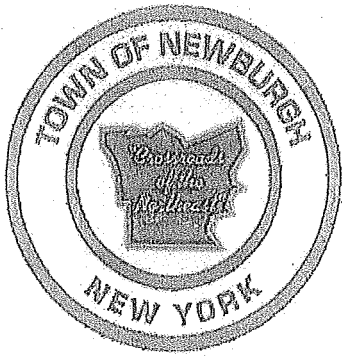
11-1-12.1 (TAX MAP DESIGNATION)

444 Quaker St (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).

185-54.B.



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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: February 11, 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: issuance of building permit and area variance for accessory garage addition

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:



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:

It is a slight enlargement for a pre-existing, non-conforming, accessory garage and is not significantly intrusive or different in appearance.

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

It would not enhance the look or reduce any impact significantly on the pre-existing non-conformity. Reducing the current renovation would be a hardship and not eradicate the prior non-conformity.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

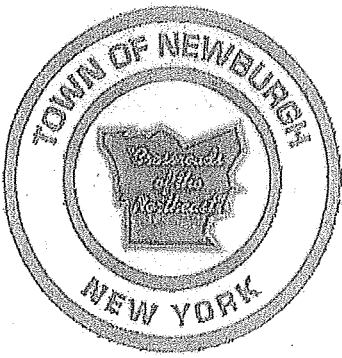
It is a minimal enlargement of the prior non-conforming extension spread out to cover the whole width of the garage.

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 has had none and creates none.

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

There was a non-conforming old extension, applicant mistakenly did not believe he needed a building permit to rebuild. Part of the non-conformity pre-existed.



TOWN OF NEWBURGH

Crossroads of the Northeast

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

7. ADDITIONAL REASONS (IF PERTINENT):

The slight enlargement was a great improvement structurally and aesthetically to a pre-existing, non-confounding use.

Lowitt Ventures LLC

[Handwritten Signature]

PETITIONER (S) SIGNATURE

Steve Lowitt, Member

STATE OF NEW YORK: COUNTY OF ORANGE:

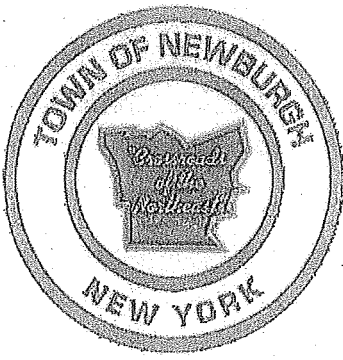
SWORN TO THIS 20th DAY OF May 2014

[Handwritten Signature]
NOTARY PUBLIC

GREGORY J. TARONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 02TA6282111
Qualified in Nassau County
My Commission Expires May 20, 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)



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Crossroads of the Northeast

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

PROXY

Steven Cowitt, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 443 Quaker St., Walkkill, NY 12589
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE ^{sole member of Cowitt Ventures LLC,} OWNER IN FEE OF 444 Quaker St.,
Walkkill, NY 12589 (11-1-12.1),
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Gregory J. Tarone, Esq.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: May 12, 2014 By: [Signature], Member
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 12th DAY OF May 2014

[Signature]
NOTARY PUBLIC
GREGORY J. TARONE
NOTARY PUBLIC-STATE OF NEW YORK
No. 021A6282111
Qualified in Nassau County
My Commission Expires May 20, 2017

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>Application to Zoning Board of Appeals for Area Variance</i>			
Project Location (describe, and attach a location map): <i>444 Quaker St., Wallkill, NY 12589</i>			
Brief Description of Proposed Action: <i>Renovate pre-existing, non-conforming garage overhang by slightly enlarging but making it stronger and more aesthetically pleasing, allowing the area variance.</i>			
Name of Applicant or Sponsor: <i>Proven</i> <i>Gregory J. Tarone, Esq.</i>		Telephone: <i>(845) 527-5424</i> E-Mail: <i>greg@taroneesq.com</i>	
Address: <i>392 Fullerton Avenue</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 <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.98</i> 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 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: Lowitt Ventures LLC Date: May 22, 2014
 Signature: By: Steve Lowitt, Member

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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.

- 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

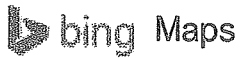
Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

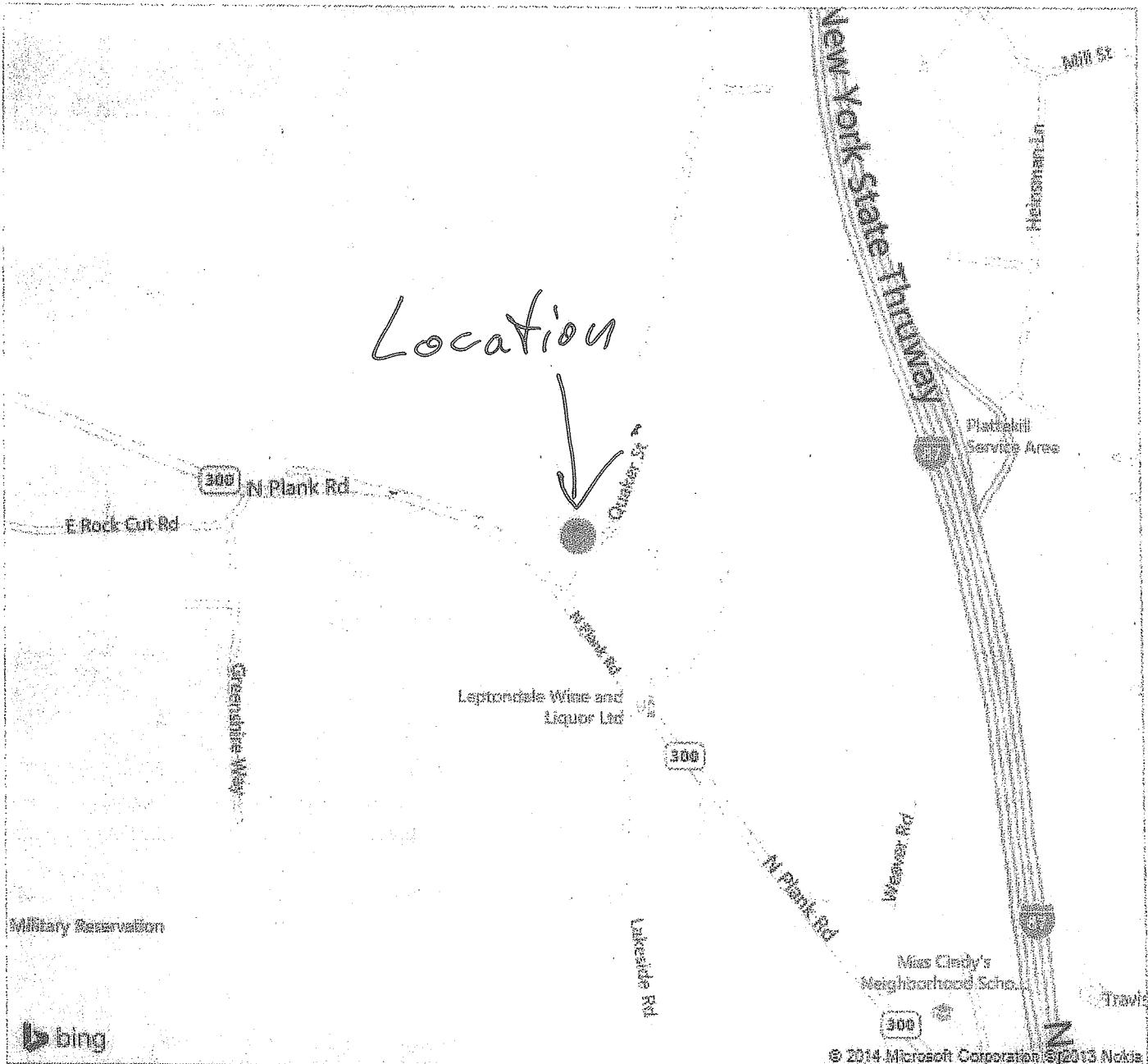
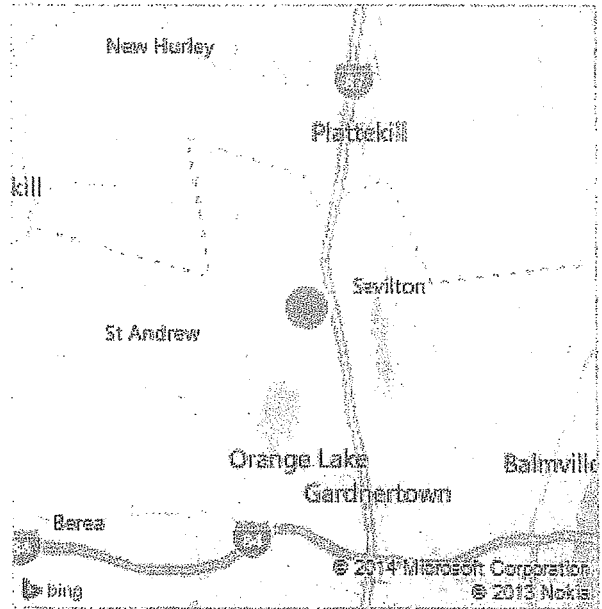
Signature of Preparer (if different from Responsible Officer)



444 Quaker St, Wallkill, NY 12589

Location of Lowitt Ventures LLC, application to Zoning Board of Appeals for area variance in the Town of Newburgh.

On the go? Use m.bing.com to find maps, directions, businesses, and more





TOWN OF NEWBURGH

~Crossroads of the Northeast~

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

2366-13
B

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 05/28/2014

Application No. 13-0504

**To: Steve Lowitt
443 Quaker St
Wallkill, NY 12589**

**SBL: 11-1-12.1
ADDRESS: 444 Quaker St**

ZONE: AR

PLEASE TAKE NOTICE that your application dated 06/13/2013 for permit to keep the prior built 8 x 20 garage side extension on the premises located at 444 Quaker St is returned herewith and disapproved on the following grounds:

- (1) 185-15-A-4 Maximum allowed square footage by the formula is 762.73 s.f.
- (2) 185-19-C-1 Increasing degree of non conformity. 10' separation required from dwelling.


Joseph Mattina

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

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT YES

2366-13

B

NAME: LOWITT VENTURES LLC

ADDRESS: 443 QUAKER ST WALLKILL NY 12589

PROJECT INFORMATION:

TYPE OF STRUCTURE: PRIOR BUILT GARAGE EXTENSION @ 444 QUAKER ST WALLKILL NY 12589

SBL: 11-1-12.1 **ZONE:** A-R

TOWN WATER: NO **TOWN SEWER:** NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
ACCESSORY S.F	762.73 SF	832 SF		69.27 SF	9.081%
SEPARATION FROM DWELLING	10' MINIMUM	9'-6.5"	INCREASING DEGREE NON CONFORMITY		
LOT DEPTH					
FRONT YARD					
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: PRIOR BUILT 8 X 20 GARAGE EXTENSION. OVER ALLOWABLE SQUARE FOOTAGE AND INCREASES DEGREE OF NON CONFORMITY SEPARATION TO THE DWELLING

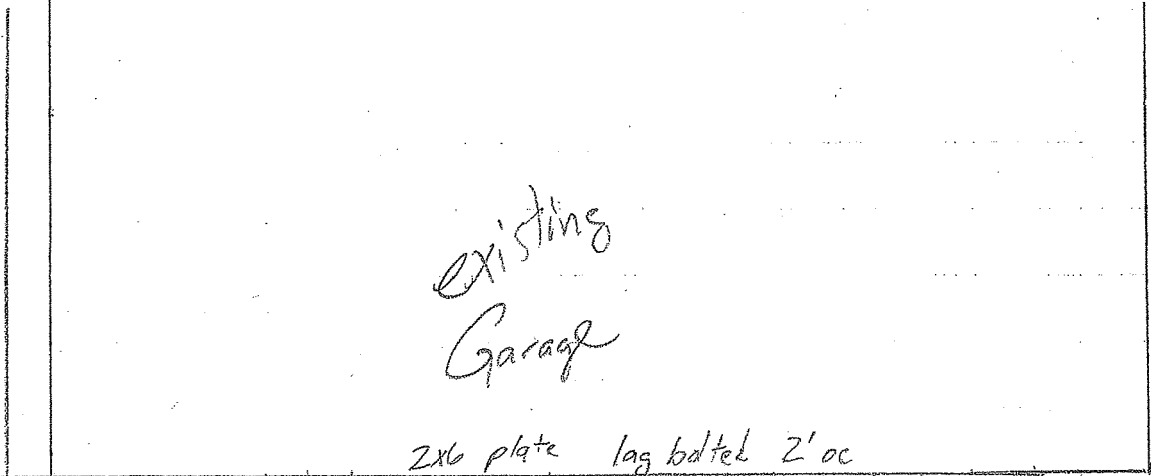
VARIANCE(S) REQUIRED:

- 1 185-15-A-4 FORMULA ALLOWS A MAXIMUM OF 762.73 S.F.
- 2 185-19-C-1 SHALL NOT INCREASE THE DEGREE OF NON CONFORMITY.
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA **DATE:** 1-Jul-13

existing
Garage

2x6 plate lag bolted 2' oc

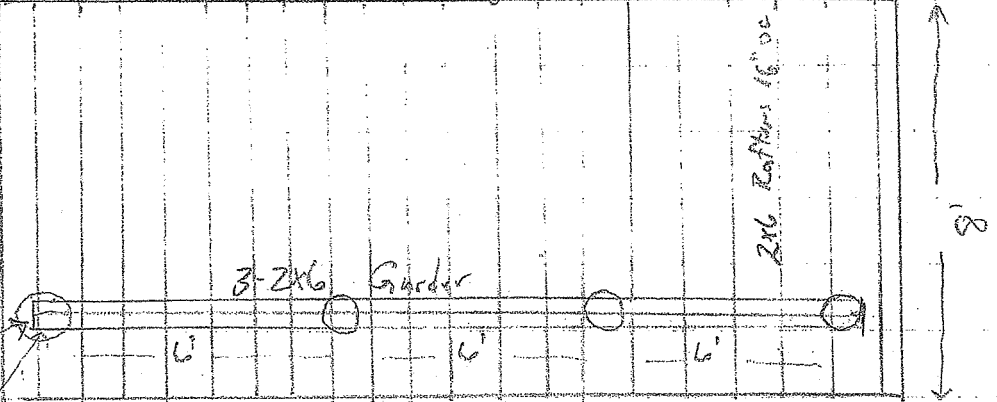


10" dia
sond
42" depth

4x4 pt. posts

3-2x6 Girders

2x6 Rafters 16" oc



20'

Roof off garage gable end

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

ESTATE OF LILLIAN BENEDICT
Jacqueline Murr Co-Executor
Eileen Colman Co-Executor
TO
LOWITT VENTURES, LLC

SECTION 11 BLOCK 1 LOT 12.1



RECORD AND RETURN TO:
(name and address)

GreenAcre Abstract LLC
201 Ward Street, Suite 2A
Montgomery, NY 12549

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 BY MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

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

NO. PAGES 5 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____
PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 86,000.00
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- ___ (A) COMMERCIAL/FULL 1.05%
- ___ (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 GreenAcre

RECORDED/FILED
07/17/2012/ 13:47:36
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120066722
DEED R / BK 13375PG 0910
RECORDING FEES 195.00
TTX# 005931 T TAX 344.00
Receipt#1476896 rose

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 07/17/12 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbitt
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY July 17, 2014



EXECUTOR'S DEED

THIS INDENTURE, made this 10th day of May, 2012

BETWEEN Jacqueline Murr, presently residing at 847 Corn Planter's Circle, Carolina Shores, NC 28467 and Eileen Coleman, presently residing at 265 East Granada Avenue, Hershey, PA 17033, Co-Executors of the Last Will and Testament of Lillian Benedict, late of Orange County, deceased,

party of the first part, and

Lowitt Ventures, LLC with offices located at 443 Quaker Street, Wallkill, New York 12589,

party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said Last Will and Testament, and in consideration of

EIGHTY SIX THOUSAND ----- (\$86,000.00) DOLLARS,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, more particularly bounded and described as follows:

SEE SCHEDULE "A" ATTACHED

BEING and intended to the same premises conveyed by George C. Benedict to George C. Benedict and Lillian M. Benedict by Deed dated March 8, 1966 and recorded in the Orange County Clerk's Office on March 9, 1966 in Liber 1738 of Deeds at page 578, the said George C. Benedict having died a resident of Orange County on December 4, 1984 and having left surviving him, his wife, Lillian Benedict, and the said Lillian Benedict having died a resident of Orange County on January 21, 2012, and Letters of Testamentary were issued to Jacqueline Murr and Eileen Coleman on April 18, 2012 under Orange County Surrogate's File No. 2012-197.

TOGETHER WITH AND SUBJECT TO covenants, easements, restrictions & agreements of record, if any.

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 thereto;

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise;

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

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

Estate of Lilian Benedict

Jacqueline Murr

JACQUELINE MURR, Co-Executor

Eileen Colman

EILEEN COLMAN, Co-Executor

STATE OF NORTH CAROLINA

SS.:

COUNTY OF BRUNSWICK

On the 10 day of May in the year 2012 before me, the undersigned personally appeared Jacqueline Murr, 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 be his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

Sunset Beach

(Insert the City or other political subdivision)

in Brunswick County, NC

(& insert the County or other place acknowledgment taken)

CYNTHIA L HAACK
Notary Public
New Hanover Co., North Carolina
My Commission Expires Dec. 11, 2016

Cynthia L Haack

(signature and office of individual taking acknowledgment)

STATE OF PENNSYLVANIA

SS.:

COUNTY OF DAUPHIN

On the 15th day of May in the year 2012 before me, the undersigned personally appeared Eileen Coleman, 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 be his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

DERRY TWP.

(Insert the City or other political subdivision)

in DAUPHIN COUNTY, PA

(& insert the County or other place acknowledgment taken)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SUSAN C. CIRANNI, Notary Public
Derry Township, Dauphin County
My Commission Expires April 09, 2013

Susan C. Ciranni

(signature and office of individual taking acknowledgment)

Schedule A Description

Revised: 05/22/2012

Title Number GA-121198-0

Page 11

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, being more accurately bounded and described as follows:

BEGINNING at a point in the centerline of Quaker Street, said point being the easterly most corner of lands now or formerly Schmidt, Liber 2212, page 260, and runs thence along the said Schmidt, and lands now or formerly Vazquez, Liber 12905, page 143, North 37° 23' 00" West 259.10 feet, to an iron pipe;

THENCE along the lands now or formerly Benedict, Liber 4509, page 226, and lands now or formerly Sypek, Liber 11896, page 824, North 58° 26' 00" East 169.60 feet;

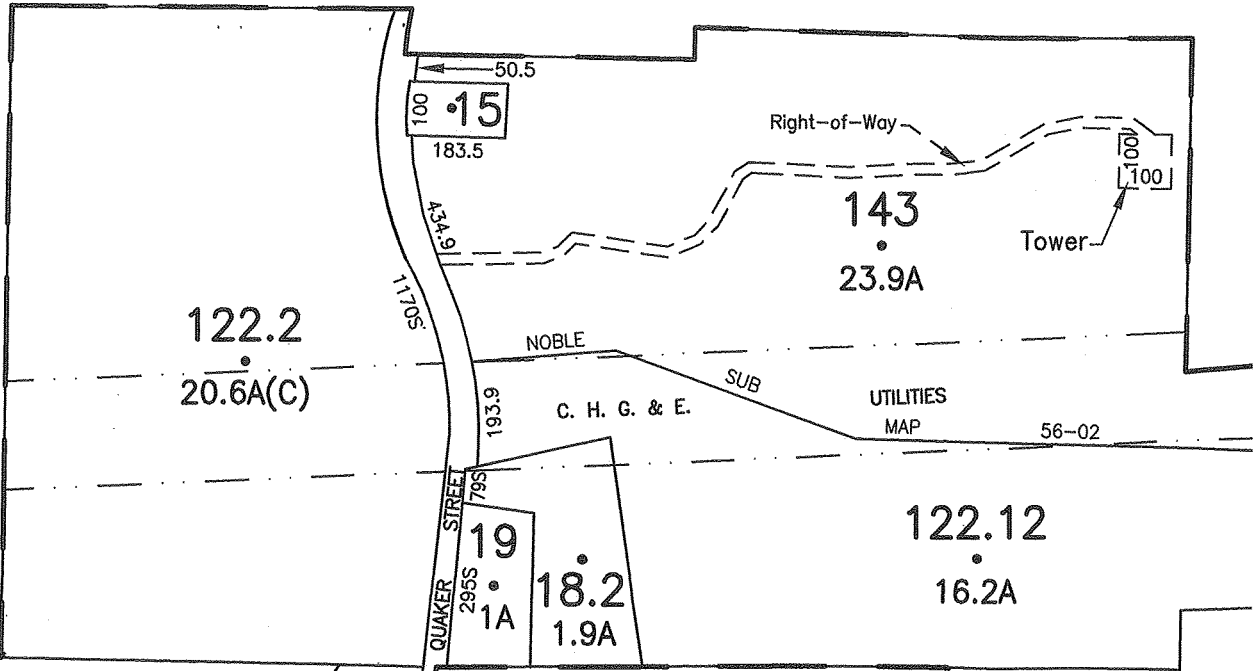
THENCE along other lands now or formerly Schmidt, Liber 2212, page 260, South 37° 23' 00" East 246.10 feet;

THENCE along the centerline of Quaker Street, the following 2 courses and distances;

1. South 54° 06' 46" West 68.67 feet,
2. South 53° 59' 16" West 100.10 feet, to the point or place of BEGINNING.

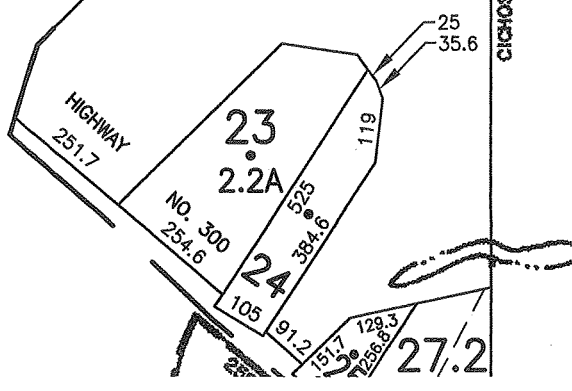
"Being and intended to be the same premises conveyed to George C. Benedict and Lillian M. Benedict, Husband and Wife, who acquired title from George C. Benedict, by deed dated March 8, 1966 and recorded in the Orange County Clerk's Office on March 9, 1966 in Liber 1738 page 578 and also the same premises conveyed to George C. Benedict and Lillian M. Benedict, Husband and Wife, who acquired title from Maybelle Marius Benedict, by deed dated February 21, 1966 and recorded in the Orange County Clerk's Office on March 9, 1966 in Liber 1738 page 575. George C. Benedict died on December 4, 1984 leaving Lillian M. Benedict as surviving tenant by the entirety. Lillian M. Benedict died on January 21, 2012 testate. Letters Testamentary were issued to Jacqueline Murr and Eileen Coleman as Co-Executrices on April 18, 2012 under Orange County Surrogates Court File Number 197-12."

SECTION



(3)
 Lowitt Ventures LLC
 444 Quaker St
 Walk #11
 (11-1-12.1)

SECTION 13



(3)

(4)

EST. MAP 932S CICHOSKI