



Steven M. Neuhaus  
County Executive

**Orange County Department of Planning**  
**Submission 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.:	2407-14 ©
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
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Current Zoning District (include any overlays):	AIR
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**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 / USE (circle one) MAX Allowed 50 Ptg Accessory Structures & MAX STORAGE of Four Vehicles Keep Prior Built Accessory Building

Other

Is this an update to a previously submitted referral? YES / NO (circle one)      (30x60)

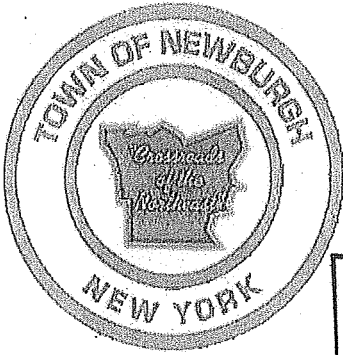
Local board comments or elaboration:

Shane Cardone      6/6/14      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)



2407-14

Prior Built

TOWN OF NEWBURGH

Crossroads of the Northeast

Accessory Bldg  
30 x 60

Zoning Board of Appeals  
MAY 30 2014  
Town of Newburgh

C

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

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 ~~(am)~~ Steven Lowitt, sole member of Lowitt Ventures LLC, a  
PRESENTLY NY limited liability company,  
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:

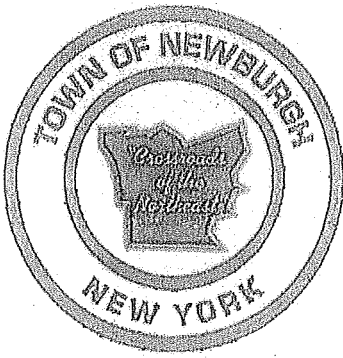
- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

14-1-12.1 (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



# 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: February 11, 2014

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 <sup>non-conforming</sup> accessory building

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:

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

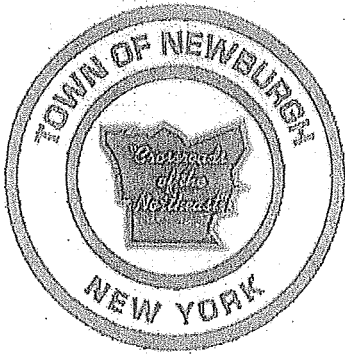
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

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

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OLD TOWN HALL

308 GARDNERTOWN ROAD

NEWBURGH, NEW YORK 12550

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

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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:

*Other nearby properties have similar large accessory buildings that are not disproportionate in size*

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:

*Moving or removing would be an extreme economic hardship, and landscaping applicant will do cannot cure the violation of square footage.*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

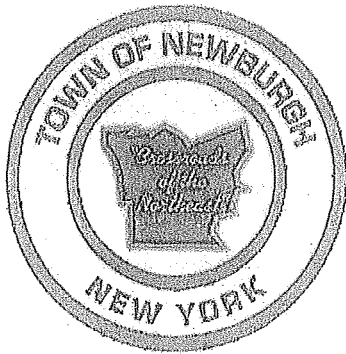
*It is not unlike other accessory buildings in the area, is more aesthetically pleasing, and has no adverse impact on neighborhood.*

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

*It is an enclosed structure used personally for hobbies and produces no dangerous environmental waste*

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

*Owner relied erroneously on building manufacturer for all permits etc. to comply with zoning.*



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OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

## 7. ADDITIONAL REASONS (IF PERTINENT):

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

*Cowitt Ventures LLC*

*[Signature]*

PETITIONER (S) SIGNATURE

*By: Steven Cowitt, Member*

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 22<sup>nd</sup> DAY OF May 2014

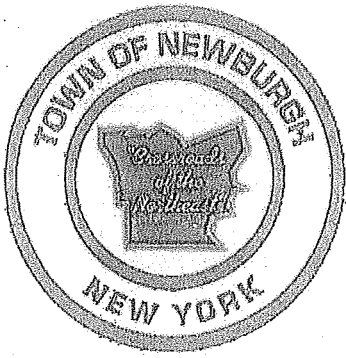
*[Signature]*

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)



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

## PROXY

Steven Lowitt, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 443 Quaker St., Wallkill, NY 12589

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE ~~OWNER~~ <sup>sole member of Lowitt Ventures, LLC, a</sup> OWNER IN FEE OF 444 Quaker St, <sup>NY limited</sup>  
Wallkill, NY 12589 (11-1-12.1), <sup>liability</sup>  
<sup>company,</sup>

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 12<sup>th</sup> DAY OF May 2014

[Signature]  
NOTARY PUBLIC

GREGORY J. TARONE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02TA6282111  
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>Use accessory building for personal use for hobbies, so request building permit and area variance.</i>			
Name of Applicant or Sponsor <i>Proxy</i> <i>Gregory J. Tarone, Esq.</i>		Telephone: <i>(845) 527-5424</i>	
		E-Mail: <i>Greg@TaroneEsq.com</i>	
Address: <i>372 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
		✓	
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?		<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			

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?		NO	YES	N/A
			/	
		/		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
			/	
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?  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	
		/		
		/		
		/		
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: _____		NO	YES	
			/	
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?		NO	YES	
		/		
		/		
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 checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		/		
16. Is the project site located in the 100 year flood plain?		NO	YES	
		/		
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 type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____		NO	YES	
		/		



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?"

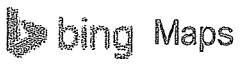
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the 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.

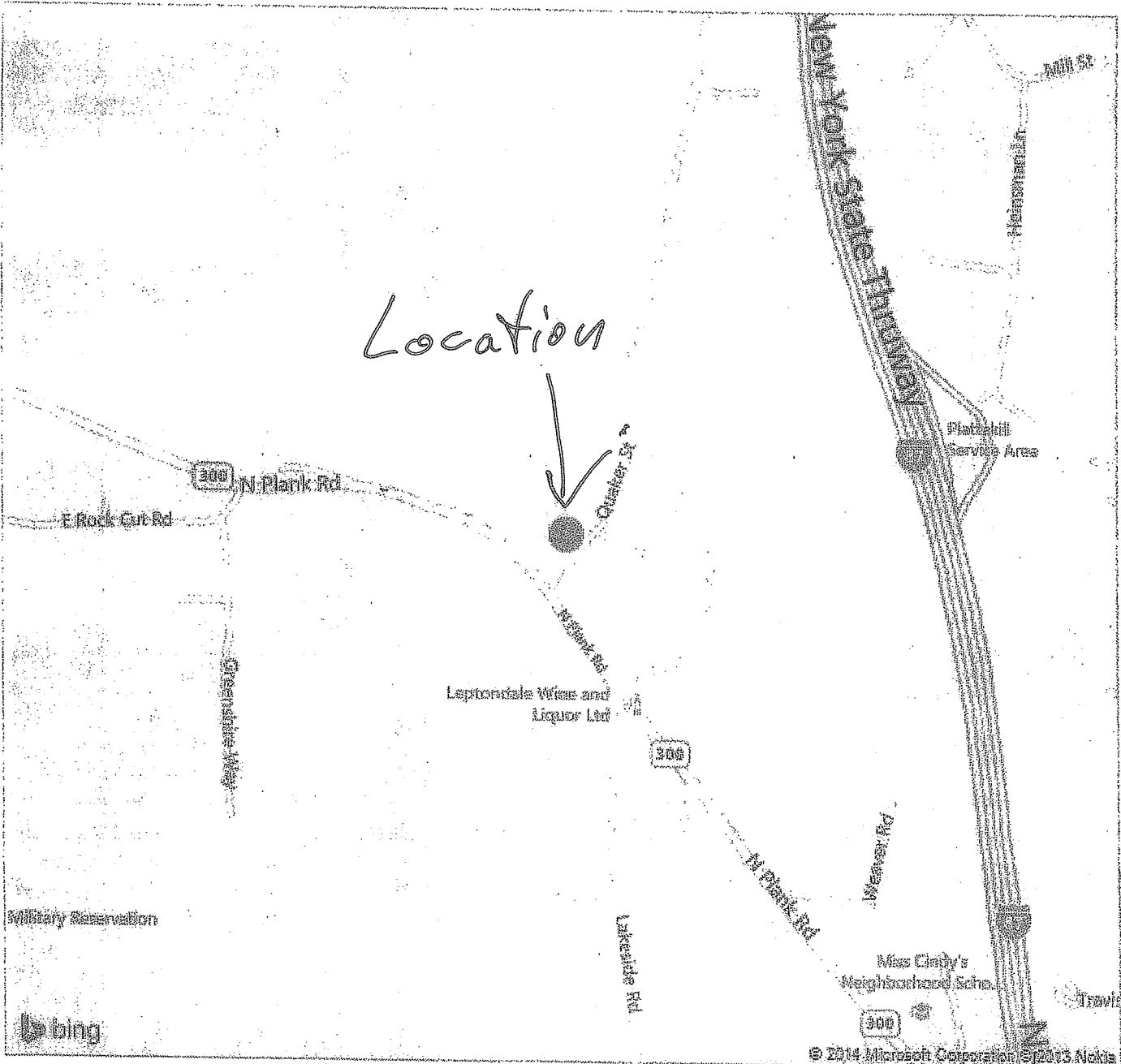
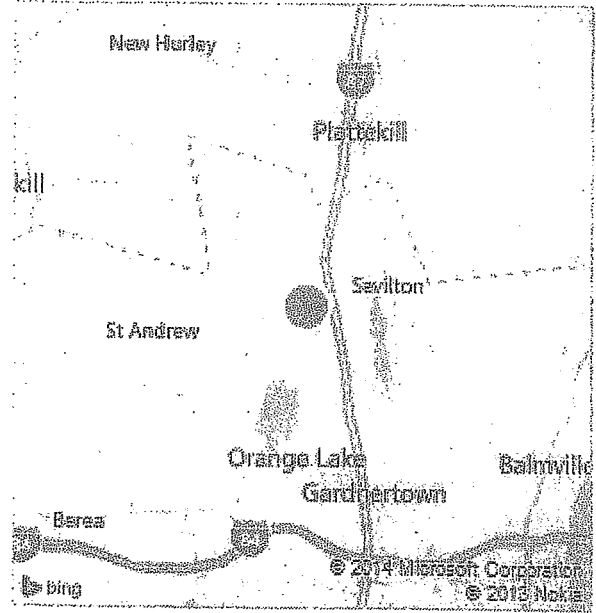
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

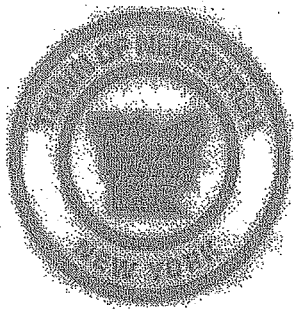


444 Quaker St, Wallkill, NY 12589

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](http://m.bing.com) to find maps, directions, businesses, and more





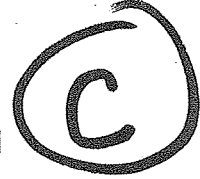
**TOWN OF NEWBURGH**

*~Crossroads of the Northeast~*

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

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

~~2340~~ 2407-14



**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 02/07/2014**

**Application No. 14-0065**

**To: Lowitt Ventures, LLC  
443 Quaker St  
Wallkill, NY 12589**

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

**ZONE: A-R**

PLEASE TAKE NOTICE that your application dated 02/04/2014 for permit to keep a prior built 30' x 60' accessory building on the premises located at 444 Quaker St is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

185-15-A-4 Shall not exceed the total square footage allowed by the formula.

Bulk Table Schedule 2 Allows a maximum of 4 vehicle storage for a single family dwelling unit.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

**BUILT WITH OUT A PERMIT** **YES**

**NAME:** Steven Lowitt

2407-18

**ADDRESS:** 443 Quaker St Wallkill NY 12589

**PROJECT INFORMATION:**

C

**TYPE OF STRUCTURE:** Prior built 30' x 60' accessory building @ 444 Quaker St.

**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	2632 SF		1869.27 SF	245.0%
LOT WIDTH					
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

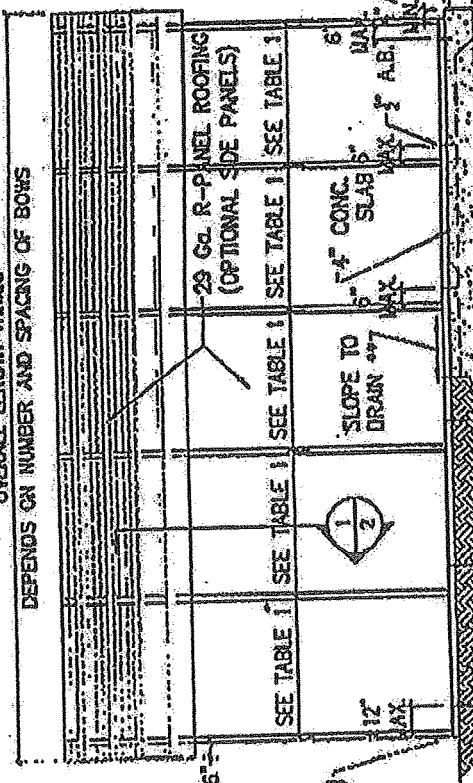
**NOTES:**      **Prior built 30' x 60' x 15' accessory building. 2 other application before the ZBA.**  
                  **Nonconforming garage addition & adding a fover on the dwelling.**

**VARIANCE(S) REQUIRED:**

- 1 185-15-A-4 Shall not exceed total of the formula which is 762.73 square feet.
- 2 Bulk table schedule 2 Private garage storage of not more than 4 vehicles.
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**REVIEWED BY:** Joseph Mattina      **DATE:** 8-Feb-14

OVERALL LENGTH VARIES  
DEPENDS ON NUMBER AND SPACING OF BOWS



12" MIN. OR AS REQUIRED  
BY LOCAL BUILDING CODE  
3/8" PER FOOT OR AS REQ'D  
BY LOCAL BUILDING CODE

SIDE ELEVATION  
(SEE SHEET 3)

NOTE: THIS STRUCTURE IS IN COMPLIANCE WITH THE 2000 INTERNATIONAL BUILDING CODE. LOADS ARE IN ACCORDANCE WITH ASCE/SEI 7-05.

WIND SPEED @ SECOND WIND GUST	120 / 130 MPH
IMPORTANCE FACTOR	WIND 0.77
	SNOW 0.8
	SEISMIC 1.0
BUILDING CATEGORY	I
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	+0.55
COMPOUND AND CLADDING PRESSURE	WALLS +37.8/-47.5 PSF
	ROOF +25.6/-76.8 PSF
STRUCTURE TYPE	PARTIALLY ENCLOSED
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	20/30/40/50/60 PSF
SITE CLASS	0
SEISMIC DESIGN CATEGORY	02

**CAROLINA CARPORTS INC.**  
P.O. BOX 1263  
DOBSON, NC 27017  
TOLL FREE 1-800-670-4262  
LOCAL 336-367-6400  
FAX 336-367-6410

- NOTES:
- ALL STEEL TUBING SHALL BE 65 KSI STEEL OR BETTER.
  - FASTEN METAL ROOF PANELS TO BOW FRAME WITH 1/2" SELF DRILLING FASTENERS AT 8" O.C. MAX. FASTENERS FOR ROOF REQUIRE RUBBER WASHERS.
  - ALL FIELD CONNECTIONS SHALL BE 1/4" SELF DRILLING SCREWS, UNLESS NOTED OTHERWISE.
  - ALL SHOP CONNECTIONS SHALL BE WELDED.
  - THE OWNER IS RESPONSIBLE FOR COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS.
  - FOR SEISMIC DESIGN, THE FRAME MEETS THE REQUIREMENTS OF AN ORDINARY STEEL MOMENT FRAME.

TS 24 x 24 - 12 GAGE STEEL TUBING  
MAY BE SUBSTITUTED FOR TS 24 x 24  
- 1/4 GAGE STEEL TUBING, THE  
ASSOCIATED CONNECTION MATERIALS  
AND BRACING SHALL BE ADJUSTED  
ACCORDINGLY TO ACCOMMODATE THE  
SMALLER SIZE.

\*\* OR TS 24 x 24 12 G.  
OR 5'-0" MAY BE USED

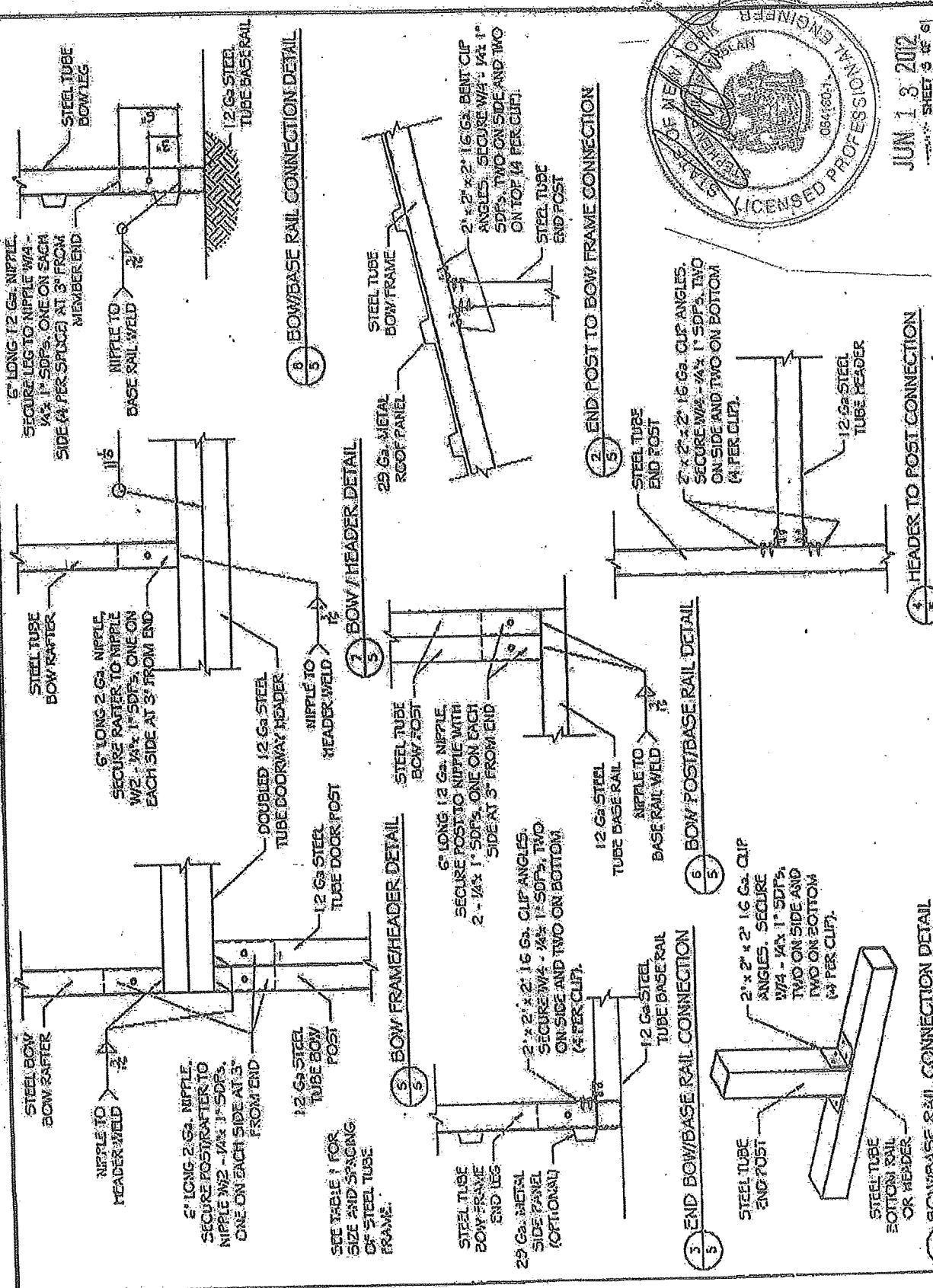
TABLE 1

TUBE SIZE	TS 24 x 24		TS 24 x 24		TS 24 x 24		TS 24 x 24		TS 24 x 24	
	120 / 20	130 / 30	130 / 40	130 / 50	130 / 60	CA SPACING	CA SPACING	CA SPACING	CA SPACING	CA SPACING
BOW / SPAN	8' / 12'	8' / 12'	8' / 12'	8' / 12'	8' / 12'	14	14	14	14	14
POST HT.	12'	12'	12'	12'	12'	14	14	14	14	14
CA SPACING	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
CA SPACING	4'-8"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"	4'-6"
CA SPACING	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
CA SPACING	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"	3'-6"
CA SPACING	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"

NOTE: CORNER BRACE REQUIRED FOR ALL 10' & 12' POSTS  
AND FOR ALL 20'-30' SPANS  
\* USE ROOF TRUSS WITH CORNER BRACE, SEE SHEET 6

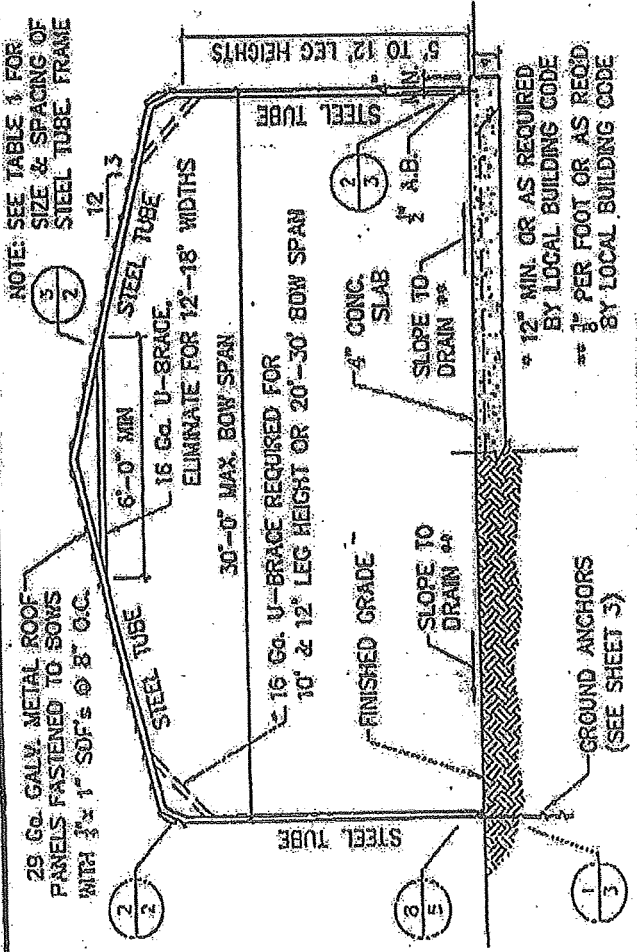


JUN 13 2012

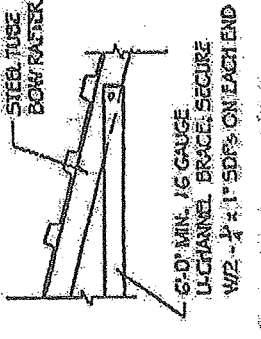
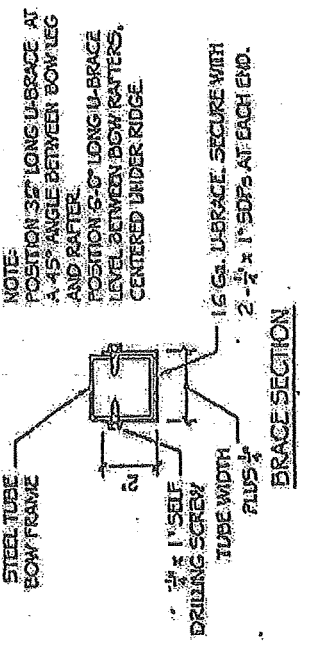


JUN 13 2012  
 SHEET 5 OF 6

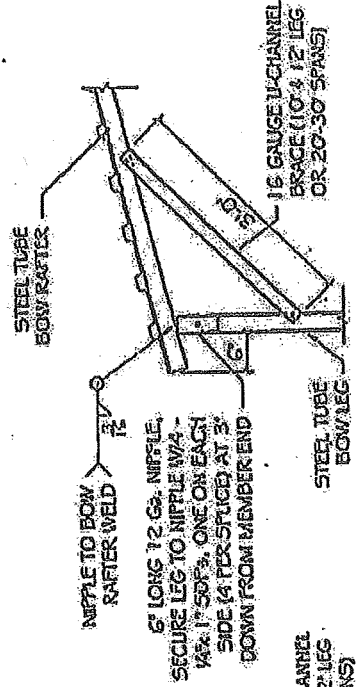
SEE TABLE FOR SIZE AND SPACING OF STEEL TUBE FRAME.



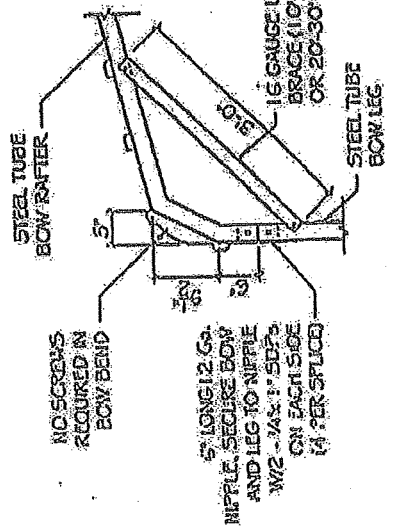
1 TYPICAL BOW SECTION



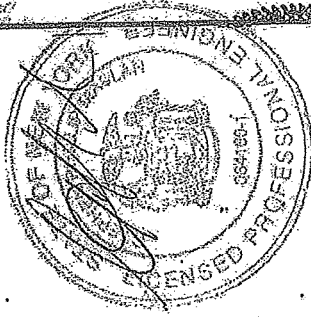
3 RIDGE BRACE DETAIL



2 BOWLEG DETAIL (OPTIONAL BOXED EAVE)



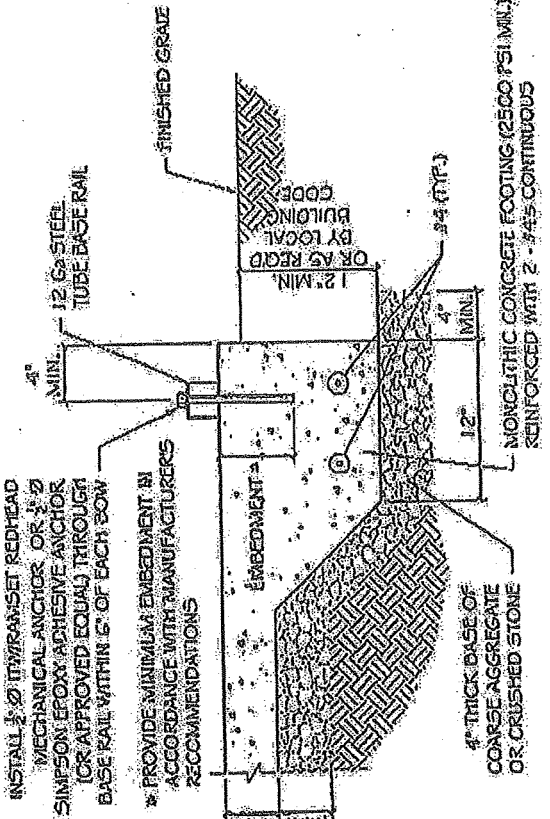
2 BOWLEG DETAIL



JUN 18 2012



DRILL 3/8" HOLE THROUGH THE  
BASE RAIL AND SECURE TO  
ANCHOR EYE WITH 1/2" DIAMETER  
THROUGH BOLT



1.2 Ga. STEEL  
TUBE BASE RAIL  
2" WASHERS  
GROUND ANCHOR  
2 x 30" WITH  
2 - 4" HEX AND  
1- 1/2" BOLT  
OR OTHER  
APPROVED  
HELIICAL ANCHOR  
(THE MAXIMUM  
ALLOWABLE  
LOAD IS  
3,150 LBS  
PER ANCHOR)

### SOIL CLASSIFICATIONS

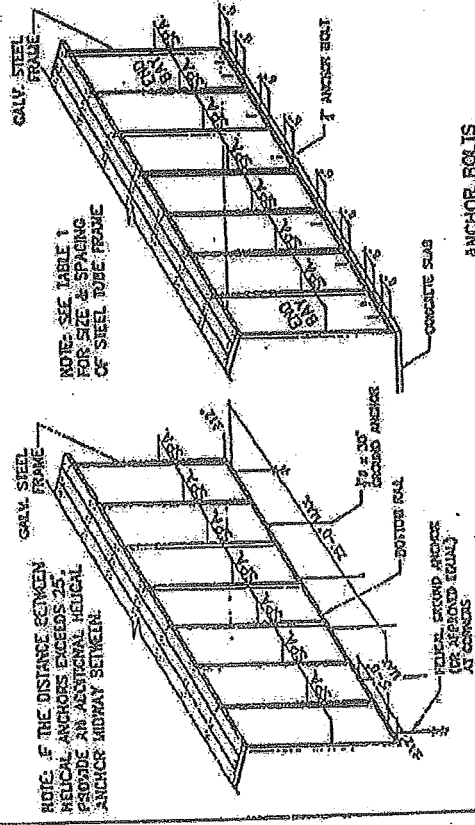
#### SOIL CLASS SOIL DESCRIPTION

- 2. Very dense 2/3 of cemented sands, coarse gravel and cobbles, caliche, preloaded silts, and clays.
- 3. Medium dense coarse sands, sandy gravels, very stiff silts, and clays.
- 4. Loose to medium dense sands, firm to stiff clays and silts, diluvial fill and VERY loose to medium dense sands, firm to stiff clays and silts, diluvial fill.

THE HELICAL ANCHOR SHALL BE APPROVED FOR USE IN SOIL CLASSIFICATIONS 2, 3, AND 4.

• Even for HUD "Standard for Installation of Mobile Homes"

### 1 SOIL BASE RAIL ANCHOR DETAIL



NOTE: SEE TABLE 1 FOR SIZE & SPACING OF STEEL TUBE FRAME

IF THE DISTANCE BETWEEN HELICAL ANCHORS EXCEEDS 25', PROVIDE AN ADDITIONAL HELICAL ANCHOR MIDWAY BETWEEN.

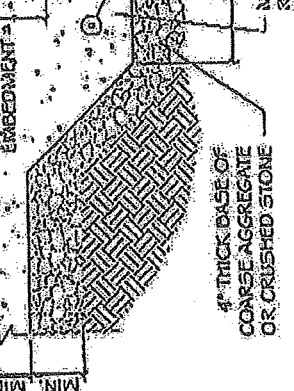
IF THE GROUND ANCHOR IS APPROVED ONLY AT CONCRETE.

HELICAL GROUND ANCHORS

ANCHOR BOLTS

INSTALL 3/8" THRU-ANSET REDHEAD MECHANICAL ANCHOR OR 1/2" SIMPSON EPOXY ADHESIVE ANCHOR FOR APPROVED EQUAL THROUGH BASE RAIL WITHIN 6" OF EACH END

PROVIDE MINIMUM EMBEDMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS



4" THICK BASE OF COARSE AGGREGATE OR CRUSHED STONE

MONOLITHIC CONCRETE FOOTING (2500 PSI MIN.) REINFORCED WITH 2 - #4S CONTINUOUS

### 2 CONCRETE BASE RAIL ANCHORAGE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F'<sub>c</sub>) OF 2500 PSI AT 28 DAYS

MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT AND 3/8 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE.

THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED: ALL REINFORCEMENT IS COLD BENT; THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETERS; AND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOVETAIL BARS WITH A VERTICAL CELL. BARS PARTIALLY EMBEDDED IN CONCRETE MAY BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

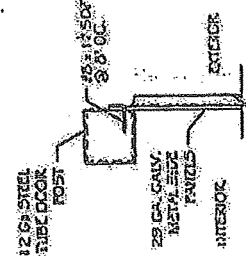
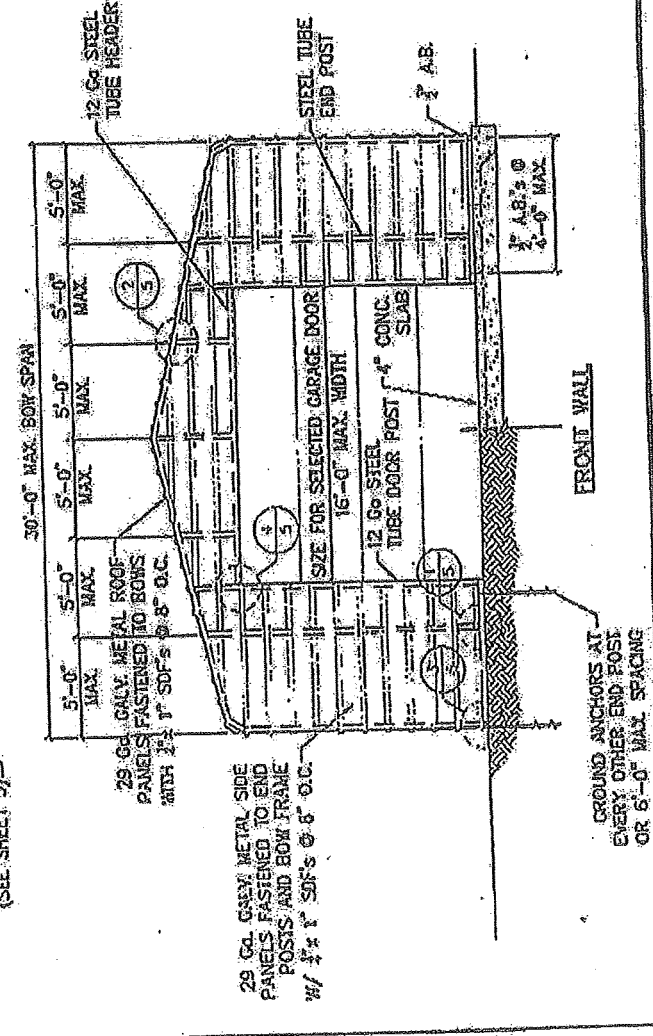
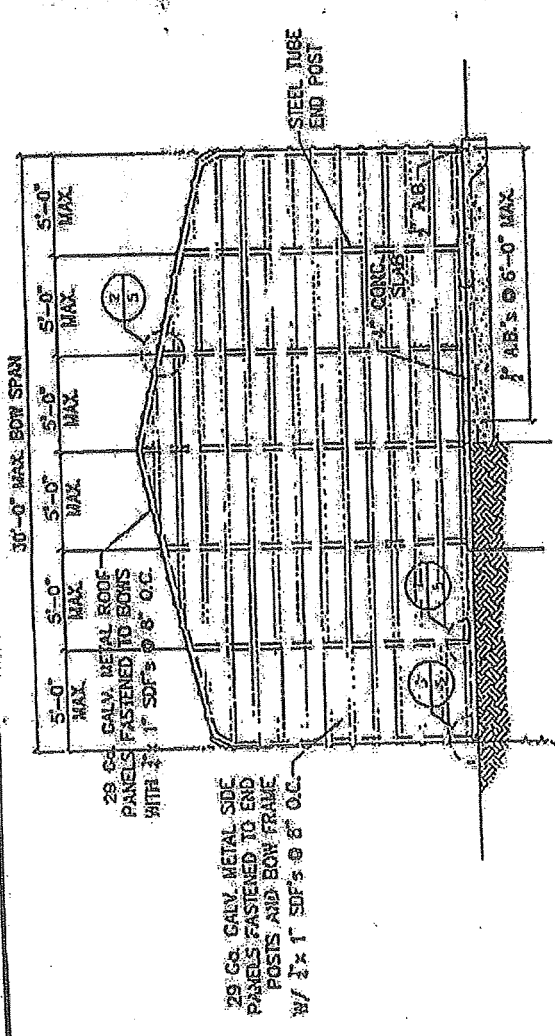
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR NOT DIPPED GALVANIZED.

JUN 1 8 2015 SHEET 5 OF 6

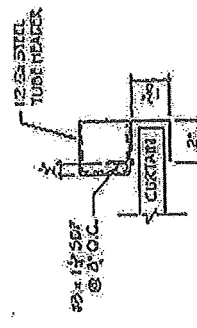
NOTE: EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA OR NEMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA WINDU-101/SZ 2/87  
 THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E-330. STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE FOR EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

NOTE: ALL WINDOWS AND DOORS SHALL HAVE A MINIMUM DESIGN PRESSURE RATING OF 135 PSF.



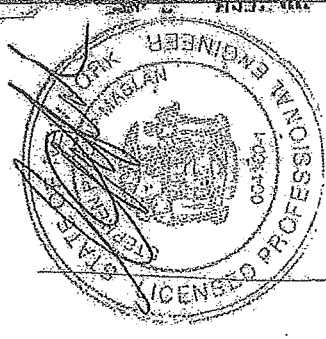
SECTION THROUGH DOOR POST



SECTION THROUGH ROLL-UP DOOR HEADER

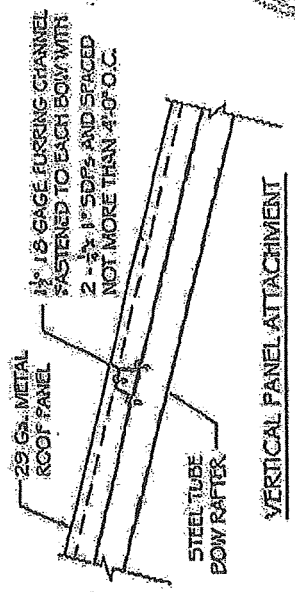
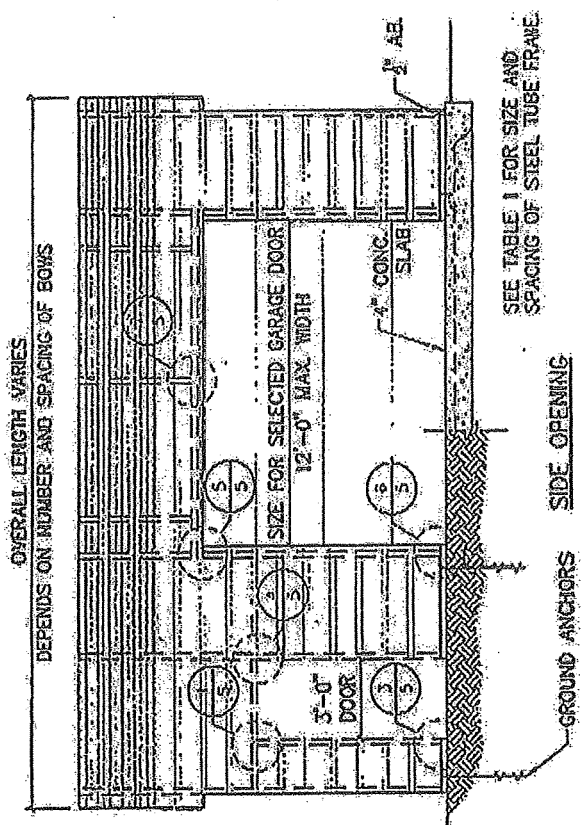
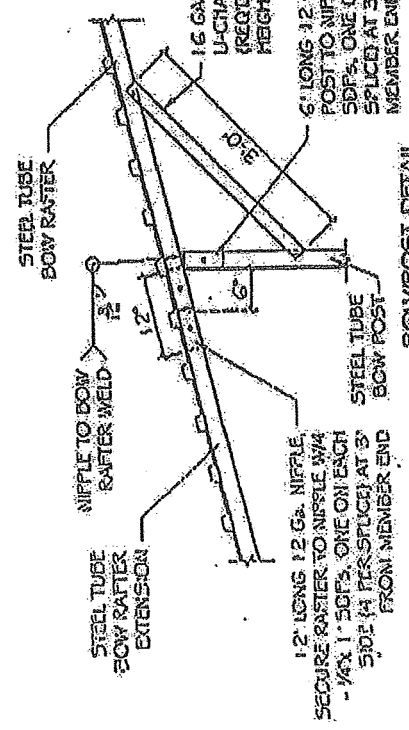
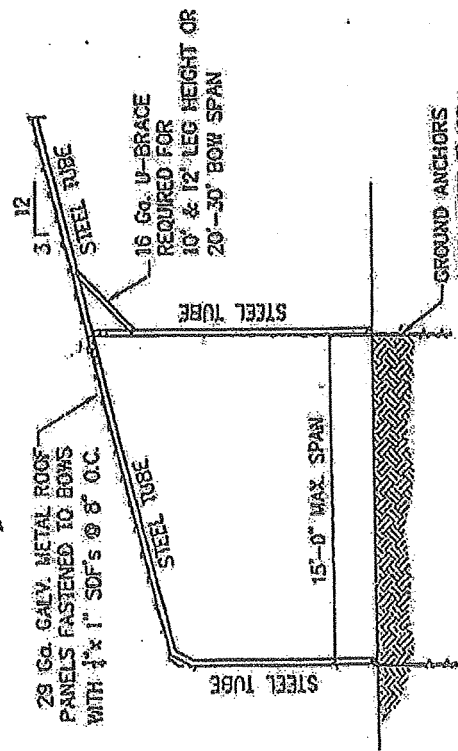
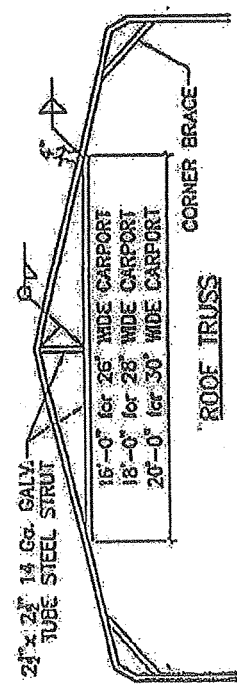
CARPENTRY WIDTH	MAX. DOOR WIDTH
16'	8'
18'	10'
20'	12'
22'	14'
24'	16'
26'	18'
28'	20'
30'	22'

MAX. DOOR WIDTH FOR SIDE OPENING IS 12'



JUN 18 2012

SHEET 4 OF 6



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 WALLKILL (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)         |                           |
| 4089 MONROE (TN)              | <b>CITIES</b>             |
| 4001 MONROE (VLG)             | 0900 MIDDLETOWN           |
| 4003 HARRIMAN (VLG)           | 1100 NEWBURGH             |
| 4005 KIRYAS JOEL (VLG)        | 1300 PORT JERVIS          |
|                               | 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 MAY 5, 2014



**EXECUTOR'S DEED**

**THIS INDENTURE**, made this 10<sup>th</sup> 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 in Brunswick County, NC  
(Insert the City or other political subdivision) (& 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 15<sup>th</sup> 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. in DAUPHIN COUNTY, PA  
(Insert the City or other political subdivision) (& 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;

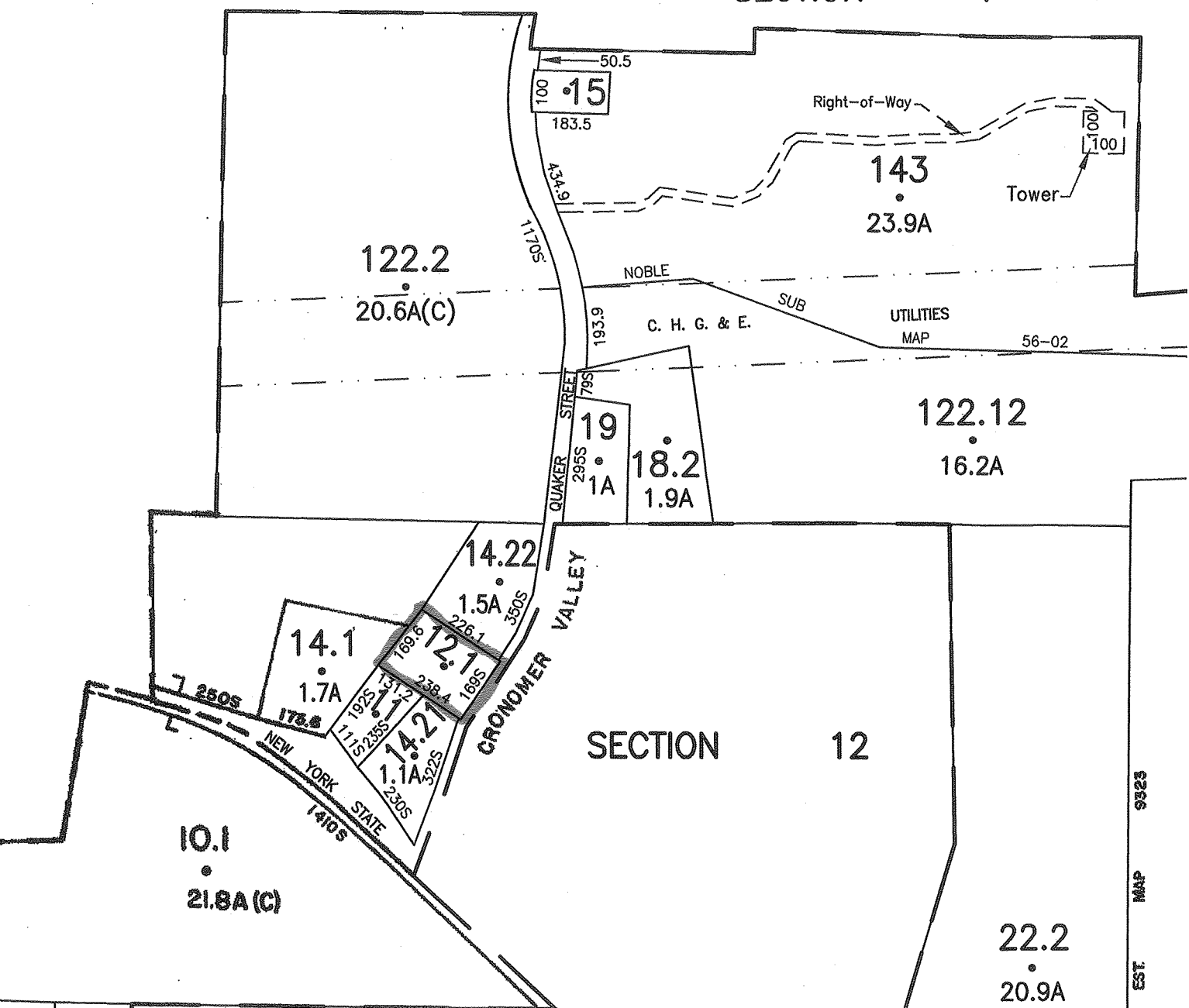
THENCE along the centerline of Quaker Street, the following 2 courses and distances;

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."

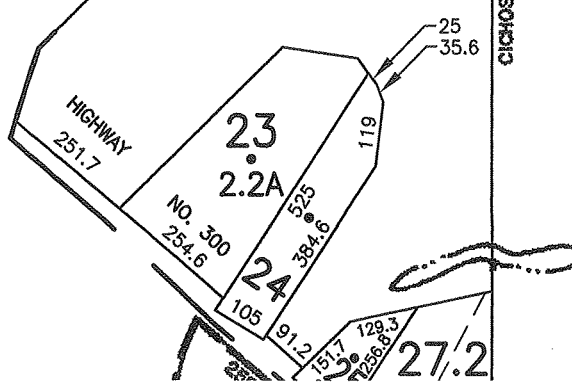


SECTION



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

SECTION 13



(3)

(4)

EST. MAP 9323 CICHOSKI