



Zoning Board of Appeals
FEB 09 2021
Town of Newburgh

TOWN OF NEWBURGH

Crossroads of the Northeast
ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: 2-4-2021

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

I (WE) MICHAEL LYNN PRESENTLY
RESIDING AT NUMBER 1-LYNN DRIVE
TELEPHONE NUMBER 845-527-3751

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

50-1-33.1 (TAX MAP DESIGNATION)
1-LYNN DRIVE (STREET ADDRESS)
R-1 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4 185-15-A3
185-15-A
185-15-A-1

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:

1-19-2021

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

4. DESCRIPTION OF VARIANCE SOUGHT: AREA VARIANCE

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:

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 WILL NOT BE IN AN AREA VISIBLE TO
THE STREET OF OTHER HOUSES

- 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:

MY BOAT WILL NOT FIT IN A SMALLER GARAGE

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

I WILL BE LOCATED IN AN AREA THAT IS NOT IN LINE
OF SITE OF OTHER HOUSES

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

WE ARE NOT CHANGING THE LANDSCAPE JUST
ERECTING A BUILDING

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

NOT A HARDSHIP

7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4th DAY OF February 2021

[Handwritten Signature: Tracy A. Sugameli]

NOTARY PUBLIC

TRACY A. SUGAMELI
Notary Public, State of New York
Qualified in Orange County
No. 01SU5041850
Commission Expires 4/10/23

E: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the
g Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be
wed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed action
; Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.
MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR
IEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE
IT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

MICHAEL LYNN, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 1- LYNN DRIVE

IN THE COUNTY OF ORANGE AND STATE OF N.Y.

AND THAT HE/SHE IS THE OWNER IN FEE OF 1- LYNN DRIVE
NEWBURGH N.Y. 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED _____

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 2-4-21 [Signature]

OWNER'S SIGNATURE

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 4th DAY OF February 2021

TRACY A. SUGAMELI
Notary Public, State of New York
Qualified in Orange County
No. 01SU5041850
Commission Expires 4/10/23

[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

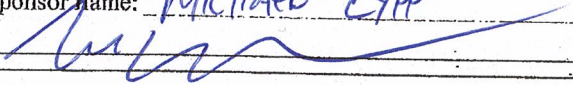
Instructions for Completing

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:				
Project Location (describe, and attach a location map): <i>1- LYNN DRIVE</i>				
Brief Description of Proposed Action: <i>CONSTRUCT 30x46 X 18'4 ACCESSORY BUILDING</i>				
Name of Applicant or Sponsor: <i>MICHAEL LYNN</i>		Telephone: <i>845-527-5751</i>		
Address: <i>1- LYNN DRIVE</i>		E-Mail: <i>DIECFF49@YAHOO.COM</i>		
City/PO: <i>NEWBURGH</i>		State: <i>N.Y.</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 <input checked="" type="checkbox"/>	YES <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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>1.16</i> acres		
b. Total acreage to be physically disturbed?		<i>0.0386</i> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.16</i> 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MICHAEL LYH</u>	Date: <u>2-4-2021</u>	
Signature: <u></u>		

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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

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

2891-21

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 01/19/2021

Application No. 21-0043

To: Michael Lynn
314 Lakeside Rd
Newburgh, NY 12550

SBL: 50-1-33.1
ADDRESS: 1 Lynn Dr

ZONE: R1

PLEASE TAKE NOTICE that your application dated 01/19/2021 for permit to construct 30' x 46' x 18'-4" accessory building on the premises located at 1 Lynn Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-15-A-4: Maximum allowed sf for all accessory buildings is 1000 sf
- 2) 185-15-B: No such building shall project closer to the fronting street than the front of the main building.
- 3) 185-15-A-1: Such building shall not exceed 15 feet in height
- 4) Bulk table schedule 3: Private garage or carport for not more than 4 vehicles


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: MICHAEL LYNN Application # 21-0043

ADDRESS: 1 LYNN DR. NEWBURGH NY 12550

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: 30' X 46' X 18'-4" ACCESSORY BUILDING

SBL: 50-1-33.1 ZONE: R-1 ZBA Application # 2891-21

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FEET	1000 SF	312 SF	1692 SF	692 SF	69.20%
4 VEICLE STORAGE	3 EXISTING				
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		18.33'	3.33'	22.20%
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:

REVIEWED BY: Joseph Mattina

DATE: 19-Jan-21

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

WILLIAM D. LYNN
and
CAROL A. LYNN

TO

MICHAEL C. LYNN

SECTION 50 BLOCK 1 LOT 33.1

RECORD AND RETURN TO:
(name and address)

BLOOM & BLOOM, P.C.
P.O. BOX 4323
NEW WINDSOR NY 12553

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 MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

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

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

9999 HOLD

NO PAGES 5 CROSS REF. _____
CERT. COPY 1 ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 0
TAX EXEMPT _____

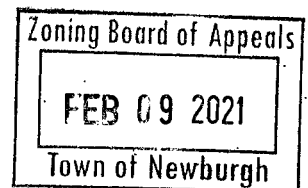
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL
- (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: Bloom



Bargain & Sale Deed with Covenant against Grantor.

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 31st day of January, 2011.

BETWEEN

WILLIAM D. LYNN and CAROL A. LYNN, residing at 314 Lakeside Road, Newburgh, Orange County, New York 12550,

Grantor, and

MICHAEL C. LYNN, residing at 314 Lakeside Road, Newburgh, Orange County, New York 12550,

Grantee

WITNESSETH, that the grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

TAX MAP Section 50; Block 1; Lot 33.1

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

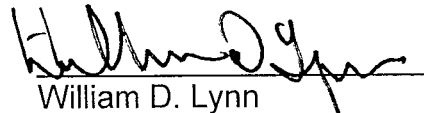
TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

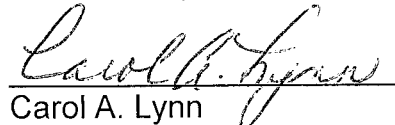
TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

In presence of:

 L.S.
William D. Lynn

 L.S.
Carol A. Lynn

SCHEDULE A

All that certain piece or parcel of land situate, lying and being in the Town of Newburgh, Orange County, New York, being more particularly described as follows:

BEGINNING at a point marked by an iron pipe found set in the ground at the northwest corner of the herein described parcel, also being the northeast corner of lands of William and Carol Lynn (Tax Map Section 50 Block 1 Lot 37), said point being easterly 426.32' as measured along the northerly line of Tax Lot 37 from its intersection with the easterly line of Lakeside Road, running thence, the following courses:

1. Along lands now or formerly Bokar, S 67°39'50" E 182.74' to a point;
2. Along lands now or formerly Koudounas, S 5°47'00" W 21.61' to a point marked by an x-cut found on a stone wall;
3. Still along said lands, S 8°09'00" W 232.13' to a point marked by an iron pipe found set in the ground;
4. Still along said lands, S 72°19'00" W 157.65' to a point;
5. Along lands now or formerly Gooler and continuing along lands now or formerly Mennerich, N 1°43'00" E 196.26' to a point marked by an iron rod set in the ground;
6. Along the above referenced lands of William and Carol Lynn (Tax Lot 37), N 3°26'52" E 172.76' to the point or place of BEGINNING.

Containing 50,364 square feet or 1.16 acres of land more or less.

TOGETHER with a twenty (20) foot wide easement for ingress, egress and the placement of utilities over, under and through lands of William and Carol Lynn (Tax Map Section 50 Block 1 Lots 37 and 38), said easement being more particularly described as follows:

BEGINNING at a point in the easterly line of Lakeside Road, where said line is intersected by the division line between Tax Lot 37 and Tax Lot 38, running thence, the following courses:

1. Along the easterly line of Lakeside Road, N 18°59'45" E 18.00' to a point;
2. Through Tax Lot 37, S 71°00'15" E 123.73' to a point;
3. Still through said lot, S 49°06'26" E 48.27' to a point in the division line between Tax Lot 37 and Tax Lot 38;
4. Along said line, S 71°00'15" E 53.82' to a point marked by an iron rod found set in the ground at the northeast corner of Tax Lot 38;
5. Through Tax Lot 37, S 71°00'15" E 4.99' to a point;
6. Still through said lot, S 66°41'09" E 218.65' to a point in the division line between Tax Lot 37 and the above described Tax Lot 33.1;
7. Along said line, S 3°26'52" W 21.27' to a point;
8. Through Tax Lot 37, N 66°41'09" W 225.12' to a point in the division line between Tax Lot 37 and Tax Lot 38;
9. Through Tax Lot 38, N 71°00'15" W 61.93' to a point;
10. Still through said lot, N 49°06'26" W 48.27' to a point;
11. Still through said lot, N 71°00'15" W 119.86' to a point in the easterly line of Lakeside Road;
12. Along said line, N 18°59'45" E 2.00' to the point or place of BEGINNING.

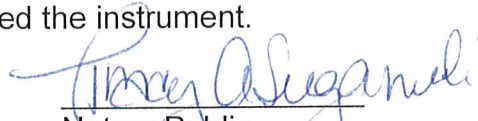
BEING and intended to be the same premises as described in a Deed dated September 4, 1975, from WILLIAM E. NORVELL and KAREN L. NORVELL, husband and wife, to WILLIAM D. LYNN and CAROL A. LYNN, husband and wife which Deed was thereafter recorded in the Orange County Clerk's Office on September 5, 1975, in Liber 2016 of Deeds at page 772.

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 31st day of January, in the year 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared **WILLIAM D. LYNN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public


TRACY A. SUGAMELI
Notary Public, State of New York
Qualified in Orange County
No. 01SU5041850
Commission Expires 4/10/11

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 31st day of January, in the year 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared **CAROL A. LYNN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

SARA A. MORALES
Notary Public, State of New York
No. 01MO6157515
Qualified in Orange County
Commission Expires Dec 11, 2014





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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Michael C. Lynn, being duly sworn, depose and say that I did on or before

February 11, 2021, post and will thereafter maintain at

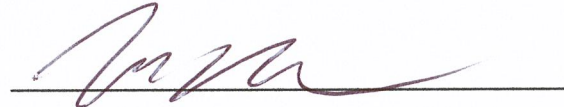
1 Lynn Dr 50-1-33.1 R1 Zone in the Town of Newburgh, New York, at or near the front

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.

Sworn to before me this 9th

day of February 2021.



Michael C. Lynn

TRACY A. SUGAMELI
Notary Public, State of New York
Qualified in Orange County
No. 01SU5041850
Commission Expires 4/10/23

