

TOWN OF NEWBURGH

Crossroads of the Northeast

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 1-22-16

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

I (WE) DANIEL & CHRISTY MANN PRESENTLY

RESIDING AT NUMBER 37 EAST ROAD, WALLKILL NY 12589

TELEPHONE NUMBER _____

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:

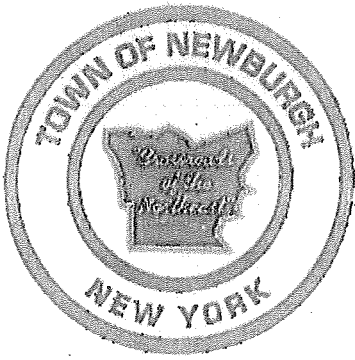
2-2-22.1 (TAX MAP DESIGNATION)

37 EAST ROAD (STREET ADDRESS)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-19 C (3) FRONT SETBACK



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3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: _____

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: MAY 29, 2015

4. DESCRIPTION OF VARIANCE SOUGHT: EXISTING SINGLE FAMILY DWELLING DOES NOT MEET THE REQUISITE FRONT YARD SETBACK

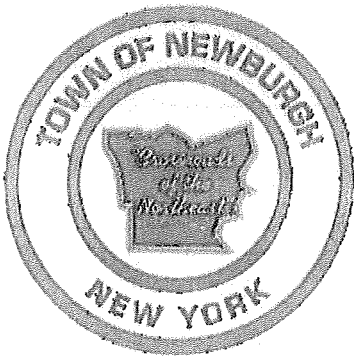
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

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

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:



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

_____ X _____

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THE ROADWAY IS NOT PROPOSED TO BE WIDENED
AND THE HOUSE WILL NOT BE ADDED ONTO AT
THE FRONT SETBACK. NO CHANGE TO THE EXISTING HOUSE AT ALL.

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:

THIS VARIANCE IS DUE TO A ROAD WIDENING
THAT WILL BE DEDICATED TO THE TOWN

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

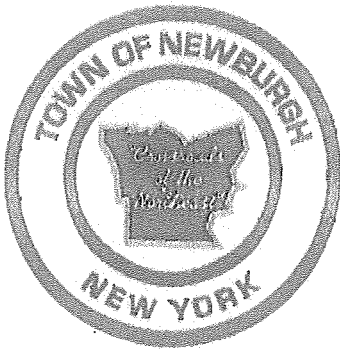
NO ADDITIONS TO THE HOUSE ARE PROPOSED
AND NO VISIBLE AFFECTS WILL TAKE PLACE.

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

SAME ANSWER AS (c)

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

THERE ARE NO ADDITIONS PROPOSED AND
THE ROAD WIDENING (TAKING) IS REQUIRED
FOR 2 LOT SUBDIVISION APPROVAL.



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OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

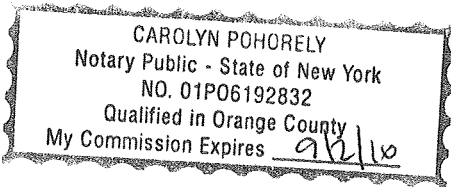
7. ADDITIONAL REASONS (IF PERTINENT):

Christy Mann

PETITIONER (S) SIGNATURE

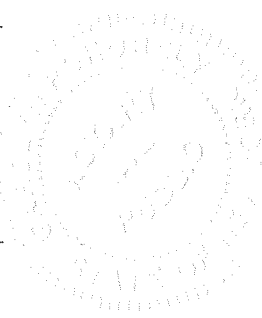
STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 29 DAY OF February 20 16



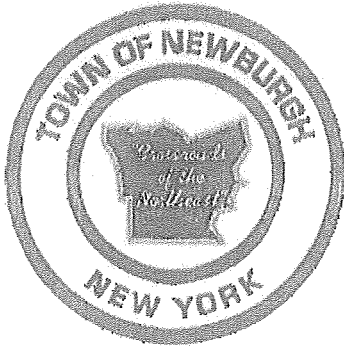
[Signature]

NOTARY PUBLIC



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

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



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ZONING BOARD OF APPEALS

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

PROXY

DANIEL & CHRISTY MANN, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 37 EAST ROAD, WALLKILL NY 12589
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF 37 EAST ROAD
WALLKILL, NY 12589

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED DARREN STRIDHON, PLS
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

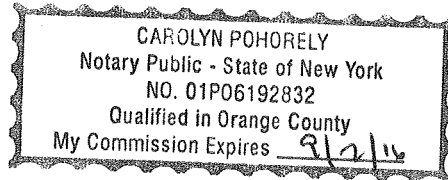
DATED: 1/22/16

Christy Mann

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE



STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 29 DAY OF February 20 16

[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			
LORETTA MARTIN			
Name of Action or Project: MARTIN SUBDIVISION			
Project Location (describe, and attach a location map): 37 EAST ROAD			
Brief Description of Proposed Action: SUBDIVISION OF 11 ± ACRES INTO 2 PARCELS. ONE PARCEL WILL CONTAIN AN EXISTING DWELLING. THE SECOND PARCEL WILL BE DESIGNED FOR A SINGLE FAMILY DWELLING WITH FRONTAGE ONTO EAST ROAD.			
Name of Applicant or Sponsor: LORETTA MILLER		Telephone: (845) 527-2013	
		E-Mail: delviscio@hotmail.com	
Address: 78 DECKER ROAD			
City/PO: WALKILL		State: NY	Zip Code: 12589
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 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 type="checkbox"/>
TOWN OF NEWBURGH ZONING BOARD OF APPEALS - FRONT SETBACK VARIANCE			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.6 acres	
b. Total acreage to be physically disturbed?		0.6 10.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.6 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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?		<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<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: <u>PRIVATE Well to be drilled</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>PRIVATE septic system</u>	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 type="checkbox"/>	<input checked="" 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 checked="" 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	
	<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 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	
	<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>Darren Smalley</u> Date: <u>8-5-15</u>	
Signature:		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<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:

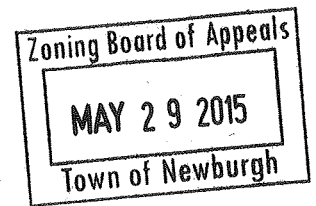
Short Environmental Assessment Form
Part 3 Determination of Significance

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)

Dickover, Donnelly & Donovan, LLP
Attorneys and Counselors at Law



David A. Donovan
Michael H. Donnelly
Robert J. Dickover

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@ddbllaw.com
Fax (845) 294-6553
(Not for Service of Process)

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

May 29, 2015

Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh, New York 12550

RE: Martin 2-lot Subdivision
2-2-22.1 (Zone R-R)
37 East Road (15.09)

MANN

Members of the Board:

I write to you on behalf of the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting of May 21, 2015. The applicant proposes a two lot subdivision. One of the proposed lots has an existing single family dwelling which does not meet the requisite front yard setback. That noncompliance will continue to exist upon subdivision. Therefore the planning board is referring this matter to you for consideration of a variance permitting a front yard setback of 37.3 feet where 60 feet is required.

The planning board has no particular matters to bring to your attention. Your review of this matter appears to be a Type II Action under the New York State Environmental Quality Review Act.

Very truly yours,

A handwritten signature in black ink, appearing to read "M H Donnelly".

MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board
Heritage Land Surveying, P.C.

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

Richard L. Martin, Loretta A. Martin, Dianne M. Martin, Valerie Weingarden, Elaine Burkett and Mary Donohue TO Christy R. Mann and Daniel P. Mann

SECTION 2 BLOCK 2 LOT 22.1



RECORD AND RETURN TO: (name and address)

Michelle Anderson, Esq. Law Office of Saffioti & Anderson 5031 Route 9W Newburgh, NY 12550

Handwritten notes: Sawyer 3/14/16

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 [X] MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2003 SO. BLOOMING GROVE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

- 4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)
5809 WOODBURY (VLG)
CITIES
0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 9 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK [X]
CASH
CHARGE
NO FEE

Taxable CONSIDERATION \$ 224,190
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

Signature of Ann G. Rabbitt
ANN G. RABBITT
ORANGE COUNTY CLERK

Received From Greerace

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 August 13, 2014 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Signature of Ann G. Rabbitt
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

RECORDED/FILED
08/13/2014/ 14:16:40
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140068668
DEED R / BK 13783PG 0867
RECORDING FEES 215.00
TTX# 000302 T TAX 898.00
Receipt#1799442 jbm



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 6th day of August, 2014

BETWEEN RICHARD L. MARTIN, residing at 7107 Adobe Ct., Sugar Land TX 77479
LORETTA A. MARTIN, residing at 78 Decker Rd., Wallkill, NY 12589
DIANNE M. MARTIN, residing at 913 North West 135th Ave., Pembroke Pines, FL 33028
VALERIE WEINGARDEN, residing at 3777 NW 78th Ave. #4G, Hollywood, FL 33024
ELAINE BURKETT, residing at 222 Kilgore Ct., Joppa, Maryland, 21085
MARY DONOHUE, residing at 78 Decker Rd. Wallkill, NY 12589

parties of the first part, and

CHRISTY R. MANN and DANIEL P. MANN, ^{- Husband and wife} residing at 16 Truman St.,
Wallkill, NY 12589

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars, lawful money of the United States in hand 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, situate, lying and being in the Town of Newburgh, County of Orange, State of New York and more particularly described in the Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to RICHARD L. MARTIN, LORETTA A. MARTIN, DIANNE M. MARTIN, VALERIE WEINGARDEN, and ELAINE BURKETT, from Richard L. Martin, as Executor of the Estate of Philomena T. Martin, by Executor's Deed dated March 4, 2010 and recorded in the Orange County Clerk's Office on April 9, 2010 in Liber 12989 at page 1024;

BEING the premises commonly known as 37 East Road, Wallkill, NY 12589.

MARY DONOHUE joins in as a Grantor on this Deed to relinquish a Life Estate created under the Last Will and Testament of Philomena T. Martin, which was probated under Orange County Surrogate's Court file # 2009-739.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and his heirs, executors, administrators, successors and assigns forever.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantor, in compliance with Section 13 of the Lien Law, covenants that he 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 before using any part of the total of the same for any other purpose.

007 007/10/2014 DEED R Image: 3 of 9

Schedule A Description

Title Number GA-142233-O

Page 1

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, known and designated as Lot No. 1 on a certain map entitled, "Proposed Subdivision Lands of Estate of Sigmund and Valeria Turczany", prepared by Vincent J. Doce, P.L.S., dated March 26, 1974, and filed in the Orange County Clerk's Office on May 19, 1975 as filed Map No. 3460, bounded and described as follows:

BEGINNING at a point on the center line of the existing East Road, said point being on the division line between the lands now or formerly of Louise Lewis on the West and the parcel herein described on the East;

THENCE from said point of beginning and along the last mentioned division line, North 19° 10' 00" East, 253.00 feet;

THENCE along another division line between the said lands now or formerly of Louise Lewis and the parcel herein described, North 77° 51' 00" East, 746.00 feet to a point;

THENCE through the lands formerly of Sigmund R. Turczany and Valeria Turczany South 03' 03' 39" East, 844.04 feet to a point on the center line of the aforementioned East Road;

THENCE along the center line of the aforementioned East Road, the following four courses:

- 1) North 77° 25' 00" West, 333.00 feet;
- 2) North 67° 53' 00" West, 132.70 feet;
- 3) North 57° 18' 00" West, 164.60 feet;
- 4) North 49° 01' 00" West, 358.95 feet to the point or place of BEGINNING.


IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN PRESENCE OF:



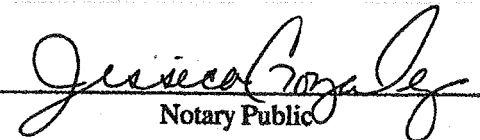
LORETTA A. MARTIN



MARY DONOHUE

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

On the 28th day of JULY in the year of 2014 before me, the undersigned, a notary public in and for said state, personally appeared LORETTA A. MARTIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH

JESSICA GONZALEZ
Notary Public, State of New York
Reg. #01GO6183428
Qualified in Orange County
Commission Expires 03/17/2016

SECTION 2
BLOCK 2
LOT 22.1

RECORD & RETURN TO:

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

On the 5th day of AUGUST in the year of 2014 before me, the undersigned, a notary public in and for said state, personally appeared MARY DONOHUE, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




Notary Public

LYNN POLITI
NOTARY PUBLIC-STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
#01PO005853
COMMISSION EXPIRES 01/06/2015

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

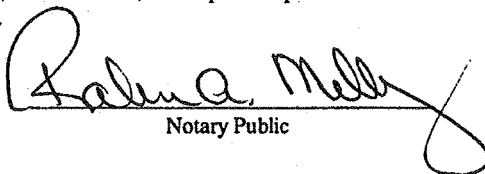
IN PRESENCE OF:


VALERIE WEINGARDEN

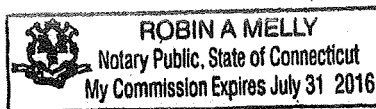
STATE OF CONNECTICUT)

ss.:
COUNTY OF Litchfield)

On the 26 day of JULY in the year of 2014 before me, the undersigned, a notary public in and for said state, personally appeared VALERIE WEINGARDEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH


ROBIN A MELLY
Notary Public, State of Connecticut
My Commission Expires July 31 2016

SECTION 2
BLOCK 2
LOT 22.1

RECORD & RETURN TO:

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN PRESENCE OF:

Elaine Burkett
ELAINE BURKETT

STATE OF MARYLAND)
) ss.:
COUNTY OF Harford)

On the 25th day of JULY in the year of 2014 before me, the undersigned, a notary public in and for said state, personally appeared ELAINE BURKETT, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Danielle Lee Schwandter
Notary Public

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH

SECTION 2
BLOCK 2
LOT 22.1

RECORD & RETURN TO:



IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN PRESENCE OF:

Richard L. Martin
RICHARD L. MARTIN

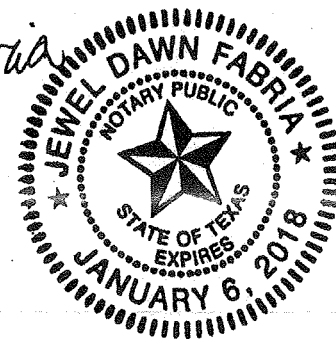
STATE OF TEXAS)

ss.:

COUNTY OF *Fort Bend*

On the 23 day of JULY in the year of 2014 before me, the undersigned, a notary public in and for said state, personally appeared RICHARD L. MARTIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jewel Dawn Fabria
Notary Public



STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH

SECTION 2
BLOCK 2
LOT 22.1

RECORD & RETURN TO:

IN WITNESS WHEREOF, Grantor has duly executed this deed on the date first above written.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

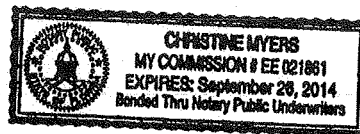
IN PRESENCE OF:

Dianne M Martin
DIANNE M. MARTIN

STATE OF FLORIDA)
 ss.:
COUNTY OF Broward)

On the 25 day of JULY in the year of 2014 before me, the undersigned, a notary public in and for said state, personally appeared DIANNE M. MARTIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Christine Myers
Notary Public



STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEWBURGH

SECTION 2
BLOCK 2
LOT 22.1

RECORD & RETURN TO:

MANN
37 EAST ROAD
WALKI((
(2-2-22.1)

Decker ROAD

