



Steven M. Neuhaus
County Executive

Orange County Department of Planning
Submittal Form for Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l,m, & n

Referral ID#: _____
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh	Tax Map #:	88-3-3
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	
Applicant:	Dawn & Paul McDowell	Tax Map #:	
Project Name:		Local File No.:	2544-15
Location of Project Site:	33 BRIARWOOD CRESCENT	Size of Parcel*:	

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

Reason for County Review:	within 500 FT Town of Montgomery	Current Zoning District (include any overlays):	R-1
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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): _____

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

Subdivision

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 Building coverage & lot surface covering increased degree non conformity on side yard & combined side yard setbacks

Other

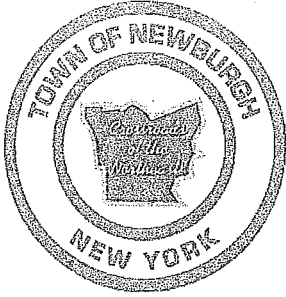
Is this an update to a previously submitted referral? YES / NO (circle one) side yard setbacks

Local board comments or elaboration:

	12/30/15	Chairperson
Signature of local official	Date	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



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

2544-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 12/21/2015

Application No. 15-1080

**To: Paul McDowell
33 Briarwood Cres
Newburgh, NY 12550**

**SBL: 88-3-3
ADDRESS: 33 Briarwood Cres**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 12/14/2015 for permit to keep a 25' x 21' rear addition and a 12' x 22' rear deck that was built with out a building permit on the premises located at 33 Briarwood Cres is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) 185-19-C-1 Shall not increase the degree of non-conformity. (1) side yard
- 2) 185-19-C-1 Shall not increase the degree of non-conformity. (Combined side yards)
- 3) Bulk table schedule 3 Allows a maximum building coverage of 10%.
- 4) Bulk table schedule 3 Allows a maximum lot surface coverage of 20%.


Joseph Mattina

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

Town of Newburgh Code Compliance

OWNER INFORMATION **BUILT WITH OUT A PERMIT** **YES**

2544-15

NAME: PAUL MCDOWELL

ADDRESS: 33 BRIARWOOD CRESNT NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: **25 X 21 ADDITION & 12 X 22 REAR DECK BUILT W/O PERMITS**

SBL: 88-3-3 ZONE: R-1

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
ONE SIDE YARD	30'	17.6'	INCREASING THE DGREE OF NON-CONFORMITY		
COMBINED SIDE YARDS	80'	40.9'			
MAX. BUILDING HEIGHT					
BUILDING COVERAGE	10%=1090.3	1908 SF		817.7 SF	74.99%
SURFACE COVERAGE	20%=2180.6	3270 SF		1089.4 SF	49.95%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 **YES** X 2
 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: **BUILT A 25' X 21' ADDITION AND 12' X 22' REAR DECK WITHOUT PERMITS.**

VARIANCE(S) REQUIRED:

- 1 185-19-C-1 Shall not increase the degree of non-conformity. (1) side yard
- 2 185-19-C-1 Shall not increase the degree of non-conformity. (Combined side yards)
- 3 Bulk table schedule 3 Allows a maximum building coverage of 10%
- 4 Bulk table schedule 3 Allows a maximum surface coverage of 20%

REVIEWED BY: Joseph Mattina DATE: 21-Dec-15



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: 12/28/2015

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

I (WE) Paul + Dawn McDowell PRESENTLY

RESIDING AT NUMBER 33 Briarwood Crescent, Newburgh, NY 12550

TELEPHONE NUMBER (845) 527-5095

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:

88-3-3 (TAX MAP DESIGNATION)

33 Briarwood Cres (STREET ADDRESS)

R1 (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-1
Bulk table Schedule 3



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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: _____
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: 12/21/15

4. DESCRIPTION OF VARIANCE SOUGHT: 12.4' side yard, 39.1' combined side yards (increased of non-conformity), 817.75sf building coverage, 1089.4sf surface coverage

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:

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 has been in existence for many years.

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:

Because of new zoning house does not fit on property

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

IT DOES NOT AFFECT THE COMMUNITY

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

There is nothing to cause physical or environmental issues.

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

I was unaware that since we were not making the premises higher or wider than original home that a variance would be needed.



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308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

Dawn C McDowell

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 28th DAY OF December 20 15

Nancy L Elgueta

NOTARY PUBLIC

NANCY L. ELGUETA
NOTARY PUBLIC, STATE OF NEW YORK
LIC. NO. 01EL6215688
ORANGE COUNTY
MY COMMISSION EXPIRES 01-04-2018

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Paul + Dawn McDowell			
Project Location (describe, and attach a location map): 33 Briarwood Crescent, Newburgh, NY 12550			
Brief Description of Proposed Action: building permit for a 25' x 21' addition and 12' x 22' rear deck without permits			
Name of Applicant or Sponsor: Paul + Dawn McDowell		Telephone: (845) 527-5095	
		E-Mail: dmedowell10819@gmail.com	
Address: 33 Briarwood Crescent, Newburgh, NY 12550			
City/PO: Newburgh		State: NY	Zip Code: 12550
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. ZBA		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10,903.56 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10,903.56 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>all ready connected</u>	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: <u>all ready connected</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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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	
	<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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/> NO <input type="checkbox"/> YES		

<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Dawn McDowell</u></p>		<p>Date: <u>12/28/2015</u></p>
<p>Signature: <u>Dawn McDowell</u></p>		

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:	<input type="checkbox"/>	<input type="checkbox"/>
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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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)

15B3-MCD

A 291

Standard N.Y.D.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's sets—Ind. or Corp.

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 28th day of December, nineteen hundred and seventy-nine
BETWEEN IRIS E. EDMONDS, formerly IRIS E. GEIGER, residing at
33 Briarwood Crescent, Town of Newburgh, New York

Geiger

party of the first part, and PAUL M. McDOWELL and DAWN McDOWELL, husband and
wife, residing at 73 Blooming Grove Turnpike, New Windsor, New York

12/30/15
[Signature]

party of the second part,
WITNESSETH, that the party of the first part, in consideration of

TEN and 00/100----- (\$10.00)----- dollars,
lawful money of the United States, 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, State of New
York, being known and designated as Lot No. 17, in Block A, as
shown on a certain map entitled, "Development Plan, Fleetwood
Manor at Newburgh, Orange County, New York" and filed in the
Orange County Clerk's Office on December 6, 1955, as Map No.
1636, and being more particularly described as follows:

see
see

BEGINNING at a point marked by an iron rod set on the
Easterly side of Briarwood Crescent, said point marks the
Southwesterly most corner of Lot No. 18 and the Northwesterly
most corner of the parcel herein described; running thence,
along the Southerly line of Lot No. 18 and continuing along
the Southerly line of Lot No. 19 South 79 degrees 12 minutes
East 152.98 feet to a corner; thence, running along the Easterly
line of Lot No. 17, South 12 degrees 18 minutes West 78.03
feet to a stake for a corner; thence, running along the Northerly
line of Lot No. 16, North 79 degrees 12 minutes West 131.36
feet to a stake set on the Easterly side of Briarwood Crescent;
thence, running along the same, on a curve to the left, with a
radius of 220 feet for a distance of 81.01 feet to the point
and place of BEGINNING.

SUBJECT to declaration recorded December 6, 1955 in Liber
1370 at page 590 and subsequent amendments.

BEING the same premises set forth in a survey prepared by
Conrad & Close, Surveyors Dated December 14, 1979, #5795.

BEING and intended to be the same premises set forth in a
deed from Robert and Jeanette Bell to Iris Geiger dated July 16,
1964 and recorded August 3, 1964 in Liber 1673 at page 234.

LIBER 2153 PAGE 800

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

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered 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 it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Iris E. Edmonds

IRIS E. EDMONDS
Formerly known As
IRIS E. GEIGER

STATE OF NEW YORK, COUNTY OF ORANGE SS: On the 28th day of December 1979, before me personally came IRIS E. EDMONDS

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

J. Tad Seaman

J. TAD SEAMAN NOTARY PUBLIC, State of New York Residence on Appointment: Orange County Commission Expires March 30, 1981 No. 450062Z

STATE OF NEW YORK, COUNTY OF SS: On this day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

STATE OF NEW YORK, COUNTY OF SS: On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS: On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed WITH COVENANT AGAINST GRANTOR'S ACES

TITLE No.

IRIS E. EDMONDS

SECTION BLOCK LOT COUNTY OR TOWN

3740 10-

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 Dec. 28, 1979 AND THE SAME IS A CORRECT TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

RETURN BY MAIL TO:

Andrew Kriger Box 4304 NEW WINDSOR, NY 12550 Zip No. B. Spindel

By G. Rabbit Dec. 17, 2015

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY

Reserve this space for use of Recording Office

RECEIVED 3740 REAL ESTATE DEC 28 1979 TRANSFER TAX ORANGE COUNTY

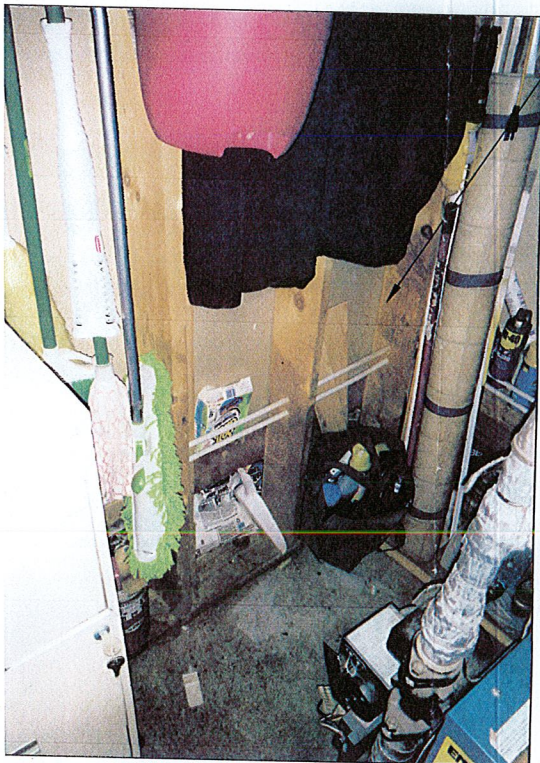
LIBER 2153 PAGE 001

Orange County Clerk's Office, ss. Recorded on the 28th day of Dec. 1979 at 2:15 P.M. in Liber 2153 and Examined. G. Rabbit Clerk

UILT

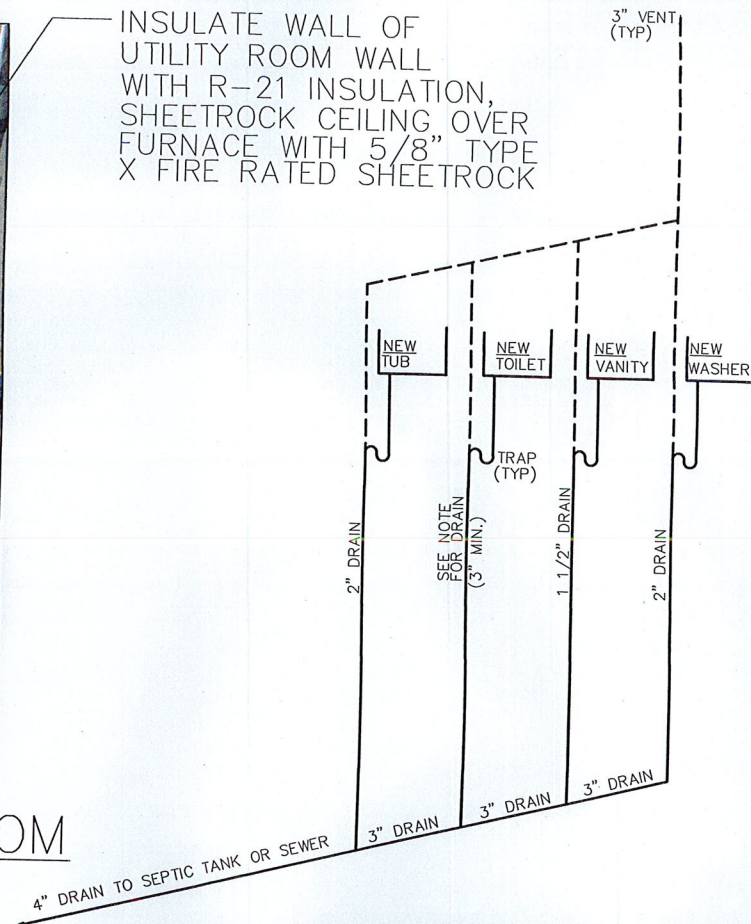
DRAWING LIST

- A-1 ROOF PLAN, PLUMBING SCHEMATIC, PHOTOS OF EXISTING CONDITIONS, & NOTES
- A-2 PROPOSED FOUNDATION PLAN & PROPOSED FIRST FLOOR PLAN



INSULATE WALL OF UTILITY ROOM WALL WITH R-21 INSULATION, SHEETROCK CEILING OVER FURNACE WITH 5/8" TYPE X FIRE RATED SHEETROCK

TO OF UTILITY ROOM



PLUMBING SCHEMATIC

NOT TO SCALE

NOTE: DRAIN SIZE SHALL BE CONSISTENT WITH FIXTURE OUTLET SIZE (3" MIN.).

- NOTES:
- 1.) THESE PLANS ARE PREPARED AND DRAWN IN COMFORMANCE WITH THE 2010 NEW YORK STATE RESIDENTIAL CODE.
 - 2.) TO THE BEST OF MY KNOWLEDGE, BELIEF & PROFESSIONAL JUDGEMENT THESE PLANS ARE IN COMPLIANCE W/ THE ABOVE REFERENCED CODE.
 - 3.) BUILDER SHALL REVIEW PLANS FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION. THE DESIGN ENGINEER'S LIABILITY IS LIMITED TO STRUCTURAL DESIGN AND COMPONENTS OF BUILDING.

2 X 4 TREATED
OVER RAIL TO
36" RAIL HEIGHT



DRAWING KEY

(SD) (CM)	HARD WIRED CARBON MONOXIDE DETECTOR INTERCONNECTED W/SD HARD WIRED W/ BATTERY BACKUP, PER NEW YORK STATE RESIDENTIAL CODE
(SD)	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP, PER NEW YORK STATE RESIDENTIAL CODE

S-B-L: 88-3-3

McDOWELL RESIDENCE
AS-BUILT

33 BRIARWOOD CRESCENT

RESIDENCE AS-BUI

N OF NEWBURGH, NEW YORK



PHOTO OF NEW ADDITION

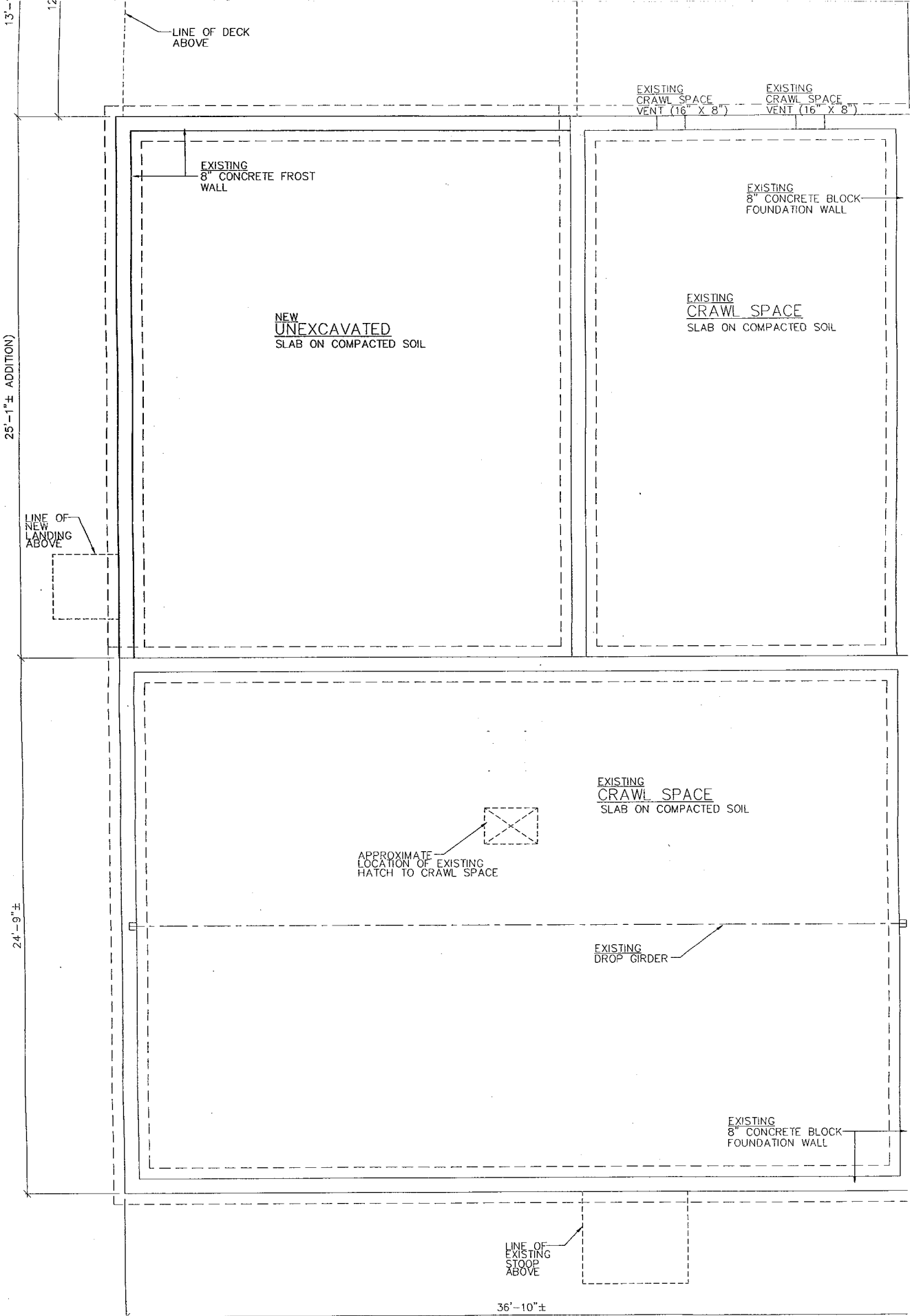


PHOTO



PHOTO OF DECK RAIL

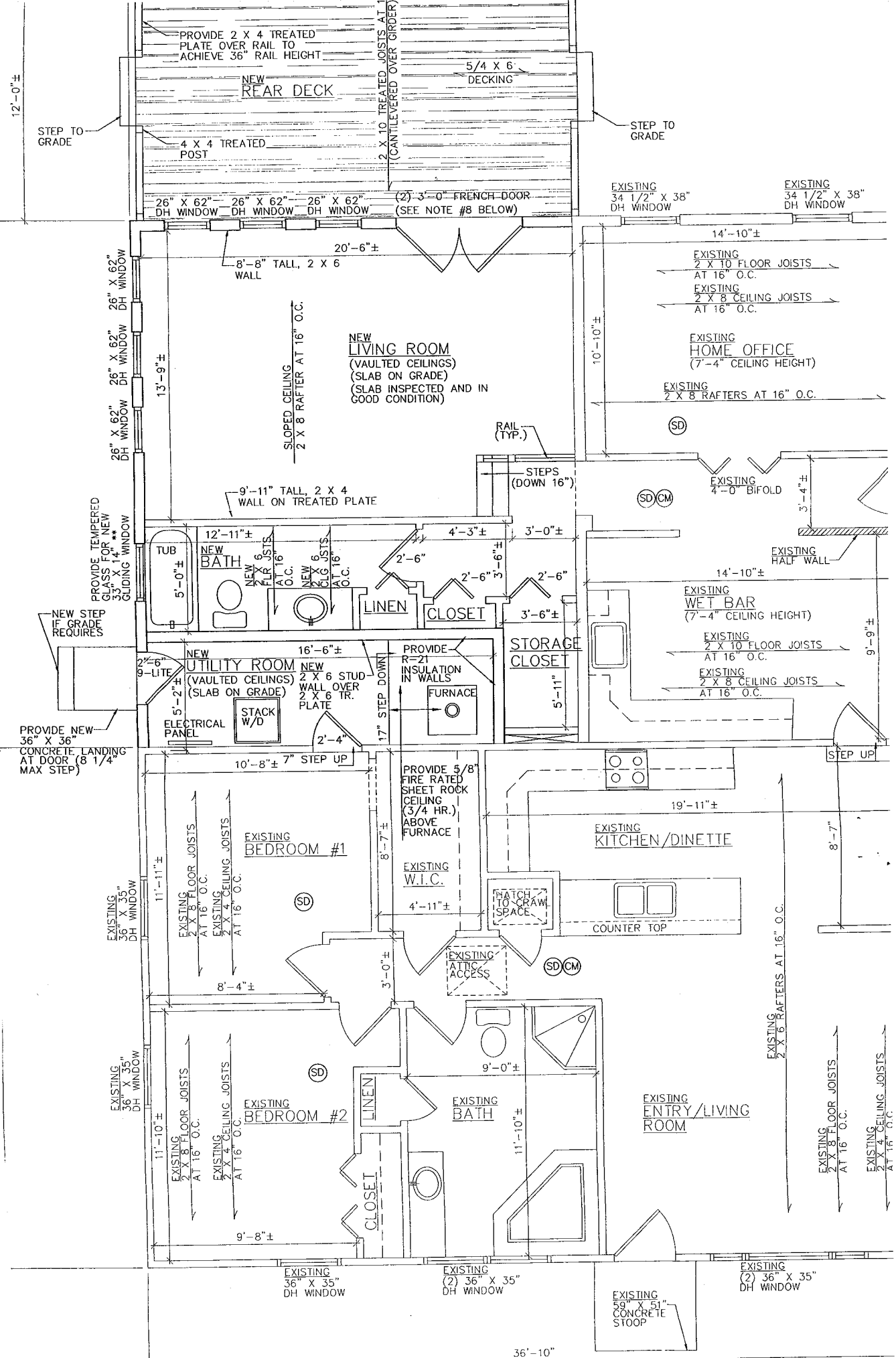
PROVIDE 2 X
PLATE OVER
ACHIEVE 36"



PROPOSED FOUNDATION PLAN

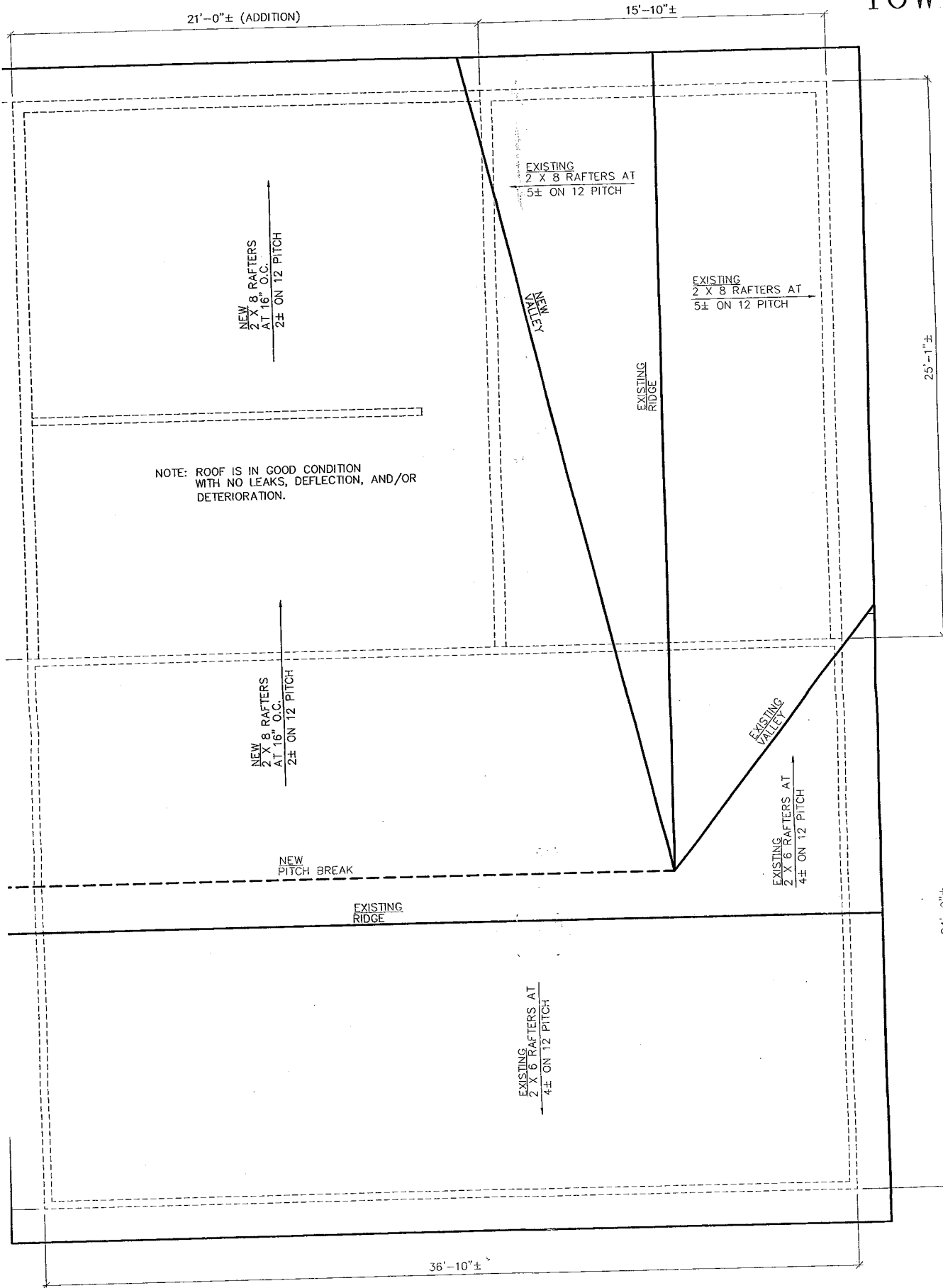
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE APPROXIMATE.



PROPOSED FIRST FLOOR PLAN

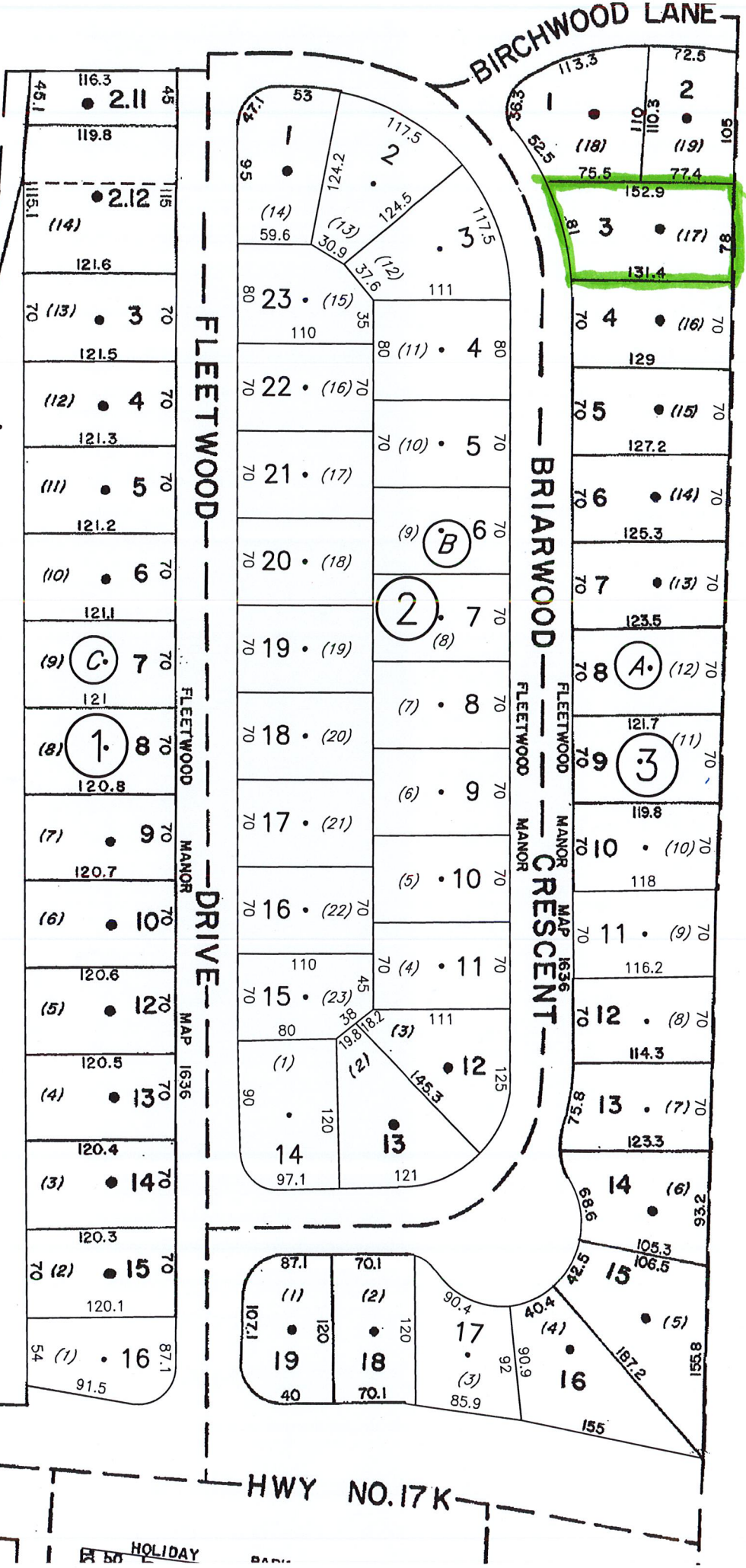
TOW



ROOF PLAN
 SCALE: 1/4" = 1'-0"

McDowell
 33 Briarwood
 Crescent
 (88-3-3)

Town of
 Montgomery
 NEWBURGH LANE
 DRURY LANE
 3.6 A(C)
 240 S



144.9 (113) 139.7

HOLIDAY