



# 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: 4/21/16

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

I (WE) Daniel Mejias PRESENTLY

RESIDING AT NUMBER 193 Lakeside Road Newburgh N.Y 12550

TELEPHONE NUMBER (845) 568-7758

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:

52-12-6.2 (TAX MAP DESIGNATION)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-43-B



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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: 3/11/16
- 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: 4' area variance for above ground pool

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:

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

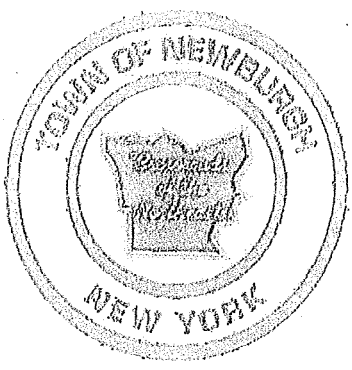
**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- 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:

it is in a private location of the property



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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 is in the rear of the house surrounded by trees on the property.*

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:

*there is very limited space to install the pool.*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

*It is only 4' that is required.*

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

*nothing from the environment will be affected by the placement of the pool.*

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

*i am looking to get a variance for 4 feet. I would like to install an above ground pool.*



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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):

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

*Daniel Mejias*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 21 DAY OF APRIL 2016

*Andrew J. Zarutskie*  
\_\_\_\_\_  
NOTARY PUBLIC

ANDREW J. ZARUTSKIE  
Notary Public, State of New York  
No. 01ZA4502524  
Qualified in Orange County  
Commission Expires Nov. 30, 2017

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

**(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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map): <i>193 Lakeside Road Newburgh N.Y. 12550</i>			
Brief Description of Proposed Action: <i>install an above ground pool in the back yard of my property.</i>			
Name of Applicant or Sponsor: <i>Daniel Mejias</i>		Telephone: <i>(845) 568-7758</i>	
		E-Mail: <i>danielmejias28@gmail.com</i>	
Address: <i>193 Lakeside Rd.</i>			
City/PO: <i>Newburgh</i>		State: <i>NY</i>	Zip Code: <i>12550</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.517</i> acres	
b. Total acreage to be physically disturbed?		<i>12829</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.517</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			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Daniel Mejias

Date: 4/21/16

Signature: Daniel Mejias

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 checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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.

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 Name of Lead Agency

---

 Date

---

 Print or Type Name of Responsible Officer in Lead Agency

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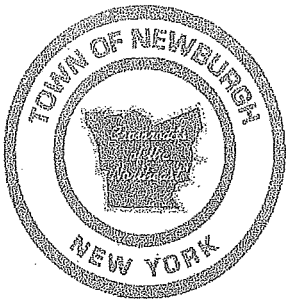
 Title of Responsible Officer

---

 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  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

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

2555-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/11/2016

Application No. 16-0124

To: Daniel Mejias  
76 Lattintown Rd  
Newburgh, NY 12550

SBL: 52-12-6.2  
ADDRESS: 193 Lakeside Rd

ZONE: R1

PLEASE TAKE NOTICE that your application dated 02/25/2016 for permit to install a 12' x 24' above ground pool. on the premises located at 193 Lakeside Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:  
185-43-B Pools shall be located at least 10' from any lot line.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

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

NAME: Daniel Mejias

ADDRESS: 193 Lakeside Rd Newburgh NY 12550

2555-16

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: 12' x 24' Above ground pool

SBL: 52-12-6.2 ZONE: R-1

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Pool setbacks	10'		6'	4'	40.00%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 ----- YES / NO  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY ----- YES / NO  
 CORNER LOT - 185-17-A ----- YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 ----- YES / NO  
 FRONT YARD - 185-15-A ----- YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES ----- YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1 ----- YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 ----- YES / NO

NOTES: Pool will be located 6' from rear lot line and 1' from the deck. You will not be able to enter the pool from the existing deck. If so a different varinace would be required.

**VARIANCE(S) REQUIRED:**

- 1 185-43-B Pools shall be located at least 10' from any lot line.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4' \_\_\_\_\_

REVIEWED BY: Joseph Mattina

DATE: 11-Mar-16

**TOWN OF NEWBURGH**  
**WATER & SEWER BILL**  
 845-564-4553

*Saw original  
5/2/16  
[Signature]*

Usage Period : 07/01/2015 to 09/30/2015 Bill Number : 00463504  
 Water District : Meadow Hill Nort -019 Billing Date : 11/20/2015  
 Account Number : 190593 SERVICE : BUSBY, LAURA  
 SBL: 52.-12-6.2 193 LAKESIDE ROAD  
 NEWBURGH, NY 12550

\*\*\* CURRENT USAGE SECTION \*\*\*

Svc Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	102614R	80447	22167	\$78.34

A = Actual  
 E = Estimated

\*\*\* ACCOUNT SUMMARY SECTION \*\*\*

PREVIOUS PAST DUE BALANCE....:	\$0.00
PENALTY ON PAST DUE BALANCE..:	\$0.00
TOTAL OF CURRENT CHARGES....:	\$78.34
<b>TOTAL AMOUNT DUE.....:</b>	<b>\$78.34</b>
PAYMENT DUE DATE.....:	12/22/2015
PENALTY FOR PAYMENTS AFTER 12/22/2015:	\$3.92
TOTAL DUE AFTER 12/22/2015...:	\$82.26

**3RD Q/2015-WATER/SEWER BILLING**

**PLEASE MAKE CHECKS PAYABLE TO RECEIVER OF TAXES**

PAYMENT STUB - PLEASE RETURN WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:	Bill Number	: 463504
<b>RECEIVER OF TAXES</b>	<b>Account Number</b>	<b>: 190593</b>
1496 ROUTE 300	Customer Name	: BUSBY, LAURA
NEWBURGH, NY 12550	<b>Total Amt. Due</b>	<b>: \$78.34</b>
	Payment Due Date	: 12/22/2015
	Late Payt Amt. Due:	\$82.26



For questions or concerns about this bill please call us at 845-564-4553

TOWN OF NEWBURGH  
 WATER & SEWER BILL  
 845-564-4553

*paid 5/4/16 JLF*

Usage Period : 10/01/2015 to 12/31/2015 Bill Number : 00491097  
 Water District : Meadow Hill Nort -019 Billing Date : 2/25/2016  
**Account Number : 190593** SERVICE : BUSBY, LAURA  
 SBL: 52.-12-6.2 193 LAKESIDE ROAD  
 NEWBURGH, NY 12550

\*\*\* CURRENT USAGE SECTION \*\*\*

Svc Code	Current Reading	Previous Reading	Consumption	Amount Charged
WA	115834R	102614	13220	\$37.88

*chk 471 sent 3/1*

A = Actual  
 E = Estimated

\*\*\* ACCOUNT SUMMARY SECTION \*\*\*

PREVIOUS PAST DUE BALANCE...: \$78.34  
 PENALTY ON PAST DUE BALANCE.: \$3.92  
 TOTAL OF CURRENT CHARGES....: \$37.88  
**TOTAL AMOUNT DUE.....: \$120.14**  
 PAYMENT DUE DATE.....: 03/29/2016  
 PENALTY FOR PAYMENTS AFTER 03/29/2016: \$1.89  
 TOTAL DUE AFTER 03/29/2016...: **\$122.03**

**4TH Q/2015-WATER/SEWER BILLING**  
**PLEASE MAKE CHECKS PAYABLE TO RECEIVER OF TAXES**

BY: [Signature] TOWN OF NEWBURGH

845-297-7159

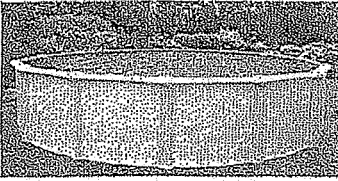
Home Your Pool Above Ground Pools and Packages Pools & Pool Packages 15 ft Round 54" Deep 2016 410-AW Pool w/Liner

15 ft Round 54" Deep 2016 410-AW Pool w/Liner

MY CART

You have no items in your shopping cart.

Like  Tweet    
 In Store Only



Starting At: \$1,799.99

COMPARE PRODUCTS

You have no items to compare.

Qty:  ADD TO CART

Details

Available in Round Sizes 15' to 33' and Oval Sizes 12'x17' to 33'x18'

Features:

- 54" Aluminum Wall
- 8" Resin Top Rails
- Steel Uprights
- Resin Bottom Plate & Bottom Rail
- Steel Stabilizer & Steel Bottom Rail
- Resin Rail Cover

\* 12x24x52 MJC/PDA STEEL \$ 3099.99  
 12x24x54 OPEKA ALUM \$ 3399.99  
 12x24x54 MJC/PDA ALUM \$ 3599.99

# 2015 POOL PACKAGE OPTIONS

## BRONZE PACKAGE

SAND PACK			PACKAGE ITEMS				BRONZE Pkg Value \$1,099.99
EDP	MODEL	DESCRIPTION	EDP	MODEL	DESCRIPTION	QTY	
18682	WW FSS019N	19" SAND TANK	09989	PDEL	FREE POOL DELIVERY-SAVE \$100!		
16829	WW 340-9020	1 HP PUMP	17399	VW SLA001	SLIDE LOCK LADDER	1	
69123	AAA-06-212	100# SAND (QTY 2)	05350	CSI 07748	WIDE MOUTH&SQ SKIMMER ADAPT	1	
		RING IN PACKAGE SKU WITH EVERY ORDER	19427	NAM MAINTKK	BLUE SHIELD MAINT KIT	1	
04438	PACK BRONZE	POOL PACKAGE - BRONZE	39635	HV 774466	30' HOSE FOR MAINT KIT	1	
			24112	KK 254BUB	16' TELOSCOPIC POL	1	
			63061	BSC 63061	5 LBS PH INCREASE	1	
			63258	BSC 63258	6 LBS PH DECREASE	1	
			37257	BSC 37257	1 GAL LIQUID SHOCK 12.5%	1	

## SILVER PACKAGE

SAND PACK			PACKAGE ITEMS				SILVER Pkg Value \$1,299.99
EDP	MODEL	DESCRIPTION	EDP	MODEL	DESCRIPTION	QTY	
14940	WW FSS022S	22" SAND TANK	09989	PDEL	FREE POOL DELIVERY-SAVE \$100!		
16829	WW 340-9020	1 HP PUMP	17399	VW SLA001	SLIDE LOCK LADDER	1	
69123	AAA-06-212	150# SAND (QTY 3)	05350	CSI 07748	WIDE MOUTH&SQ SKIMMER ADAPT	1	
		RING IN PACKAGE SKU WITH EVERY ORDER	19427	NAM MAINTKK	BLUE SHIELD MAINT KIT	1	
04312	PACK SILVER	POOL PACKAGE - SILVER	39635	HV 774466	30' HOSE FOR MAINT KIT	1	
			24112	KK 254BUB	16' TELOSCOPIC POL	1	
			63061	BSC 63061	5 LBS PH INCREASE	1	
			63258	BSC 63258	6 LBS PH DECREASE	1	
			37257	BSC 37257	1 GAL LIQUID SHOCK 12.5%	1	
			31765	KK 807BU	FLOATING CHLORINE DISPENSER	2	
			50059	STL 50059	8 LB JUMBO SLO POKE TABS	1	
			81442	BSC 81442	5 LBS CONDITIONER	1	
			88978	BSC 88978	QT BLACK ELIMINATOR 400	1	
			85502	BT 541604	CHECK SELECT	1	

## GOLD PACKAGE

ELEMENT PACK			PACKAGE ITEMS				GOLD Pkg Value \$1,568.00
EDP	MODEL	DESCRIPTION	EDP	MODEL	DESCRIPTION	QTY	
18635	WW FCS150N	150 SQ FT ELEMENT TANK	08989	PDEL	FREE POOL DELIVERY-SAVE \$100!		
12122	WW 340-9259	2 HP - 2 SPD PUMP	17399	VW SLA001	SLIDE LOCK LADDER	1	
		RING IN PACKAGE SKU WITH EVERY ORDER	05350	CSI 07748	WIDE MOUTH&SQ SKIMMER ADAPT	1	
04615	PACK GOLD	POOL PACKAGE - GOLD	19427	NAM MAINTKK	BLUE SHIELD MAINT KIT	1	
			39635	HV 774466	30' HOSE FOR MAINT KIT	1	
			24112	KK 254BUB	16' TELOSCOPIC POL	1	
			53061	BSC 63061	5 LBS PH INCREASE	1	
			63258	BSC 63258	6 LBS PH DECREASE	1	
			17982	PBC SUKIT	PRISTINE BLUE STARTUP KIT	1	

## Common Upgrades/Options

Item in Standard Package			Upgrade Item & Additional Cost			
EDP	MODEL	DESCRIPTION	EDP	MODEL	DESCRIPTION	COST
17399	VW SLA001	SLIDE LOCK LADDER	07051	VW CET	COMBO STEP/LADDER W/ GATE	\$130.00
			17693	VW 2009AF	DOUBLE ENTRY W/ GATE	\$250.00
			21205	VW GET	GRAND ENTRY W/ GATE	\$450.00
18635	WW FCS150N	150 SQ FT ELEMENT TANK	08981	VW S205020N	67 GPM DE FILTER	\$40.00

### EXTENDED WARRANTY PROGRAM

EDP	MODEL	DESCRIPTION	PRICE
14731	WTY POOL2YR	2 YR POOL WARRANTY	\$199.99
15779	WTY POOL3YR	3 YR POOL WARRANTY	\$299.99

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

MARIA D. COSME  
  
TO  
DANIEL MEJIAS and  
LAURA BUSBY

SECTION 52 BLOCK 12 LOT 6.2

RECORD AND RETURN TO:  
(name and address)

VERNA COBB, ESQ.  
724 Broadway  
Newburgh, NY 12550



*Low original  
4/29/16  
[Signature]*

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

- 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   4   CROSS REF.     
CERT. COPY    ADD'L X-REF.     
MAP#    PGS.   

PAYMENT TYPE: CHECK     
CASH     
CHARGE     
NO FEE   

Taxable  
CONSIDERATION \$   170,000    
TAX EXEMPT     
Taxable  
MORTGAGE AMT. \$   

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (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

*Ann G. Rabbitt*  
ANN G. RABBITT  
ORANGE COUNTY CLERK

Received From   J + abstract  

RECORDED/FILED  
05/13/2014/ 10:02:25  
ANN G. RABBITT  
County Clerk  
ORANGE COUNTY, NY  
FILE#20140040559  
DEED R / BK 13749PG 1280  
RECORDING FEES 190.00  
TTX# 006114 T TAX 680.00  
Receipt#1758728 maryp

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

*Ann G. Rabbitt* April 21, 2016

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





Deed, c.a.g.

**DEED**

**THIS INDENTURE**, made the 29<sup>th</sup> day of April, 2014, between **MARIA D. COSME**, residing at 193 Lakeside Road, Newburgh, New York 12550, party of the first part, and

**DANIEL MEJIAS**, residing at 76 Lattintown Road, Newburgh, New York 12550, and **LAURA BUSBY**, residing at 1 Serenity Lane, Unit 2, Newburgh, New York 12550, as joint tenants with right of survivorship, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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 and State of New York, with the buildings and improvements thereon erected, as more particularly described on **SCHEDULE "A"** attached hereto and made a part hereof.

**SUBJECT TO** Right of Way to Orange Lake in Liber 1766, Page 780.

**BEING** the same premises conveyed to William V. Bocanegra and Maria D. Cosme by deed dated February 12, 20013, made by Roza Skolik a/k/a Rosa Skolik, recorded in the Orange County Clerk's Office on March 19, 2003 in Liber 6238, Page 324; and **BEING** the same premises conveyed to Maria D. Cosme by deed dated January 4, 2008, made by William V. Bocanegra and Maria D. Cosme to Maria D. Cosme, and recorded in the Orange County Clerk's Office on January 28, 2008 in Deed Liber 12605, Page 1486.

**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 encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THOMAS J. DARCY  
ATTORNEY AT LAW  
MIDDLETOWN, NEW YORK

**Schedule A Description**

**ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York being Lot Nos. 31, 32 & 33, Section C, on a map of lands owned by the Orange Lake Land Corporation, Town of Newburgh, made by Felix H. Hubner, Licensed Surveyor, in July 1933 and duly filed in the Orange County Clerk's Office.**

JT-WC1525

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:

Maria D. Cosme  
Maria D. Cosme

STATE OF NEW YORK

SS.:

COUNTY OF ORANGE

On this 13<sup>th</sup> day of April, 2014 before me, the undersigned, personally appeared Maria D. Cosme, 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.

Thomas J. Darcy  
Notary Public

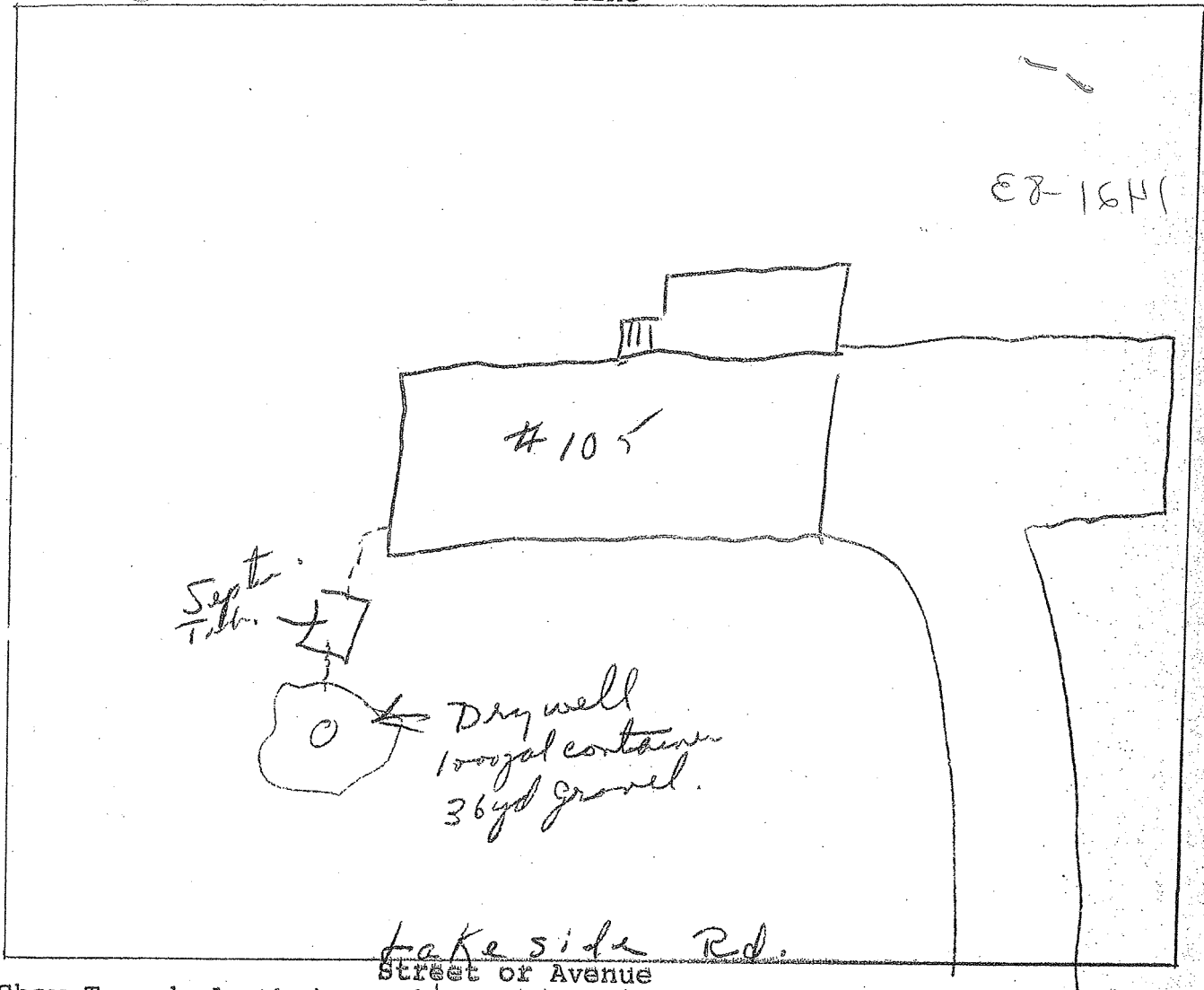
THOMAS J. DARCY  
Notary Public, State of New York  
No. 5919128  
Qualified in ORANGE County  
Commission Expires JULY 31, 20 14

THOMAS J. DARCY  
ATTORNEY AT LAW  
MIDDLETOWN, NEW YORK

J T Abstract Co Inc  
717 Broadway  
Newburgh New York 12550  
845-562-8855 fax 845-562-0056  
JTAbstract@verizon.net

Sloboda Bros. Rear Line

E8-1641



Show Trench depth in section and indicate trench separation in drawing. State and locate if drainage courses exist on property.

46.64: LOCATION OF SYSTEMS IN RELATION TO BUILDINGS, WATER SUPPLY AND OTHER FACILITIES

No septic tank, leaching pit or other device for the storage or disposal of human excreta, sewage, trade wastes or industrial wastes shall be installed unless every part of such installation shall be more than ten (10) feet from the boundary line of the property on which it is located, ten (10) feet from the foundations of any building or drinking water supply line and more than fifty (50) feet from any suction line from a well, lake, reservoir, stream or watercourse; nor shall any such installation be located on the direct line of drainage to not less than fifty (50) feet in a horizontal direction from any well in which the casing extends watertight to a depth of fifty (50) feet or more nor less than one hundred (100) feet in a horizontal direction from any other type well, spring or other source of water supply. No sewer line shall pass closer than twenty-five (25) feet to any well, ten (10) feet to any drinking water supply line, five (5) feet to any basement foundation, and any sewer pipe within fifty (50) feet of any well or spring shall be watertight pipe with lead caulked or equal approved joints.

LATERALS:

12000 Gallons  
57 Yards  
Gravel  
1000 Gallons  
Dry  
Tank

FRONT  
YARD

SIDE OF  
HOME



HOUSE SITS ON THE  
PROPERTY  
AN  
ANGLE.

DRIVE  
WAY



POOL  
TOWEL  
RACK  
HOME



EXISTING  
DECK  
HOUSE

POOL  
1 FT  
FROM  
EXISTING  
DECK

EDGE OF  
HOME IS  
26.9'  
POOL IS  
6 FT

POOL  
WIDE

EDGE OF  
HOME IS

32 FT  
PINCHES  
TO PROPERTY  
LINE

EDGE OF  
EXISTING DECK  
IS 10 FT  
FROM PROPERTY  
LINE

PROPERTY LINE

MEJIAS  
193 LAKESIDE A  
(52-12-6.2)



7.2  
1.7A

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