



Edward A. DiIorio
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

Local Referring Board:

Zoning Board of Appeals

Applicant:

ORANGE LAKE Development

Project Name:

Location of Project Site:

7 DISANO DRIVE
Newburgh NY 12550

Tax Map #:

34-1-76

Tax Map #:

Tax Map #:

Local File No.:

Size of Parcel:

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

Current Zoning District (include any overlays):

R-1

Reason for County Review:

within 500 ft I-87

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) Lot width

Other

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

Local board comments or elaboration:

Grace Cardone

4/8/13

Chairperson,
Zoning Board of Appeals

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

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 4.1.13

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

I (WE) Orange Lake Development PRESENTLY

RESIDING AT NUMBER 513 Diseno Drive

TELEPHONE NUMBER 845.566.1956

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:

34-1-76 (TAX MAP DESIGNATION)

7 Diseno Drive (STREET ADDRESS)

R-1 (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).

185-11, R-1, Schedule 3 lot width

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: 3.13.13
- 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: Minor reduction in lot width - previously approved by ZBA

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

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

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

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

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

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

6. IF AN AREA VARIANCE IS REQUESTED:

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

The request from 150' to 145' is negligible and it was previously approved by ZBA in conjunction with minor subdivision approval granted by Planning Board

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:

The lot requires a variance to construct a single family home

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The request is for only 5'

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

all other requirements are in compliance

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

it was a previously approved application

7. ADDITIONAL REASONS (IF PERTINENT):

This request has been previously approved by the ZBA on 4.27.06 as part of a minor subdivision approved and granted by the Planning Board on July, 2007. All conditions have been met and the subdivision has been filed w Orange County Land Records

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK; COUNTY OR ORANGE:

SWORN TO THIS 2nd DAY OF April 2013

[Handwritten 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.

617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Orange Lake Development</i>	2. PROJECT NAME <i>Orange Lake Development Lot 2</i>
3. PROJECT LOCATION: Municipality <i>Newburgh</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>7 Diseno Drive (extension of valley view)</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Construction of a single family residence</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>< 1.25</i> acres Ultimately <i>< 1.25</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>requires lot width variance re-instated</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Orange Lake Development</i>	Date: <i>9.1.13</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING; (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- 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 AND provide, on attachments as necessary, the reasons supporting this determination.

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





TOWN OF NEWBURGH

~Crossroads of the Northeast~

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

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

2346-13 (Revised)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/04/2013

Application No. ~~13-0139~~

To: Orange Lake Development LLC
5 Disano Drive
Newburgh, NY 12550

SBL: 34-1-76
ADDRESS: Disano Dr

ZONE: R1

7

PLEASE TAKE NOTICE that your application dated 02/20/2013 for permit to Construct a single family dwelling on the premises located at Disano Dr is returned herewith and disapproved on the following grounds:

Bulk table schedule 3 requires a minimum lot width of 150'.


Joseph Mattina

Cc: Town Clerk & Assessor (300')
File

2346-13 Revised

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT



NAME: ORANGE LAKE DEVELOPMENT (JOSEPH DZIEGELEWSKI) (5 DISANO DRIVE)

ADDRESS: 7 DISANO DR NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: SINGLE FAMILY DWELLING

SBL: 34-1-76 ZONE: R/1

TOWN WATER: NO TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH	150'	145'		5'	3.3%
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: VARIANCES GRANTED (LOT WIDTH) 4-27-2006 WHEN THE SUBDIVISION WAS CREATED. VARIANCES VALID FOR (1) 6 MONTH PERIOD.

VARIANCE(S) REQUIRED:

- 1 BULK TABLE SCHEDULE 3 REQUIRES A MINIMUM LOT WIDTH OF 150'
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA DATE: 4-Apr-13

Saw Original 4/5/13

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

Joseph M. Dziegelewski

TO
Orange Lake Development
LLC

SECTION 34 BLOCK 1 LOT 78



RECORD AND RETURN TO: (1)
(name and address)

Wm. Duquette, Esq
Jacobowitz & Gubits Esqs
PO Box 367
Walden Ny 12586

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

- | | |
|--|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4289 MONTGOMERY (TN) |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) |
| <input type="checkbox"/> 2003 SO. BLOOMING GROVE (VLG) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4205 WALDEN (VLG) |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4401 OTISVILLE (VLG) |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) |
| <input type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5200 WALLKILL (TN) |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5489 WARWICK (TN) |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5401 FLORIDA (VLG) |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5405 WARWICK (VLG) |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5600 WAWAYANDA (TN) |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5889 WOODBURY (TN) |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5801 HARRIMAN (VLG) |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5809 WOODBURY (VLG) |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | CITIES |
| <input type="checkbox"/> 4089 MONROE (TN) | <input type="checkbox"/> 0900 MIDDLETOWN |
| <input type="checkbox"/> 4001 MONROE (VLG) | <input type="checkbox"/> 1100 NEWBURGH |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | <input type="checkbox"/> 1300 PORT JERVIS |
| <input type="checkbox"/> 4005 KIRYAS JOEL (VLG) | <input type="checkbox"/> 9999 HOLD |

NO. PAGES 6 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ _____
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.UN1 OR 2
 (K) CONDO

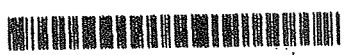
Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Hill-n-Dale

RECORDED/FILED
03/22/2013 / 12:30:30
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20130031533
DEED C / BK 13530PG 1480
RECORDING FEES 325.00
TTX# 004763 T TAX 0.00
Receipt#1502667 pete

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, DONNA L. BENSON, 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 3-22-13 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Donna L. Benson 3-28-13
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY



HN48422

(1)

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

THIS INDENTURE, made the 7th day of March, two thousand thirteen

BETWEEN Joseph M. Dziegelewski, who resides at 13 Disano Drive, Newburgh NY 12550, party of the first part,

and

Orange Lake Development LLC, a New York Limited Liability Corporation, with an address of 13 Disano Drive, Newburgh NY 12550, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 (\$10.00) Dollars lawful money of the United States, and other good and 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, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, described as follows:

See Schedule "A" attached.

Property: Disano Drive, T/O Newburgh
SBL: 34-1-76 / 34-1-77 / 34-1-78

BEING a portion of the premises conveyed by Kevin C. Fine and Concettina D. Fine to Joseph M. Dziegelewski by deed dated June 10th 2005, and recorded in the Orange County Clerk's Office on July 11th, 2005 in Liber 11891 of Deeds at Page 1.

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 and said premises have been encumbered in any way whatever, except as aforesaid.

AMENDED SCHEDULE A DESCRIPTION

Title Number: HN 48422

SECTION 34 BLOCK 1 LOT 76:

ALL that certain piece, parcel and property being in the Town of Newburgh, County of Orange and State of New York shown as Lot 2 on the private road Disano Drive on the map entitled "Subdivision Plan 34-1-1-1.11 -- J.M. Dziegelewski Newburgh Minor Subdivision -- Orange County, New York" as prepared by Greater Hudson Valley Engineering & Land Surveying, P.C. and filed on 7/2/07 as Map No. 648-07 in the Orange County Clerk's Office, and being more particularly described as follows:

BEGINNING at a point in the centerline of Disano Drive, said point being the southwest corner of Lot 1, thence;

South 64 degrees 01 minutes 40 seconds East between Lot 1 and Lot 2 for a distance of 382.43 feet to a point, thence;

South 25 degrees 18 minutes 23 seconds West along the lands of N/F Henry and Surowiec for a distance of 103.15 feet to a point, thence;

South 71 degrees 17 minutes 27 seconds East along the lands of N/F Henry for a distance of 82.50 feet, (filed map 648-07) 74.75 survey, thence;

South 25 degrees 12 minutes 33 seconds West along the lands of N/F Henry for a distance of 16.50 feet to appoint along the line of N/F Henry, thence;

North 71 degrees 17 minutes 27 seconds West along the lands of N/F Henry for a distance of 82.50 feet, (filed map 648-07) 74.75 survey, thence;

South 25 degrees 12, minutes 33 seconds West along the lands of N/F Henry for a distance of 26.83 feet to a point along the line of N/F Henry, thence;

North 63 degrees 44 minutes 24 seconds West between Lot 2 and Lot 3 for a distance of 373.33 feet to a point, thence;

North 21 degrees 40 minutes 00 seconds East along the lands of N/F Disano for a distance of 145.00 feet to the point of beginning.

SAID area being 56,209 square feet or 1.290 acres, more or less.

SUBJECT to a private road right of way and access and maintenance agreement.

TOGETHER WITH and subject to a right of way over filed map streets to and from the public highway.

SECTION 34 BLOCK 1 LOT 77:

ALL that certain piece, parcel and property being in the Town of Newburgh, County of Orange and State of New York shown as Lot 3 on the private road Disano Drive on the map entitled "Subdivision Plan 34-1-1-1.11 – J.M. Dziegelewski Newburgh Minor Subdivision – Orange County, New York" as prepared by Greater Hudson Valley Engineering & Land Surveying, P.C. and filed on 7/2/07 as Map No. 648-07 in the Orange County Clerk's Office, and being more particularly described as follows:

BEGINNING at a point in the centerline of Disano Drive, said point being the southwest corner of Lot 2, thence;

South 63 degrees 44 minutes 24 seconds East between Lot 2 and Lot 3 for a distance of 373.33 feet to a point, thence;

South 25 degrees 12 minutes 33 seconds West along the lands of N/F Reggero & Henry for a distance of 146.60 feet to a point, thence;

North 63 degrees 25 minutes 19 seconds West between Lot 3 and Lot 4 for a distance of 364.57 feet to a point, thence;

North 23 degrees 15 minutes 00 seconds East along lands of N/F Disano and Mulford for a distance of 5.95 feet to a point, thence;

North 21 degrees 40 minutes 00 seconds East along the lands of N/F Disano for a distance of 139.06 feet to the point of beginning.

SAID area being 53,687 square feet or 1.232 acres, more or less.

SUBJECT TO a private road right of way and access and maintenance agreement.

TOGETHER WITH and subject to a right of way over filed map streets to and from the public highway.

SECTION 34 BLOCK 1 LOT 78:

ALL that certain piece, parcel and property being in the Town of Newburgh, County of Orange and State of New York shown as Lot 4 on the private road Disano Drive on the map entitled "Subdivision Plan 34-1-1-1.11 – J.M. Dziegelewski Newburgh Minor Subdivision – Orange County, New York" as prepared by Greater Hudson Valley Engineering & Land Surveying, P.C. and filed on 7/2/07 as Map No. 648-07 in the Orange County Clerk's Office, and being more particularly described as follows:

BEGINNING at a point in the centerline of Disano Drive, said point being the southwest corner of Lot 3, thence;

South 63 degrees 25 minutes 19 seconds East between Lot 3 and Lot 4 for a distance of 364.57 feet to a point, thence;

South 25 degrees 12 minutes 33 seconds West along the lands of N/F Sarvis and N/F Reggero for a distance of 145.77 feet to a point, thence;

North 63 degrees 16 minutes 00 seconds West along the lands of N/F Selino for a distance of 359.64 feet to a point, thence;

North 23 degrees 15 minutes 00 seconds East along the lands N/F Mulford for a distance of 145.00 feet to the point of beginning.

SAID area being 52,590 square feet or 1.207 acres more or less.

SUBJECT TO a private road right of way and access and maintenance agreement.

TOGETHER WITH and subject to a right of way over filed map streets to and from the public highway.

HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

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:



Joseph M. Dziegelewski

State of New York)
) ss.:
County of Orange)

On March 7th, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joseph M. Dziegelewski**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public, State of New York

Record & Return to:

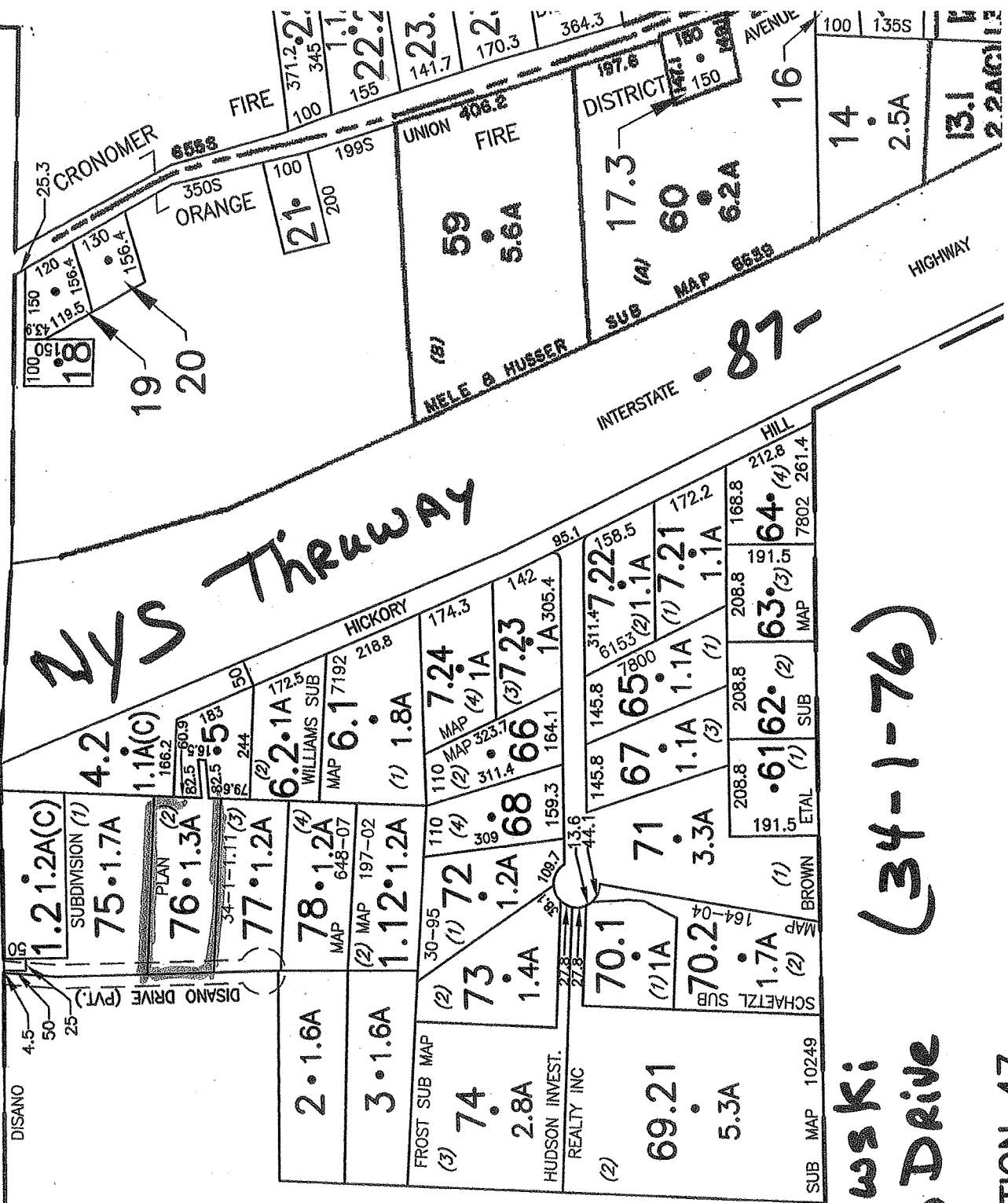
William E. Duquette, Esq.
POB 367
Walden NY 12586
File #: 10760-006

WILLIAM E. DUQUETTE JR.
Notary Public, State of New York
No. 02DU6119185
Qualified in Sullivan County
Commission Expires November 29, 2016

T:\DOCS\10760\006\1ED8157.WPD

ION 111

SECTION 15



1/2 S Thruway

(34-1-76)

*Dziegielewski
7 Disano Drive*

(3)

1.13
62.2A

SECTION 17