



# 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: 8/13/15

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

I (WE) Mark + Christy Puleo PRESENTLY  
RESIDING AT NUMBER 1 Majestic Court Newburgh NY 12550  
TELEPHONE NUMBER 845) 564-8418

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:

102-1-27 (TAX MAP DESIGNATION)  
1 Majestic Ct Newburgh (STREET ADDRESS)  
R2 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW)

Bulk table Schedule 4



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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: 7/27/15
- 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: An area variance

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

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

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

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

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

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

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

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



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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 a small deck off the back of the house in my backyard. It cannot be seen from front of house and will not be ~~near~~ too close to neighbor's 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:

1. Lot is a pre-existing non conforming plot  
2. also deck is to accommodate a disabled person.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The variance needed is for only 9'6" of space.

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

No landscape or vegetation will be disrudded in order for deck to be built.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

The plot is a pre existing non conforming lot.



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7. ADDITIONAL REASONS (IF PERTINENT):

*The requested area variance to build a rear deck is to accommodate a person with a disability.*

*Mark Pulso Christy Pulso*  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 14th DAY OF August 2015

*[Signature]*  
NOTARY PUBLIC

*(Tina L Murphy)*



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.

(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: <span style="font-size: 1.2em;">6' x 10' Deck</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">Rear left side of home</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em;">Build a 6' x 10' rear deck off the back my home.</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">Mark + Christy Puleo</span>		Telephone: <span style="font-size: 1.2em;">845-564-8418</span>	
Address: <span style="font-size: 1.2em;">1 majestic Court</span>		E-Mail: <span style="font-size: 1.2em;">puleopalace@msn.com</span>	
City/PO: <span style="font-size: 1.2em;">Newburgh</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">12550</span>
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em;">.0014</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em;">.0014</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em;">.346</span> 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: Mark + Christy Pulpo  
 Signature: Mark Pulpo Christy Pulpo

Date: 8/13/15

Project:

Date:

*Short Environmental Assessment Form*  
*Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>



Agency Use Only [If applicable]

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

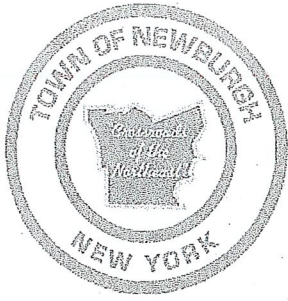
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



**TOWN OF NEWBURGH**

*~Crossroads of the Northeast~*

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

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

**2518-15**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**Date: 07/27/2015**

**Application No. 15-0601**

**To: Mark Puleo  
1 Majestic Ct  
Newburgh, NY 12550**

**SBL: 102-1-27  
ADDRESS: 1 Majestic Ct**

**ZONE: R2**

PLEASE TAKE NOTICE that your application dated 07/23/2015 for permit to build a 6' x 10' rear deck on the premises located at 1 Majestic Ct is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Section:  
Bulk table schedule 4 Requires a rear yard setback of 40' minimum.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**

*BUILT WITH OUT A PERMIT*

NO

2578-15

NAME: MARK PULEO

ADDRESS: 1 MAJESTIC CT. NEWBURGH NY 12550

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: 10' X 6' REAR DECK

SBL: 102-1-27 ZONE: R-2

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'		30'-6"	9'-6"	23.75%
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: CORNER LOT MAJESTIC & PATTON

**VARIANCE(S) REQUIRED:**

- 1 Bulk table schedule 4 Requires a rear yard setback of 40' minimum.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina DATE: 27-Jul-15

UPSTATE  
614-662-6588  
REGISTERED  
NY6205157

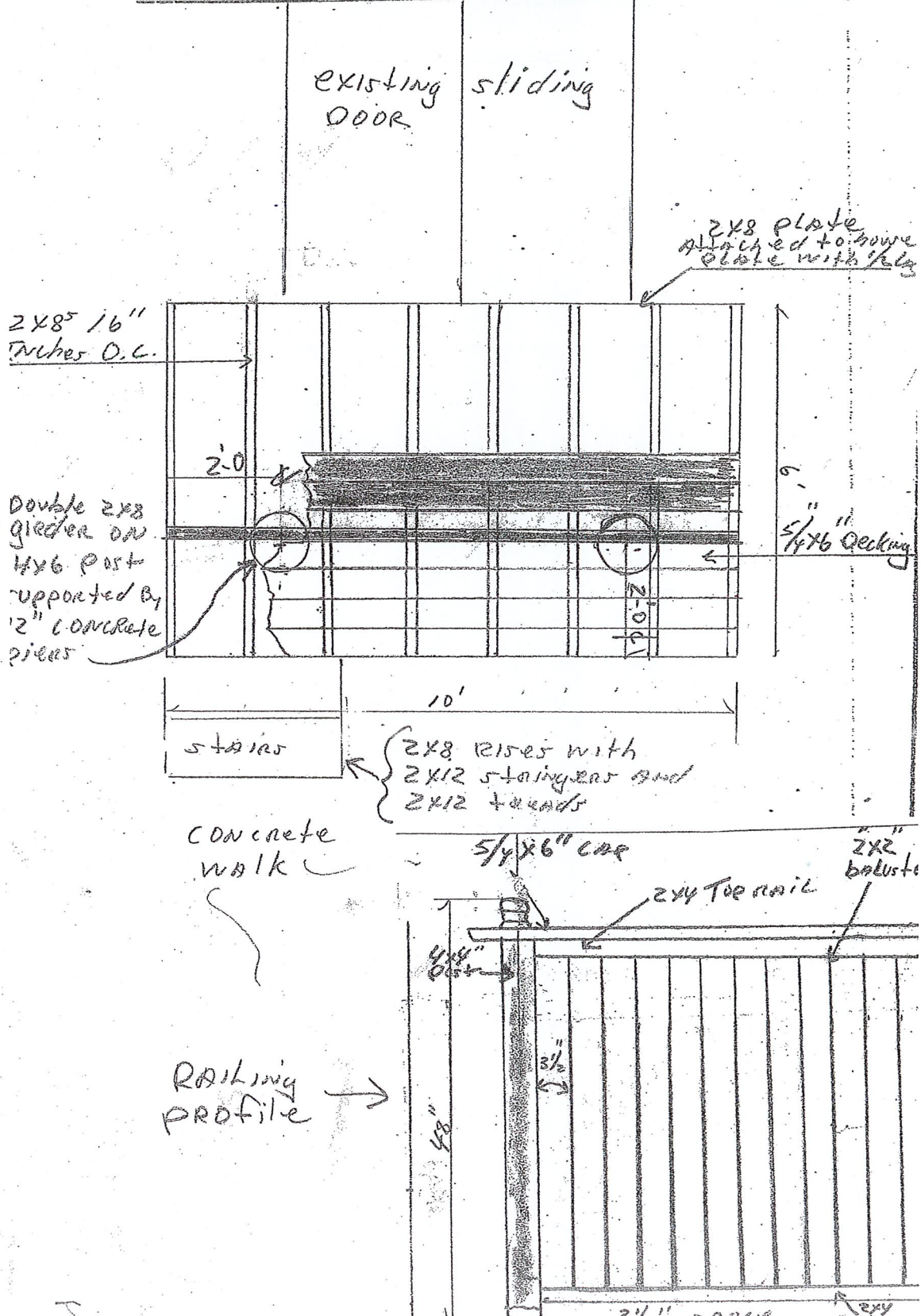


Mr. Mas. Mark Puteo  
1- Majestic Ct  
Newburgh N.Y.

**MIGHTY BUILT**  
Construction Company Inc.  
17 HUFF Road  
Newburgh, N.Y. 12550

7-9-2015

Deck off Back side of House



RANGE 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

Debra A Nieves individually  
and as Administrator of  
the Estate of John E Bartel  
TO  
Mark Puleo  
Christy Puleo

SECTION 102 BLOCK 1 LOT 27



RECORD AND RETURN TO:  
(name and address)

Jeffrey Albanese Esq  
15 Main St  
Po Box 119  
Goshen, NY 10924

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

*Law signed  
8/14/15  
[Signature]*

INSTRUMENT TYPE: DEED ✓ MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

PROPERTY LOCATION

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

NO PAGES 4 CROSS REF. \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK ✓  
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

Taxable  
CONSIDERATION \$ 250,000.00  
TAX EXEMPT. \_\_\_\_\_

Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

- 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

CITIES

- \_\_\_ 0900 MIDDLETOWN
- \_\_\_ 1100 NEWBURGH
- \_\_\_ 1300 PORT JERVIS
- \_\_\_ 9999 HOLD

*Donna L. Benson*  
DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM: Record Source

RECORDED/FILED  
12/16/2005/ 15:05:42  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY

FILE # 20050133727  
DEED R / . BK 12025 PG 1523  
RECORDING FEES 117.00  
TTX# 004730 T FAX 1,000.00  
Receipt#512326 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 Dec 16, 2005 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 August 10, 2015*  
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
ORANGE COUNTY



ADMINISTRATOR'S DEED

THIS INDENTURE, made the 7<sup>th</sup> day of December, 2005

**BETWEEN**

DEBRA A. NIEVES, residing at 22 Rogers Place, Hyde Park, New York 12538, individually and as Administratrix of the Estate of John E. Bartel a/k/a John E. Bartel, Sr., late of 1 Majestic Court, Newburgh, New York 12550, who died on November 28, 2004 as party of the first part, and

MARK PULEO and CHRISTY PULEO, residing at 71 Patton Road, Newburgh, New York 12550, party of the second part,

**WITNESSETH**, that DEBRA A. NIEVES, to whom letters of administration were issued by the Surrogate's Court, County of Dutchess, New York on September 16, 2005 and by virtue of the power and authority given in and by Article 11 of the Estate, Powers and Trusts Law, or any amendment thereof from time to time made, and in consideration of TWO HUNDRED AND FIFTY THOUSAND DOLLARS, (\$250,000.00), paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors or assigns of the party of the second part forever,

**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**

Being the same premises conveyed by deed dated 6/22/67 and recorded in the Orange County Clerk's Office in L 1770 Cp. 1085.

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 also all the estate which the said Decedent had at the time of decedent's death, in said premises, and also the estate therein, which the party of the first has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise;

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.

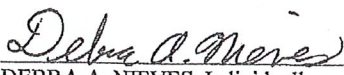
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 or 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:

 L.S.  
DEBRA A. NIEVES, Individually and as  
Administratrix of the Estate of John E. Bartel a/k/a  
John E. Bartel, Sr.

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 and being Lot 27 in Block "C" on a map entitled "Meadow Hill North Subdivision, Section II", said map filed in the Orange County Clerk's office on 27 December 1966 as map number 2234 and being more particularly bounded and described as follows;

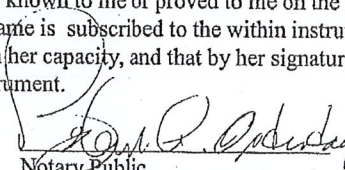
Beginning at the intersection of the southeasterly side of Patton Road with the easterly side of Majestic Court; thence from said point or place of beginning and along the southeasterly side of said Patton Road, North 55 degrees 34 minutes 15 seconds East a distance of 100.00 feet to an iron pin found, said pin being South 55 degrees 34 minutes 15 seconds West a distance of 99.95 feet from an iron pin found; thence the along Lot 28, the lands reputedly of Ransom, South 34 degrees 25 minutes 45 seconds East a distance of 159.55 feet to an iron pin found; thence along Lot 26, the lands reputedly of DeNigro, South 66 degrees 22 minutes 53 seconds West a distance of 106.50 feet to an iron pin found; thence the following two (2) courses and distances along the easterly side of said Majestic Court, 1) on a curve concave to the west having a radius of 260.00 feet and an arc length of 49.06 feet; 2) North 34 degrees 25 minutes 45 seconds West a distance of 90.81 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S. Walden, New York, on 18 November 2005 and containing 0.346 acres of land, more or less.

Record Search Company, Ltd.  
12 St. John Street  
Goshen, NY 10924

204872

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

On the 7<sup>th</sup> day of December, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared DEBRA A. NIEVES, Individually and as Administratrix of the Estate of John E. Bartel a/k/a John E. Bartel, Sr., 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 acted, executed the instrument.

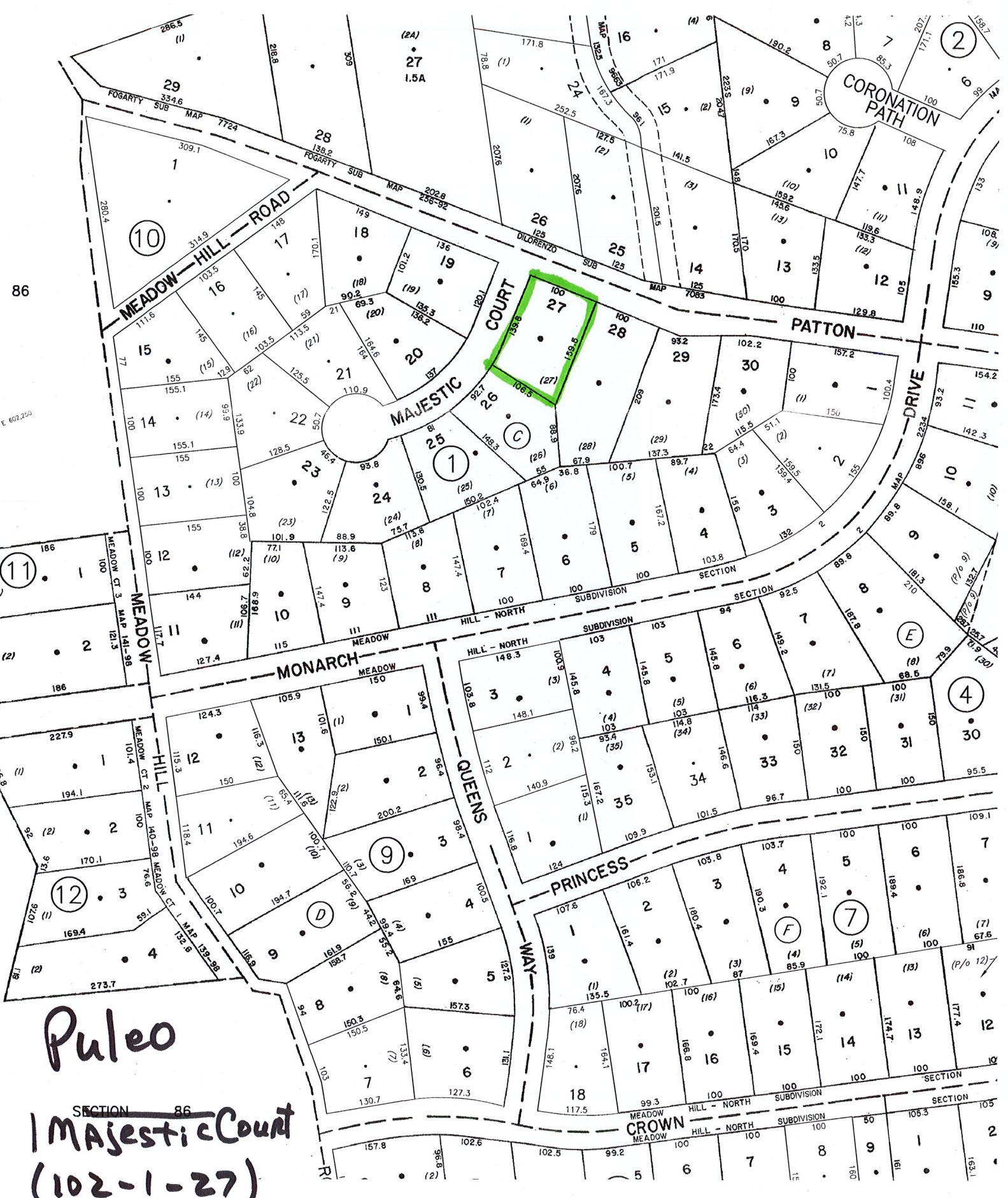
  
Notary Public

ROBERT L. OSTERTAG  
Notary Public, State of New York  
No. 2982540  
Qualified in Dutchess County  
Commission Expires 6/30/07

RECORD AND RETURN TO:

Law Offices of Jeffrey Albanese, Esq. PLLC  
15 Main Street  
Post Office Box 119  
Goshen, New York 10924





86

11

2

CORONATION PATH

MEADOW HILL ROAD

MAJESTIC COURT

PATTON DRIVE

MAJESTIC COURT

MEADOW CT 3 MAP 141-98

MONARCH

HILL - NORTH

QUEENS WAY

PRINCESS

Puleo

SECTION 86  
 1 Majestic Court  
 (102-1-27)

SECTION 86

CROWN MEADOW

HILL - NORTH

SECTION 86

SECTION 86

SECTION 86