



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 #:	59-9-5
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	
Applicant:	Robert & Frances Reid	Tax Map #:	
Project Name:		Local File No.:	2473-14
Location of Project Site:	236 Lakeside Road	Size of Parcel*:	0.27 acre
Reason for County Review:	within 500 ft NYS Route 52	*if more than one parcel, please include sum of all parcels.	
		Current Zoning District (include any overlays):	R-1

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

Other

AREA / USE (circle one) INCREASING DEGREE NON-CONFORMITY
ONESIDE YARD + COMBINED SIDE YARDS

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

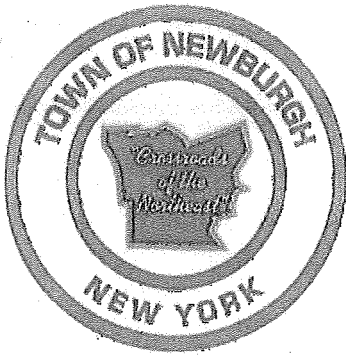
Local board comments or elaboration:

Grace Cardone 4/28/15 Chairperson
Signature of local official Date Title
Zoning Board of Appeals

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: 1-28-15

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

I (WE) Robert and Frances Reid PRESENTLY
RESIDING AT NUMBER 48 Poe Court, New Windsor, NY 12553
TELEPHONE NUMBER 845-569-7083

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:

52-9-5 (TAX MAP DESIGNATION)
236 Lakeside Road
Newburgh, NY 12550 (STREET ADDRESS)
R-1-zone (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



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
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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: 11-21-14
- 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: Relief from increasing sideyard non-conformity due to raising rear roof +/- 1'.

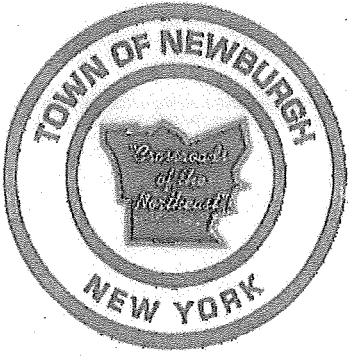
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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:

Nominal increase not visible from the road

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:

Pre-existing non-conforming structure which required repair due to water damage brought structure into building code compliance.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

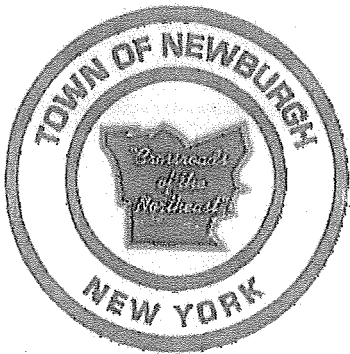
Height increase was nominal and footprint was not altered.

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

It will be a positive effect because structure will be in better repair and more desirable for neighbors.

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

Unforeseen complication that arose during a small repair of water damage of the back window, greater repairs were discovered during the process.



TOWN OF NEWBURGH

Crossroads of the Northeast

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

7. ADDITIONAL REASONS (IF PERTINENT):

Francesca Prid

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 28 DAY OF January 2015

Cynthia J Ynoa

NOTARY PUBLIC

CYNTHIA J YNOA
Lic. #01YN8108807
Notary Public-State of New York
Qualified In Dutchess County
My Commission Expires APRIL 26, 2016

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)

617.20
Appendix B
Short Environmental Assessment Form

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: Repair to home for water damage			
Project Location (describe, and attach a location map): 236 Lakeside Road, Newburgh, NY 12550			
Brief Description of Proposed Action: Raising rear roof less than one foot to accommodate drainage and full-size door on rear exit.			
Name of Applicant or Sponsor: Frances Reid		Telephone: 845-857-9281	
		E-Mail: francesreid@earthlink.net	
Address: 48 Poe Court			
City/PO: New Windsor		State: NY	Zip Code: 12553
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
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
3.a. Total acreage of the site of the proposed action?		0.27 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?		0.27 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 checked="" 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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: _____			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Underground sanitary system</u>		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		X	
b. Is the proposed action located in an archeological sensitive area?		X	
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?		X	
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: _____		X	
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?		X	
16. Is the project site located in the 100 year flood plain?		X	
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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			X

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Frances E. Ruid</u> Date: <u>1-28-15</u> Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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)



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

2473-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/21/2014

Application No. 14-0791

To: Robert Reid
48 Poe Court
New Windsor, NY 12553

SBL: 52-9-5
ADDRESS: 236 Lakeside Rd

ZONE: R-1

PLEASE TAKE NOTICE that your application dated 10/15/2014 for permit to keep a prior built rear addition on the premises located at 236 Lakeside Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Codes 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)

A handwritten signature in black ink, appearing to read "Joseph Mattina".
Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: Robert Reid

ADDRESS: 48 Poe Ct New Windsor NY 12553

PROJECT INFORMATION:

TYPE OF STRUCTURE: 236 Lakeside Rd. / rear addition *Prior Built*

SBL: 52-9-5 ZONE: R-1

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

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
Combined side yards	80'	52'6"	Increasing the degree non-conformity		
One side yard	30'	5'-10"	Increasing the degree non-conformity		
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

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: **Rebuilt rear addition. Raised the roof 3' higher than original construction. The entire dwelling is non-conforming to bulk table requirements for side yard setbacks.**

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 yard)
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 21-Nov-14

2' 1"

2x6 walls

1/4
curtain insulation

Exterior
Door

3

Kitchen

Bathroom

POCKET
DOOR

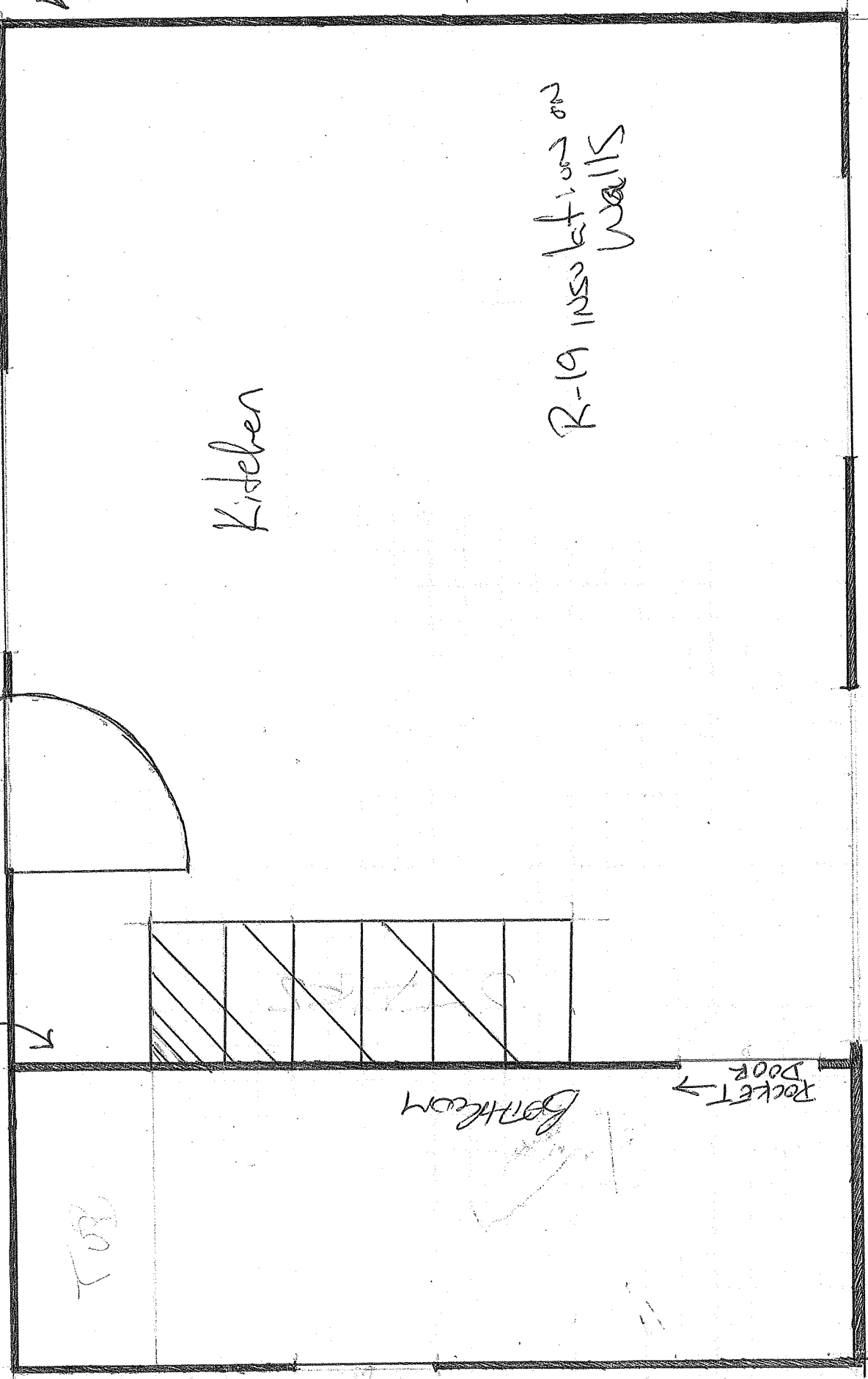
TOP

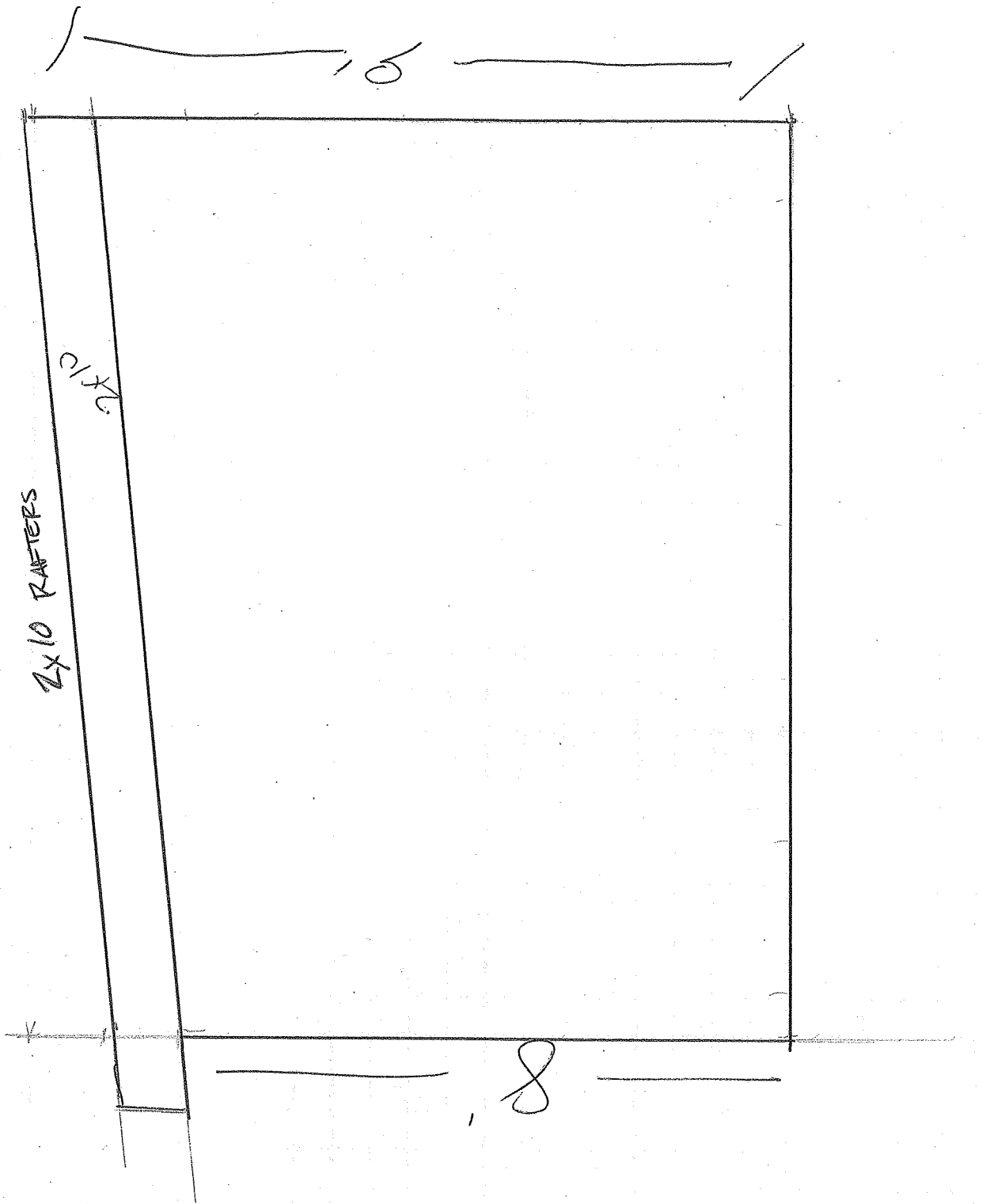
R-19 insulation on
walls

1/2" Insulation

cut out

3
x
6
walls
Exterior





ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE BLACK INK ONLY

EDNA G. CHRISTAIN
TO
ROBERT J. REID

89-1568

SECTION 52 BLOCK 9 LOT 5

RECORD AND RETURN TO:
(Name and Address)

HAR-VIN ABSTRACT CORP
273 QUASSAMIK AVE
NEW WINDSOR, N.Y. 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 063532 DATE 12-14-89 AFFIDAVIT FILED _____ 19____

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

- BG20 Blooming Grove _____
- CH22 Chester _____
- CO24 Cornwall _____
- CR26 Crawford _____
- DP28 Deerpark _____
- GO30 Goshen _____
- GR32 Greenville _____
- HA34 Hamptonburgh _____
- HI36 Highlands _____
- MK38 Minisink _____
- ME40 Monroe _____
- MY42 Montgomery _____
- MH44 Mount Hope _____
- NT46 Newburgh (T)
- NW48 New Windsor _____
- TU50 Tuxedo _____
- WL52 Walkill _____
- WK54 Warwick _____
- WA56 Wawayanda _____
- WO58 Woodbury _____
- MN09 Middletown _____
- NC11 Newburgh _____
- PJ13 Port Jervis _____
- 9999 Hold _____

SERIAL NO. _____

Mortgage Amount \$ _____ CHECK _____ CASH _____ CHARGE

Exempt Yes _____ No _____

3-6 Cooking Units Yes _____ No _____

Received Tax on above Mortgage _____

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

MORTGAGE TAX \$ _____

TRANSFER TAX \$ 368-

ED. FUNDS 5-

RECORD. FEE \$ 17-

REPORT FORMS \$ 5-

CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.
Recorded on DEC 15 1989
at 9:30 O'Clock A M.
in Liber/Film 3228 Deed
at page 207 and examined.
Marion S. Murphy
County Clerk

RECEIVED
368.00
REAL ESTATE
DEC 15 1989
TRANSFER TAX
ORANGE COUNTY

LIBER 3228 PAGE 207

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 12-15-1989 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 1-28-2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

891568

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 14th day of December, nineteen hundred and eighty-nine,

EJC BETWEEN EDNA G. CHRISTEIN, residing at 124 Lakeside Drive, Newburgh, New York, *A/K/A Edna Grace Christein*

party of the first part, and

R ROBERT ^J REID, residing at 253-12 Craft Avenue, Rosedale, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), 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, the premises described in Schedule A annexed hereto.

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 in 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.

H19/25

SCHEDULE A

ALL that piece or parcel of land situate, lying and being on the east side of the Lakeside Road in the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point 25 feet south of an iron stake in the easterly side of Lakeside Road, said stake being 130 feet south of the northwest corner of lands heretofore conveyed by Gillespie to one Snyder, and running thence southerly along the east side of Lakeside Road for a distance of 25 feet, more or less; thence in an easterly direction and along the northerly line of lands heretofore conveyed by John T. Gillespie and Lundy Gillespie, his wife, to one Alice G. Sheehan for a distance of 183 feet, more or less, to the westerly boundary line of lands now or formerly of John Kaltenback; thence in a northerly direction along the westerly line of lands of Kaltenback for a distance of 25 feet, more or less, to the southeast corner of lands conveyed this day by Patsy Russello to Ethel M. Peterkin; thence in a westerly direction and along the southerly boundary line of lands conveyed this day to Ethel M. Peterkin for a distance of 174 feet, more or less, to the point or place of beginning.

BEING the same premises conveyed by Patsy Russello to Albert Christein and Edna Grace Christein by deed dated September 25, 1958 and recorded in the Orange County Clerk's Office on December 8, 1958 in Liber 1485 of Deeds at Page 213.

ALSO ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the easterly side or line of Lakeside Road in the division line of lands of Patsy Russello, said point being 2.98 feet from an iron pin found set in the ground in said road, and running from said place of beginning along the line of lands of said Patsy Russello South 51° 21' East 160.63 feet to a point in the line of lands reputedly of John Katlenback, said point being 2.58 feet from an iron pin found set in the ground; thence along the line of said last mentioned lands South 18° 30' West 50 feet to a point in the line of lands of Fitzgibbons, said point being 2.88 feet from an iron pin found set in the ground; thence along the line of said last mentioned lands North 52° 18' West 170.76 feet to a point in the easterly side or line of Lakeside Road, said point being distant 2.33 feet from an iron pin found set in the ground in said road, and thence along the easterly side or line of said road North 30° 28' East 50 feet to the point or place of beginning, the last course passing near its end closely along the easterly side of an old stone marker.

Being the same premises conveyed by Alice G. Sheehan to Albert G. Christein and Edna G. Christein by deed dated April 25, 1953 and recorded in the Orange County Clerk's Office on May 7, 1953 in Liber 1266 of Deeds at page 403.

The said Albert G. Christein died intestate, a resident of Orange County, on January 24, 1971.

The above-described premises are more recently described as follows:

ALL that tract or parcel of land situated in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

Beginning at a point on the Easterly line of Lakeside Road, said point being the intersection of the Easterly line of Lakeside Road, with the Northerly line of lands now or formerly Decker (Liber 2151, CP-365); thence along the Easterly line of Lakeside Road, North 30-28-00 East 75.00 feet to an iron pipe found; thence along lands now or formerly Darrigo (Liber 2140, CP-432), South 51-21-00 East 154.53 feet to an iron pipe found; thence along lands now or formerly Clark (Liber 2303, CP-941), South 18-30-00 West 73.78 feet to a point; thence along lands now or formerly Decker (Liber 2151, CP-365), North 53-02-00 West 169.34 feet to the point or place of beginning. Containing 0.27 of an acre of land, more or less.

Subject to the existing easements and rights of way of record, if any.

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

IN PRESENCE OF:

Edna G. Christein
EDNA G. CHRISTEIN

STATE OF NEW YORK, COUNTY OF DUTCHESS

SS:

On the 14th day of December, 1989, before me personally came EDNA G. CHRISTEIN to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed same.

Craig T. Digilio
NOTARY PUBLIC

CRAIG T. DIGILIO
NOTARY PUBLIC, State of New York
Qualified in Dutchess County 9/91
Commission Expires May 31, 1991

