

OFFICE OF ZONING BOARD
(845) 566-4901

TOWN OF NEWBURGH

Crossroads of the Northeast

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



APPLICATION

DATED: 7 Oct 2019

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

I (WE) Franco C Saiano PRESENTLY
RESIDING AT NUMBER 722 State Route 32 Wallkill, NY
TELEPHONE NUMBER 845 926 4012

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- ~~USE VARIANCE~~
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

4.2.39.41 (TAX MAP DESIGNATION)
722 State Route 32 (STREET ADDRESS)
RR (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4

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: 25 Sep 2019
- 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: Allow installation of a 12' x 30' garage that will make our accessory bldg sq ft to 111;

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:

We would be adding a garage behind our car port, only exceeding the sq ft limit of 1000 sq ft by 117.6 sq ft

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:

This will be located away from the road, but behind a carport.

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:

I have federal wetlands, so this is only space & we lose our garage space to an in-law apt for my mother

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

I am asking for 117.6 sq ft

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 set back from the road

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

We needed to create an in-law apt for my mom who has dementia, but is only 73 yrs old

7. ADDITIONAL REASONS (IF PERTINENT):

We lost our garage w/in the home by
converting it to an in-law apt for
my mother who has dementia

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF October 20 19

JOSEPH P. PEDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6370913
Qualified in Orange County
Commission Expires February 12, 2022

[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.
(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)

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Francis C Sarano, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 722 State Route 32 Wallkill, NY
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 722 State Route
32, Wallkill, NY 12589

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Himself
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 7 Oct 2019 Francis C Sarano

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF October 2019

Joseph P. PEDI

NOTARY PUBLIC

JOSEPH P. PEDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6370913
Qualified in Orange County
Commission Expires February 12, 2022

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			
Salano 12' x 30' accessory bldg			
Name of Action or Project:			
Salano 12' x 30' accessory bldg			
Project Location (describe, and attach a location map):			
722 State Route 32 Wallkill, NY 12589			
Brief Description of Proposed Action:			
Install a 12' x 30' accessory bldg as a garage			
Name of Applicant or Sponsor:		Telephone: 845 926 4012	
Franco C Salano		E-Mail: fcsalano@isict.com	
Address:			
722 State Route 32			
City/PO:		State:	Zip Code:
Wallkill		NY	12589
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?		5.9 acres	
b. Total acreage to be physically disturbed?		0.025 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Francis C. Salano</u></p>	<p>Date: <u>7 Oct 2019</u></p>	
<p>Signature: <u>[Handwritten Signature]</u></p>		

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
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

2795-19

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 09/25/2019

Application No. 19-0985

To: Franco & Kathleen Saiano
722 Route 32
Wallkill, NY 12589

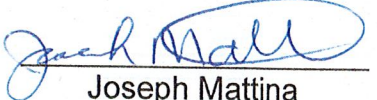
SBL: 4-2-39.41
ADDRESS: 722 Route 32

ZONE: RR

PLEASE TAKE NOTICE that your application dated 09/09/2019 for permit to install a 12' x 30' accessory building on the premises located at 722 Route 32 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

1) 185-15-A-4 / The maximum permitted accessory building square footage is 1000 sf per the formula.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File



ORANGE COUNTY – STATE OF NEW YORK
 ANN G. RABBITT, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 13936 / 1028
 INSTRUMENT #: 20150054789

Receipt#: 1997557
 Clerk: DB
 Rec Date: 08/25/2015 08:37:40 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: NLS TITLE ABSTRACT SERVICES, INC.

Party1: SAIANO FRANCO
 Party2: SAIANO FRANCO
 Town: NEWBURGH (TN)
 4-2-39.41

Recording:
 Recording Fee 35.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 Residential/Agricu 116.00
 RP5217 - County 9.00

Sub Total: 185.00

Transfer Tax
 Transfer Tax - State 0.00

Sub Total: 0.00

Total: 185.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 629
 Transfer Tax
 Consideration: 0.00

Total: 0.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

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

THIS INDENTURE, made the 14 day of August, Two Thousand and 15

BETWEEN

FRANCO SAIANO AND KATHLEEN A. KARRE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

residing at, 722 STATE ROUTE 32, WALLKILL, NEW YORK 12589

party of the first part, and

FRANCO SAIANO AND KATHLEEN A. SAIANO, HIS WIFE

residing at, 722 STATE ROUTE 32, WALLKILL, NEW YORK 12589

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 remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that land, situate in the Town of Newburgh, County of Orange, State of New York, known and designated as Lot 1 on a map entitled "Survey & Subdivision of Lands of CNC Associates, Inc." filed in the Orange County Clerk's Office on January 11, 2005, as map number 60-05, more particularly described as follows:

BEGINNING at a set 5 inches x 8 inches rectangular stone on end in a stonewall corner on the east side of New York State Route 32, in the southerly line of lands of Waywanda Enterprise, Inc.;

THENCE along said lands and generally along the center of a stonewall the following courses, North Eighty-Two Degrees, Thirteen Minutes, Forty-Three Seconds East, Two Hundred Thirty-Five and Seventy-Six Hundredths Feet (North 82 degrees 13 minutes 43 seconds East, 235.76 feet) to a set 5/8 foot iron rod in a stonewall intersection and South Sixteen Degrees, Forty-Eight Minutes, Forty-Seven Seconds East Seven Hundred Fifty-Seven and Sixty-Seven Hundredths Feet (South 16 degrees 48 minutes 47 seconds East, 757.67 feet);

THENCE along the division line between Lots 1 and 2, North Eighty-Three Degrees, Twenty-Three Minutes, Three Seconds West (North 83 degrees 23 minutes 03 seconds West) passing through a set 5/8 foot iron rod at Four Hundred Four and Sixty-Two Hundredths Feet (404.62 feet) along the way, and continuing for a total distance of Five Hundred Twenty-Nine and Sixty-Two Hundredths Feet (529.62 feet) to a set 5/8 foot iron rod in a stonewall on the east side of New York State Route 32;

THENCE along the east side of said road North Six Degrees, Thirty Six Minutes, Fifty-Seven Seconds East, Six Hundred Thirty-Six and Sixty-Two Hundredths Feet (North 06 degrees 36 minutes 57 seconds East, 636.62 feet) to the point of BEGINNING.

CONTAINING 5.895 acres of land, Bearings refer to magnetic North of May 2004, as surveyed by Mercurio-Norton-Taroll, Land Surveying-Engineering, P.C., 45 Main Street, Pine Bush, New York, 12566.

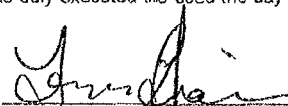
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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. 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:


FRANCO SAIANO


KATHLEEN A. KARRE

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Dutchess ss:

On the 14 day of August in the year 2011
before me, the undersigned, personally appeared
FRANCO SAIANO

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.

[Handwritten Signature]
(signature and office of individual taking acknowledgment)

Elizabeth G. Fonda
Notary Public, State of New York
Lic. No. 01F0617023
Qualified in Dutchess County
Commission Expires 10/29/2011

State of New York, County of Dutchess ss:

On the 14 day of August in the year 2011
before me, the undersigned, personally appeared
KATHLEEN A. KARRE

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.

[Handwritten Signature]
(signature and office of individual taking acknowledgment)

Elizabeth G. Fonda
Notary Public, State of New York
Lic. No. 01F0617023
Qualified in Dutchess County
Commission Expires 10/29/2011

State (or District of Columbia, Territory, or Foreign Country) of

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared

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, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

QUITCLAIM DEED

Title No. BOA15-4039-O

FRANCO SAIANO AND KATHLEEN A. KARRE, AS
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
TO
FRANCO SAIANO AND KATHLEEN A. SAIANO, HIS
WIFE

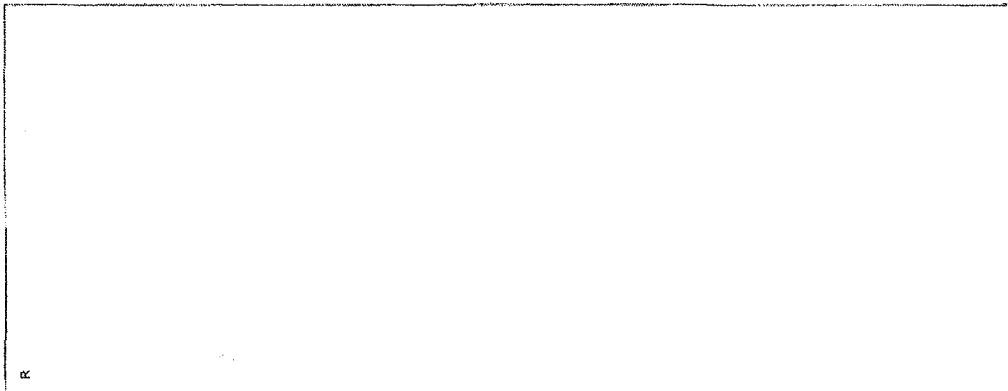
SECTION 4
BLOCK 2
LOT 39.41
COUNTY OR TOWN Newburgh
STREET ADDRESS
722 STATE ROUTE 32, WALLKILL, NEW YORK

Recorded at Request of
Old Republic National Title Insurance Company

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
NLS Title Abstract, LLC

FRANCO SAIANO
KATHLEEN A. SAIANO
722 STATE ROUTE 32
WALLKILL, NEW YORK 12589



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

PNC Associated, Inc

TO
FRANCO C. SPANO
Kathleen A. Kneel

SECTION 4 BLOCK 2 LOT 39,41



RECORD AND RETURN TO:
(name and address)

Jacobowitz & Aubry, Esq
158 Orange Avenue
P.O. Box 367
Walden, NY 12588

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 R MORTGAGE ✓ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- | | | |
|----------------------------|---------------------------|-------------------------------------|
| 2089 BLOOMING GROVE (TN) | 4289 MONTGOMERY (TN) | NO PAGES <u>4</u> CROSS REF. _____ |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) | CERT. COPY _____ ADD'L X-REF. _____ |
| 2289 CHESTER (TN) | 4203 MONTGOMERY (VLG) | MAP# _____ PGS. _____ |
| 2201 CHESTER (VLG) | 4205 WALDEN (VLG) | PAYMENT TYPE: CHECK <u>✓</u> |
| 2489 CORNWALL (TN) | 4489 MOUNT HOPE (TN) | CASH _____ |
| 2401 CORNWALL (VLG) | 4401 OTISVILLE (VLG) | CHARGE _____ |
| 2600 CRAWFORD (TN) | 4600 NEWBURGH (TN) | NO FEE _____ |
| 2800 DEERPARK (TN) | 4800 NEW WINDSOR (TN) | Taxable |
| 3089 GOSHEN (TN) | 5089 TUXEDO (TN) | CONSIDERATION \$ <u>317,500.00</u> |
| 3001 GOSHEN (VLG) | 5001 TUXEDO PARK (VLG) | TAX EXEMPT _____ |
| 3003 FLORIDA (VLG) | 5200 WALKILL (TN) | Taxable |
| 3005 CHESTER (VLG) | 5489 WARWICK (TN) | MORTGAGE AMT. \$ _____ |
| 3200 GREENVILLE (TN) | 5401 FLORIDA (VLG) | DATE _____ |
| 3489 HAMPTONBURGH (TN) | 5403 GREENWOOD LAKE (VLG) | MORTGAGE TAX TYPE: |
| 3401 MAYBROOK (VLG) | 5405 WARWICK (VLG) | ____ (A) COMMERCIAL/FULL 1% |
| 3689 HIGHLANDS (TN) | 5600 WAWAYANDA (TN) | ____ (B) 1 OR 2 FAMILY |
| 3601 HIGHLAND FALLS (VLG) | 5889 WOODBURY (TN) | ____ (C) UNDER \$10,000 |
| 3889 MINISINK (TN) | 5801 HARRIMAN (VLG) | ____ (E) EXEMPT |
| 3801 UNIONVILLE (VLG) | CITIES | ____ (F) 3 TO 6 UNITS |
| 4089 MONROE (TN) | 0900 MIDDLETOWN | ____ (I) NAT.PERSON/CR. UNION |
| 4001 MONROE (VLG) | 1100 NEWBURGH | ____ (J) NAT.PER-CR.UN/1 OR 2 |
| 4003 HARRIMAN (VLG) | 1300 PORT JERVIS | ____ (K) CONDO |
| 4005 KIRYAS JOEL (VLG) | 9999 HOLD | |

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Nelson-Edley*

RECORDED/FILED
12/12/2005/ 09:41:30
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050130891
DEED R / BK 12019 P6 0020
RECORDING FEES 117.00
TTX# 004477 T TAX 1,510.00
Receipt#509389 maryp



DEED DESCRIPTION

CNC Associates, Inc. Subdivision Lot 1

ALL THAT LAND, situate in the Town of Newburgh, County of Orange, State of New York, known and designated as Lot 1 on a map entitled "Survey & Subdivision of Lands of CNC Associates, Inc." filed in the Orange County Clerk's Office on January 11, 2005, as map number 60-05, more particularly described as follows:

BEGINNING at a set 5" x 8" rectangular stone on end in a stonewall corner on the east side of New York State Route 32, in the southerly line of lands of Waywanda Enterprise, Inc.;

THENCE along said lands and generally along the center of a stonewall the following courses, North Eighty-Two Degrees, Thirteen Minutes, Forty-Three Seconds East, Two Hundred Thirty-Five and Seventy-Six Hundredths Feet (N 82°-13'-43" E, 235.76') to a set 5/8" iron rod in a stonewall intersection, and South Sixteen Degrees, Forty-Eight Minutes, Forty-Seven Seconds East, Seven Hundred Fifty-Seven and Sixty-Seven Hundredths Feet (S 16°-48'-47" E, 757.67');

THENCE along the division line between Lots 1 and 2, North Eighty-Three Degrees, Twenty-Three Minutes, Three Seconds West (N 83°-23'-03" W) passing through a set 5/8" iron rod at Four Hundred Four and Sixty-Two Hundredths Feet (404.62') along the way, and continuing for a total distance of Five Hundred Twenty-Nine and Sixty-Two Hundredths Feet (529.62') to a set 5/8" iron rod in a stonewall on the east side of New York State Route 32;

THENCE along the east side of said road North Six Degrees, Thirty-Six Minutes, Fifty-Seven Seconds East, Six Hundred Thirty-Six and Sixty-Two Hundredths Feet (N 06°-36'-57" E, 636.62') to the point of beginning.

CONTAINING 5.895 acres of land. Bearings refer to Magnetic North of May 2004, as surveyed by Mercurio-Norton-Tarolli, Land Surveying-Engineering, P.C., 45 Main Street, Pine Bush, New York, 12566.

Land Surveying - Sewer System Design - Subdivisions

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

22-2000 10:00

SUBJECT to that portion of land within the bounds of New York State Route 32 for use as a public highway.

SUBJECT to utility grants of record.

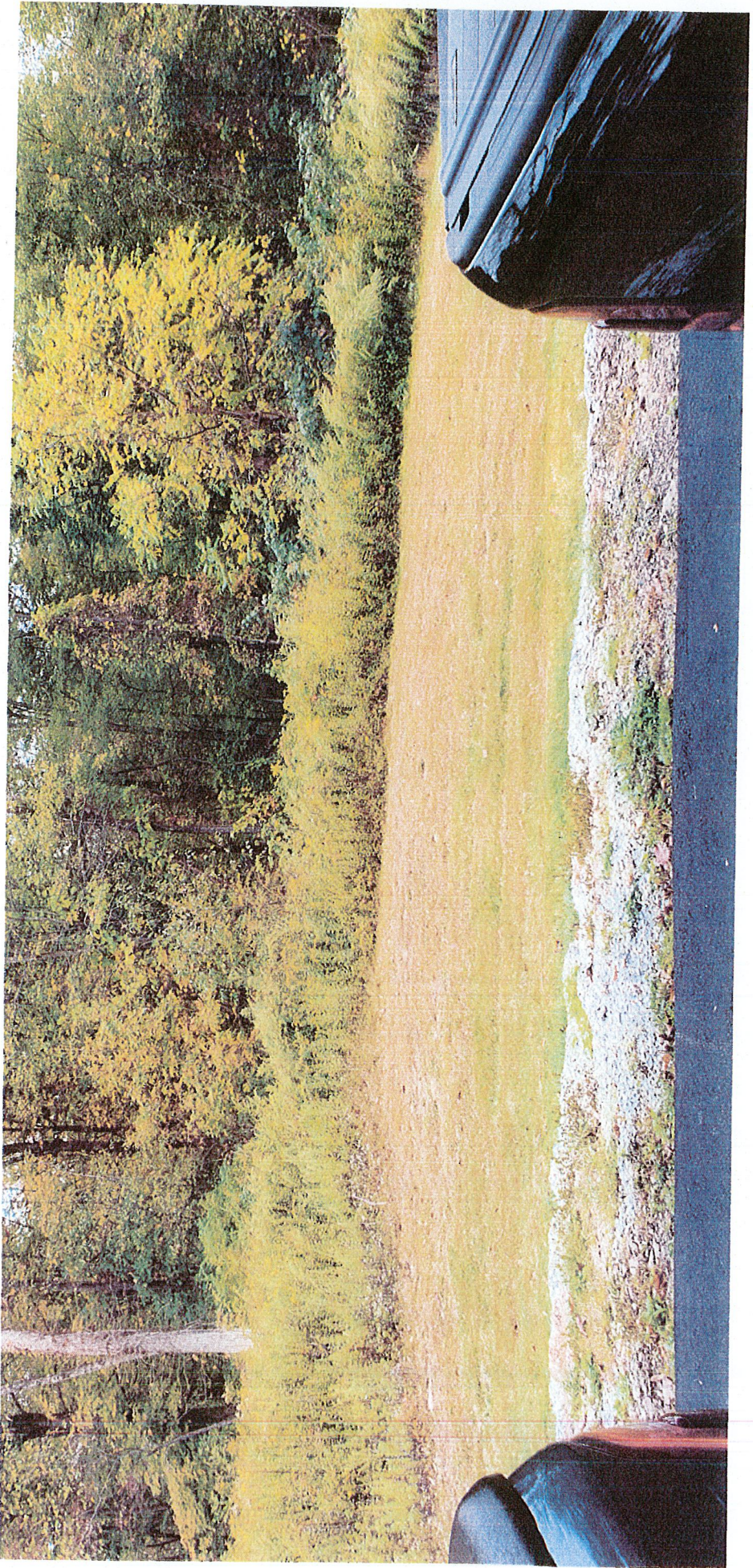
SUBJECT to all notes and details as shown on the aforementioned filed map number 60-05.

INTENDED to be a portion of the same premises conveyed to CNC Associates, Inc. by a deed recorded in the Orange County Clerk's Office in Liber 11039, Page 362.







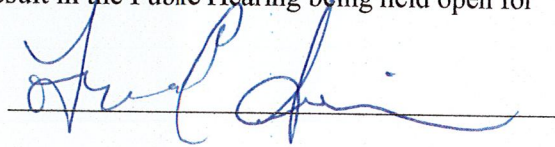


**AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY**

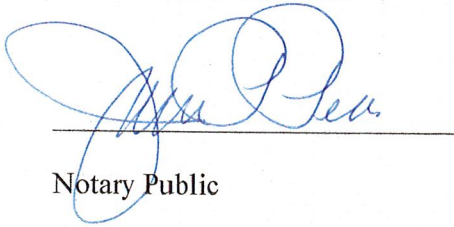
STATE OF NEW YORK: COUNTY OF ORANGE:

I Franco C Saiano, being duly sworn, depose and say that I did on or before
October 10, 2019, post and will thereafter maintain at
722 State Route 22 in the Town of Newburgh, New York, at or near the front
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.



Sworn to before me this 9
day of October, 2019.



Notary Public

JOSEPH P. PEDI NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01PE6370913 Qualified in Orange County Commission Expires February 12, 2022

[Photograph(s) of the posted Public Hearing Notice(s) must be submitted by the applicant with this affidavit.]

