



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
Local Referring Board:	Zoning Board of Appeals
Applicant:	Grzegorz Sierota
Project Name:	
Location of Project Site:	6 High Lonesome Terrace Wallkill

Tax Map #:	1-1-77.2
Tax Map #:	
Tax Map #:	
Local File No.:	2471-14
Size of Parcel*:	3.7 acres
<small>*If more than one parcel, please include sum of all parcels.</small>	
Current Zoning District (include any overlays):	A/R

Reason for County Review: ON CR 23 / FOREST ROAD

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): _____

Subdivision Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Number of lots proposed: _____

Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Special Use Permit

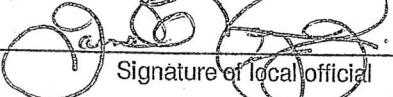
Lot Line Change

Variance **AREA** USE (circle one) MAX height, Sq Footage, 4 Vehicles +

Other closer to street than main building

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

Local board comments or elaboration:

Signature of local official:  Date: 8/16/16 Title: Chairperson
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: 07-20-16

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

I (WE) Grzegorz Sierota PRESENTLY

RESIDING AT NUMBER 6 High Lonesome Terrace, Wallkill, NY 12550

TELEPHONE NUMBER 1-917-701-8286

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:

1-1-77.2 (TAX MAP DESIGNATION)

6 High Lonesome Terrace (STREET ADDRESS)

AR - Agricultural (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).

Section 185 - 15 A. (1) & (4) and 185 - 15 B.



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3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: _____
- 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: Accessory use structure height from 15 feet

to 25 feet and structure square footage from 1,000 SF to 2,400 SF (40' x 60'). To allow an accessory building closer to fronting street than main building. Maximum storage of 4 vehicles.

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

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

n/a

(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:

n/a

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

n/a



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

n/a

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 garage will have screening from roads and most neighboring lots and earth-tone colors will be used on the exterior of the garage.

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 applicant must have garage bays large enough (in height and area) to adequately store his personal vehicles.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

There will be not noticeable detriment to neighboring properties or viewsheds. Proposed plan complies with all setback requirements. The lot is approximately four times (4x) the minimum lot size in zone. The building does not occupy greater than 10% of side yard. Accessory building area calculation would yield ±2,500 SF building, therefore permitting the proposed.

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

There is sufficient vegetative screening from the surrounding district to reduce or eliminate undesired views.

The area of proposed construction is flat.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

The lot slope limits location of building without significant earthwork.



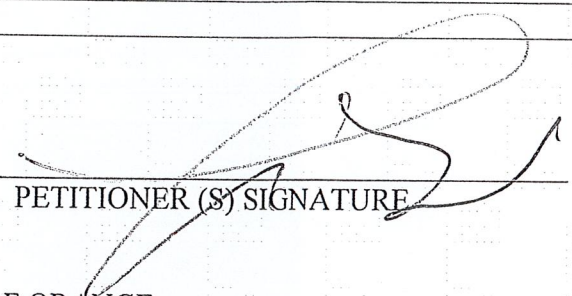
TOWN OF NEWBURGH

Crossroads of the Northeast

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

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):



PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF July 2016



NOTARY PUBLIC

MARY CATHERINE WELCH
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01WE6334650
QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES 12-21-2019

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

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

PROXY

Grzegorz Sierota _____, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 6 High Lonesome Terrace, Wallkill, New York 12550

IN THE COUNTY OF Orange AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF 6 High Lonesome Terrace

Wallkill, New York, 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Engineering & Surveying Properties, PC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: _____

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF July 20 16

MARY CATHERINE WELCH
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01WE6334650
QUALIFIED IN ORANGE COUNTY
MY COMMISSION EXPIRES 12-21-2019

NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information

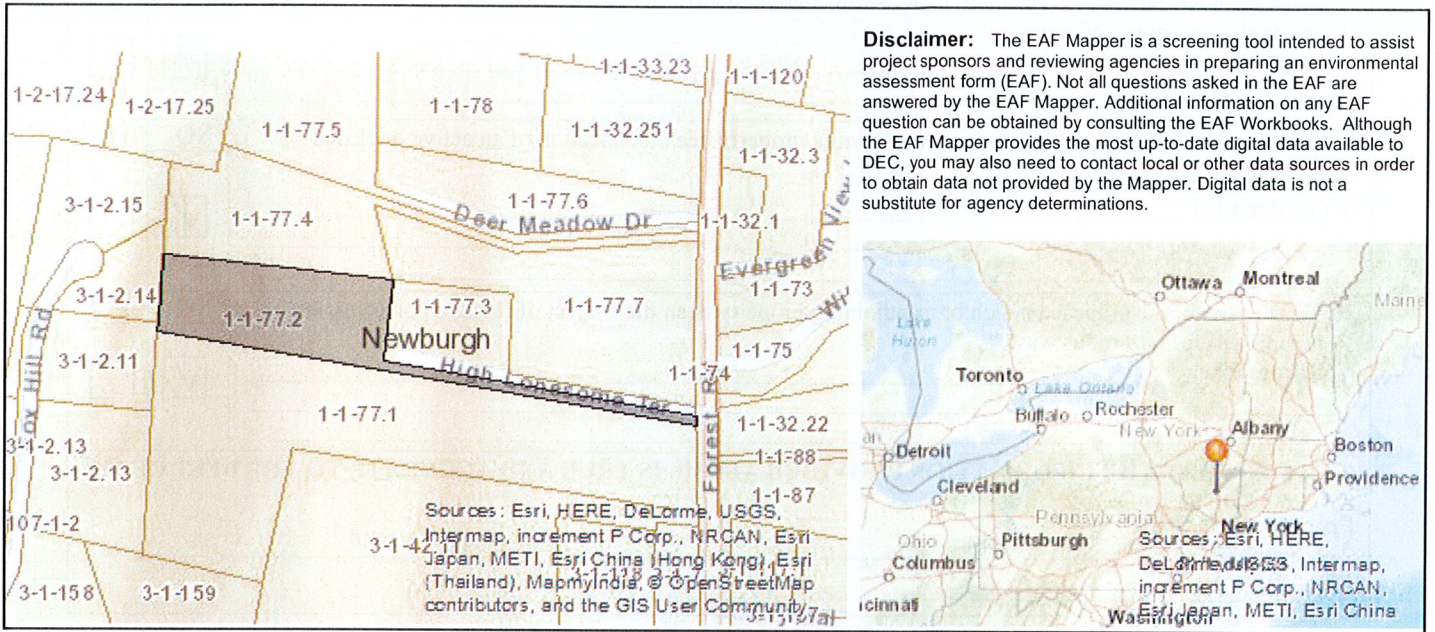
Instructions for Completing

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: Sierota Garage			
Project Location (describe, and attach a location map): 6 High Lonesome Terrace			
Brief Description of Proposed Action: The applicant is proposing a 2,400 SF (25' height) garage to be located on his residential property. The applicant is seeking a variance for accessory structure height, area and to be located in front of the main dwelling, and maximum storage of 4 vehicles.			
Name of Applicant or Sponsor: Grzegorz Sierota		Telephone: 1-917-701-8286	
		E-Mail: sero77@hotmail.com	
Address: 6 High Lonesome Terrace			
City/PO: Wallkill		State: NY	Zip Code: 12550
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 <input checked="" type="checkbox"/>	YES <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: Town of Newburgh Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 3.66 acres	
b. Total acreage to be physically disturbed?		_____ 0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.66 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Preparer(Engineer): _____</p> <p>Applicant/sponsor name: Ross Winglovitz, P.E. _____ Date: 05/27/16 _____</p> <p>Signature: _____</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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

2471-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 10/29/2014

Application No. 14-0778

**To: Grzegorz Sierota
6 High Lonesome Terr
Wallkill, NY 12589**

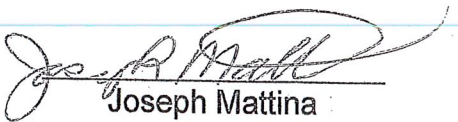
**SBL: 1-1-77.2
ADDRESS: 6 High Lonesome Ter**

ZONE: AR

PLEASE TAKE NOTICE that your application dated 10/08/2014 for permit to construct a 40' x 60' x 25' accessory building on the premises located at 6 High Lonesome Ter is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTIONS:

- 1) 185-15-A-4 Accessory building shall be limited to 1000 square feet.
- 2) 185-15-B No such building shall project closer to fronting street than the dwelling.
- 3) Bulk table schedule 2 Allows a maximum storage of 4 vehicles.
- 4) 185-15-A-1 Maximum allowed height is 15'.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: GRZEGORZ SIEROTA

ADDRESS: 6 HIGH LONESOME TERR WALLKILL NY 12589

PROJECT INFORMATION:

TYPE OF STRUCTURE: 40' X 60' X 25' ACCESSORY BUILDING

SBL: 1-1-77.2 **ZONE:** A-R

TOWN WATER: NO **TOWN SEWER:** NO

2471-14

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FEET	1000 SF FORMULA	156 SF	2556 SF	1556 SF	155.6%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT	15'		25'	10'	66.6%
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
 FRONT YARD - 185-15-B ----- YES
 STORAGE OF MORE THEN 4 VEHICLES ----- YES
 HEIGHT MAX. 15 FEET - 185-15-A-1 ----- YES
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 ----- YES / NO

NOTES: **4 VARIANCES REQUIRED / HAS A 26' X 6' EXISTING ACCESSORY BUILDING.**

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Accessory buildings shall be limited to 1000 square feet.
- 2 185-15-B No such building shall project closer to the street than the main dwelling
- 3 Bulk table schedule 2 Storage of not more than 4 vehicles.
- 4 185-15-A-1 Such buildings shall not exceed 15' in height.

REVIEWED BY: JOSEPH MATTINA **DATE:** 29-Oct-14

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

SECTION 1 BLOCK 1 LOT 77.2

Grzegorz Sierota AKA Grzegorz Sierota TO Grzegorz Sierota Monika Paschek

RECORD AND RETURN TO: (name and address)

Grzegorz Sierota Monika Paschek 6 High Lonesome Terrace Newburgh, N.Y 12550

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

Table with columns for PROPERTY LOCATION, NO. PAGES, CROSS REF., CERT. COPY, ADD'L X-REF., MAP #, PGS., PAYMENT TYPE, CHECK, CASH, CHARGE, NO FEE, CONSIDERATION \$, TAX EXEMPT, MORTGAGE AMT. \$, DATE, MORTGAGE TAX TYPE, CITIES, and HOLD.

Donna L. Benson DONNA L. BENSON Orange County Clerk

RECEIVED FROM: Main Street T.M.

RECORDED/FILED 10/30/2006/ 13:21:05 DONNA L. BENSON County Clerk ORANGE COUNTY, NY

FILE # 20060116560 DEED R / BK 12292 PG 0141 RECORDING FEES 117.00 TTX# 002946 T TAX 0.00 Receipt#650123 dab

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 Oct. 30, 2006 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 July 12, 2016

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



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

THIS INDENTURE, made the 21 day of December, 2005

BETWEEN

Grzegorz Sierota also known as Grzegorz Sierota
6 High Lonesome Terrace
Newburgh, NY 12550

GS

party of the first part, and

Grzegorz Sierota and Monika Paschek *husband and wife*
6 High Lonesome Terrace
Newburgh, NY 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

dollars 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

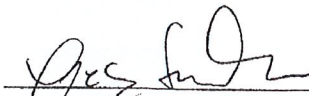
See Attached Schedule "A"
Commonly known as: 6 High Lonesome Terrace Newburgh, New York 12550

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.

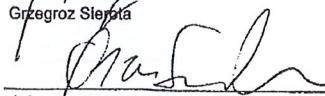
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:



Grzegorz Sierota



AKA Grzegorz Sierota
GS

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Orange, ss:

On the 21 day of December in the year 2005, before me, the undersigned, personally appeared Grzegorz Sierota aka Grzegorz Sierota, 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.

JOSEPH M. LEVINE
Notary Public, State of New York
No. 021EG010958
Qualified in Westchester County
Commission Expires: 1/27/2006

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of, ss:

On the day of in the year, before me, the undersigned, a Notary Public in and for said State, personally appeared, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Bargain and Sale Deed without Covenants

Title No. MSN 8861

Grzegorz Sierota aka Grzegorz Sierota
TO
Grzegorz Sierota and Monika Paschek



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of, ss:

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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of, County of, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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), 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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 1

BLOCK: 1

LOT: 77.2

COUNTY OR TOWN: Orange County

RETURN BY MAIL TO:

Grzegorz Sierota
monika Paschek
6 High Lanesome Terrace
Newburgh, N.Y 12550



NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A

COMMITMENT NO. MSN8861

ALL that certain plot, piece or parcel, situate lying and being in the Town of Newburgh, County of Orange, State of New York and being designated as Lot No. 2 on a map entitled "Subdivision Plan for High Forest Ridge" dated July 28, 2000 and filed in the Orange County Clerk's Office August 3, 2001 as Map No. 164-01 and being more particularly bounded and described as follows:

BEGINNING at a point in the Westerly line of Forest Road, A.K.A. Orange County Road No. 23, said point being the intersection of said Westerly line of Forest Road with the centerline of a 50 foot wide R.O.W. and common drive designated by the Town of Newburgh as High Lonesome Terrace, said point also being a Northeasterly corner of Lot No. 1 of the above said filed map;

THENCE along said centerline of High Lonesome Terrace, North 70 degrees 05 minutes 51 seconds West 1486.10 feet to a point on the division line between the individual lands now or formerly of Byrnes and Shemenko, respectively, on the West and Lot No. 2 herein described on the East;

THENCE along the last said division line, North 13 degrees 48 minutes 53 seconds East 210.00 feet to a point on the division line between Lot No. 4 of the above said filed map, lands now or formerly Klepeis, on the North and Lot No. 2 herein described on the South;

THENCE along the last said division line, South 73 degrees 26 minutes, 28 seconds East 610 feet to a point on the division line between Lot No. 3 of the above said filed map, lands now or formerly of Barry, on the East, and Lot No. 2 herein described on the West;

THENCE along the last said division line, South 16 degrees 21 minutes 48 seconds West 219.83 feet to a point on the division line between the individual lands now or formerly of Barry and Klepeis, respectively, on the North and Lot No. 2 herein described on the South;

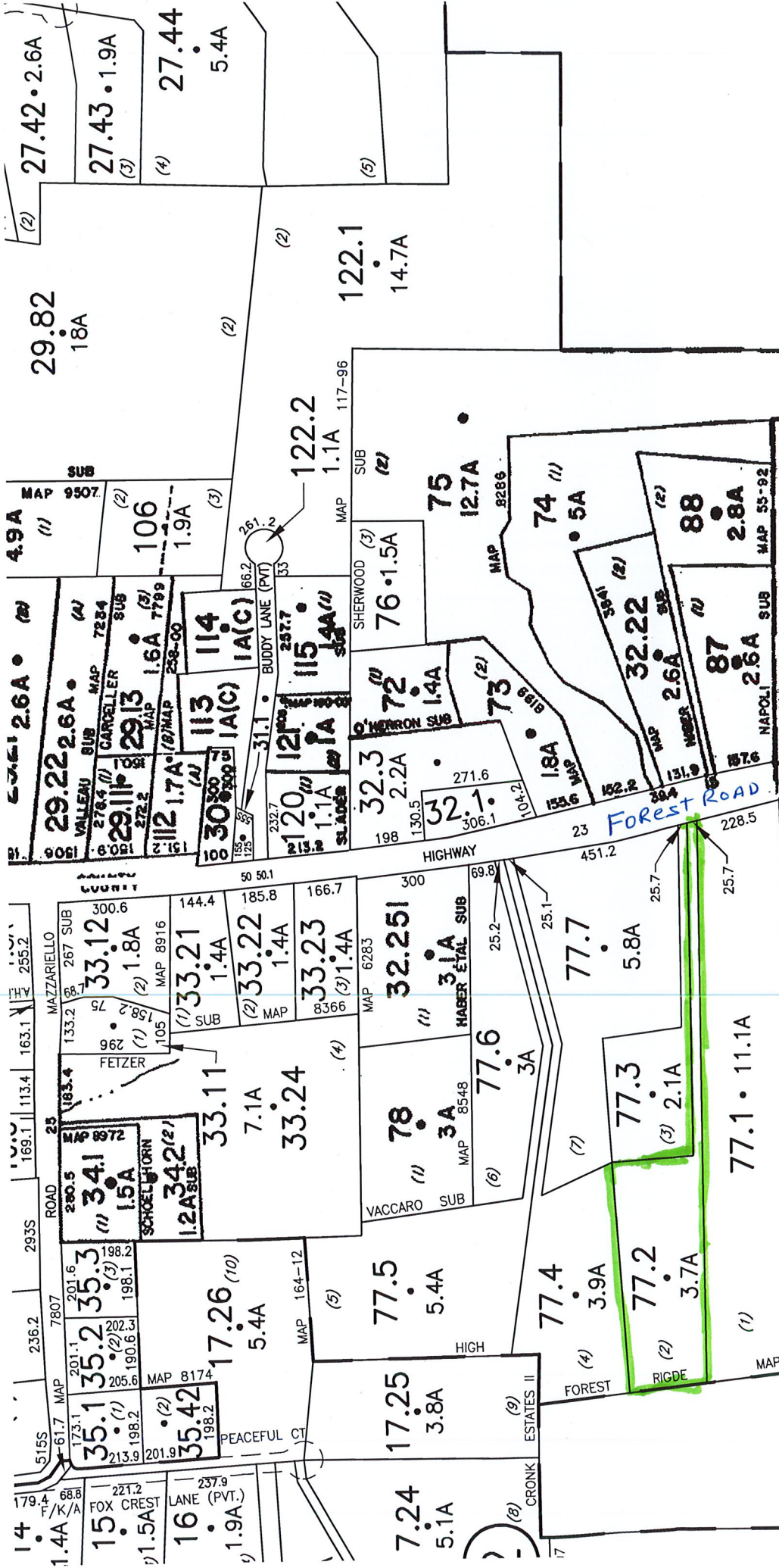
THENCE along the last said division line and the Northerly right of way line of High Lonesome Terrace, South 70 degrees 05 minutes 51 seconds East 880.00 feet to a point in the aforesaid Westerly line of Forest Road;

THENCE along the last said line, South 6 degrees 44 minutes 19 seconds West 25.66 feet to the point or place of BEGINNING.

FOR CONVEYANCE ONLY

BEING THE SAME PREMISES CONVEYED TO Grzegorz Sierota, who acquired title by a deed from Patricia A. Cocchia and Carmine A. Cocchia, dated December 22, 2004, recorded January 11, 2005 in Liber 11719 on Page 606.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.



Sierota
 6 High Lonesome Terrace
 Wallkill
 (1-1-77.2)