

# 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: 02/12/2020

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

I (WE) Barbara Thomas PRESENTLY

RESIDING AT NUMBER 36 Lancer Drive

TELEPHONE NUMBER 845-527-4266

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:

57-5-19 (TAX MAP DESIGNATION)  
36 Lancer Drive (STREET ADDRESS)  
R-2 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-15-A-4  
185-15-A-3





# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
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: 02/11/2020
- 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: maximum accessory building coverage 390.35sf max

1148sf requested, rear yard coverage 400sf max - 1008sf requested

### 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:

The proposed garage is consistent with garages in the neighborhood and fairly well screened from the street.

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 house is only 1509sf, The lot is only 16,405sf and the side yard setback is only 15'. Permitted accessory structures is only 390sf by formula.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The proposed garage is 1,003sf but the applicant is removing two buildings totaling 378sf

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

imperious lot coverage are less than permitted by zoning

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

The garage has not been built yet.





# TOWN OF NEWBURGH

*Crossroads of the Northeast*

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

## PROXY

BARBARA J. THOMAS, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 36 LANCASTER DR., NEWBURGH  
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK  
AND THAT HE/SHE IS THE OWNER IN FEE OF 36 LANCASTER DR.  
NEWBURGH, NEW YORK 12550

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

DATED: 2/7/2020 Barbara J. Thomas

OWNER'S SIGNATURE

Frank P. [Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF February 2020



[Signature]  
NOTARY PUBLIC





# 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):

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

*Barbara J. Thomas*  
\_\_\_\_\_  
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7 DAY OF February 2020



*Lisa M. Ayers*  
\_\_\_\_\_  
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)



# 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.

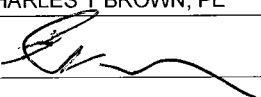
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: AREA VARIANCE FOR BARBARA THOMAS			
Project Location (describe, and attach a location map): 36 LANCER DRIVE IN THE TOWN OF NEWBURGH			
Brief Description of Proposed Action: AREA VARIANCE FOR AREA OF ACCESSORY BUILDINGS TO PERMIT CONSTRUCTION OF A FREE STANDING GARAGE			
Name of Applicant or Sponsor: BARBARA THOMAS		Telephone: 845-527-4266	
		E-Mail: CHUCKT54@GMAIL.COM	
Address: 36 LANCER DRIVE			
City/PO: NEWBURGH		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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT FROM TOWN BUILDING DEPARTMENT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.38 acres	
b. Total acreage to be physically disturbed?		_____ 0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.38 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

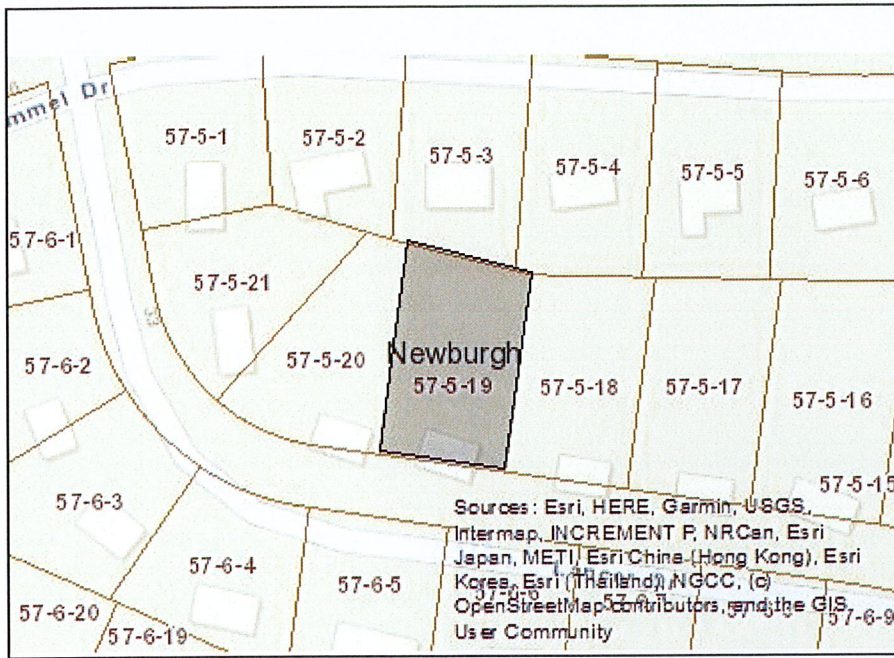


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

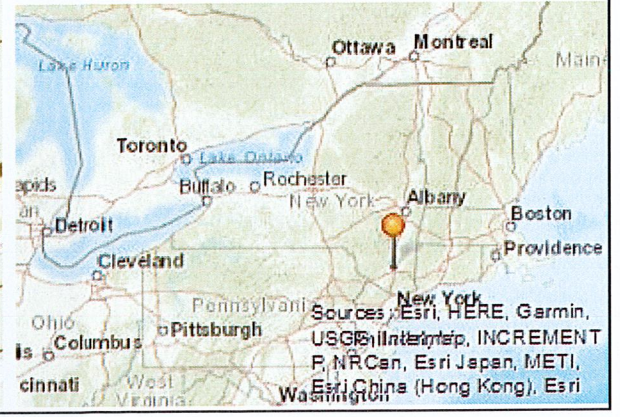


14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOWN DRAINAGE SYSTEM _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>CHARLES T BROWN, PE</u> Date: <u>2-12-2020</u>		
Signature: <u></u> Title: <u>PROJECT ENGINEER</u>		





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
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

# 2826-20

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 02/11/2020

Application No. 20-0009

To: Barbara & Charles Thomas  
36 Lancer  
Newburgh, NY 12550

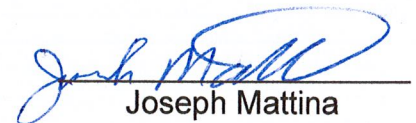
SBL: 57-5-19  
ADDRESS: 36 Lancer Dr

**ZONE: R2**

PLEASE TAKE NOTICE that your application dated 01/06/2020 for permit to build a 1008 square foot accessory building on the premises located at 36 Lancer Dr is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

- 1) 185-15-A-4: The formula allows a maximum of 390.35 square foot of accessory building
- 2) 185-15-A-3: Such building shall not occupy more than 10% of the required yard in which it is situated.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File



# Town of Newburgh Code Compliance

**OWNER INFORMATION**

**BUILT WITH OUT A PERMIT**

YES / **NO**

NAME: Barbara Thomas Building Application # 20-0009

ADDRESS: 36 Lancer Dr. Newburgh NY 12550

**PROJECT INFORMATION:**

**AREA VARIANCE**

USE VARIANCE

TYPE OF STRUCTURE: 1008 square foot accessory building

SBL: 57-5-19 ZONE: R-2 ZBA Application # 2826-20

TOWN WATER: **YES** / NO

TOWN SEWER: **YES** / NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SQUARE FEET	390.35 sf	140 sf	1148 sf	757.65 sf	194.09%
REAR YARD PERCENTAGE	10%=400 sf		1008 sf	608 sf	152%
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 \_\_\_\_\_ YES / NO  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY \_\_\_\_\_ YES / NO  
 CORNER LOT - 185-17-A \_\_\_\_\_ YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 **YES** / NO  
 FRONT YARD - 185-15-A \_\_\_\_\_ YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES \_\_\_\_\_ YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1 \_\_\_\_\_ YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 **YES** / NO

NOTES: Has a permitted and co 10 x 14 accessory building

**VARIANCE(S) REQUIRED:**

- 1 185-15-A-4: The maximum allowed square foot of accessory building per the formula is 390.35 sf
- 2 185-15-A-3: 10% maximum allowed coverage permitted in the required yard
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

REVIEWED BY: Joseph Mattina DATE: 11-Feb-20

# Percentage Calculator

Percentage Calculator is a free online tool to calculate percentages.

What is  % of  ?

CALCULATE

is what percent of  ?

CALCULATE  %

What is the percentage increase/decrease

from  to  ?

CALCULATE  %



# Percentage Calculator

Percentage Calculator is a free online tool to calculate percentages.

What is  % of  ?

CALCULATE

757.65 is what percent of 390.35 ?

CALCULATE 194.095042 %

What is the percentage increase/decrease

from  to  ?

CALCULATE %



# ACCESSORY STRUCTURE SQUARE FOOTAGE BY FORMULA

**PER THE TOWN OF NEWBURGH MUNICIPAL CODE  
SECTION 185-15(4) - ACCESSORY BUILDINGS**

(4) An accessory use to a principal residential use, as listed in Article IV, Schedules of District Regulations, Use Table, Column A, that is housed within an accessory building shall be limited to a maximum of 1,000 square feet or to a lower number as may be determined by the following formula:

**FORMULA:**

$$\frac{A+(B \times C)}{100} = D$$

A - GROSS AREA OF LOT IN SQUARE FEET

B - LIVABLE FLOOR AREA OF RESIDENCE IN SQUARE FEET

C - MINIMUM REQUIREMENT IN THE ZONING DISTRICT FOR ONE SIDE YARD, IN FEET

D - TOTAL SQUARE FOOTAGE PERMITTED FOR ALL ACCESSORY BUILDINGS

A= 16,400.00 SF

B= 1,509.00 SF

C= 15.00 FEET

D= 390.35 SF OR 1,000 SF WHICHEVER IS LESS IS PERMITTED.

Proposed  
Permit

1148  
390.35

V = 757.65

194.09%



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: 13893 / 1765  
INSTRUMENT #: 20150032017

Receipt#: 1939744  
Clerk: LM  
Rec Date: 05/13/2015 03:33:09 PM  
Doc Grp: D  
Descrip: DEED R  
Num Pgs: 4  
Rec'd Frm: LARKIN, INGRASSIA & BROWN, LLP

Party1: GLOVER STANLEY R EST  
Party2: THOMAS BARBARA J  
Town: NEWBURGH (TN)

Recording:	
Recording Fee	40.00
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: 190.00

Transfer Tax  
Transfer Tax - State 690.00

Sub Total: 690.00

Total: 880.00

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

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 6490  
Transfer Tax  
Consideration: 172500.00

Transfer Tax - State 690.00

Total: 690.00

Payment Type: Check \_\_\_  
Cash \_\_\_  
Charge \_\_\_  
No Fee \_\_\_

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

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 May 13, 2015 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS  
ORANGE COUNTY January 16, 2000

Record and Return To:

UNITED HUDSON TITLE SVCS LLC  
10 SCHRIEVER LANE  
NEW CITY, NY 10956



*HAS-20886*

Executor's Deed  
Individual or Corporation

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT**

**THIS INDENTURE**, made the *13<sup>th</sup>* day of April, 2015.

**BETWEEN CHERYL L. BUFF**, residing at 1453 Division Street, Ballston Lake, New York 12019, as Executrix of the Estate of **Stanley R. Glover**, late of Newburgh, New York, deceased, party of the first part,

and **BARBARA J. THOMAS**, with a mailing address of ~~P.O. Box 188, Vails Gate, New York 12584~~, party of the second part, *48 Brook Hill Dr., New Windsor, N.Y. 12553* *pd*

*Sec.  
57  
B1  
5  
Lot:  
19*

**WITNESSETH**, that the party of the first part, by virtue of the power and authority given in and by said Last Will and Testament, and in consideration of ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED (\$172,500.00) DOLLARS and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York being more particularly described in Schedule A attached hereto.

**BEING** the same premises as described in a deed dated August 12, 2013 from Stanley R. Glover and Nancy F. Glover to Stanley R. Glover which deed was recorded in the Office of the Orange County Clerk on September 4, 2013 in Liber 13643 at page 577. The said Stanley R. Glover having died a resident of the County of Orange, State of New York on July 30, 2014.

**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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 part 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 for this conveyance and will hold the right to

*REK*  
**HUDSON UNITED  
TITLE SERVICES, LLC  
10 SCHRIEVER LANE  
NEW CITY, NY 10956**

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.

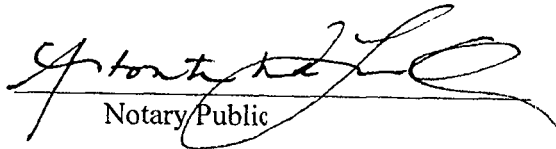
IN PRESENCE OF:

ESTATE OF STANLEY R. GLOVER

BY: Cheryl L. Buff, Executrix  
Cheryl L. Buff, Executrix

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On April 13, 2013 before me, the undersigned, a Notary Public in and for the State, personally appeared CHERYL L. BUFF personally known to me or proved to be 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 or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

ANTONETTE NACLERIO  
Notary Public, State of New York  
Qualified in Orange County  
Registration No. 02NA6252905  
Commission Expires December 12, 2015



*Title Resources Guaranty Company*

**SCHEDULE A  
DESCRIPTION OF PREMISES**

---

**Title No.** HAS-20886  
**Policy No.** 865-O-HAS-20886

All that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, and State of New York and being Lot 11 in Block L as shown on a map entitled "Map of Meadow Hill Subdivision", made by Herbert L. Kartiganer, P.E. revised April 16, 1964 and filed in the Orange County Clerk's Office on April 27, 1964 as map number 2043 and being more particularly bounded and described as follows;

Beginning at a point on the northeasterly side of Lancer Drive, said point being the southwesterly most corner of Filed Map Lot 10, the lands reputedly of Rose and also being North 69 degrees 21 minutes 26 seconds West a distance of 199.94 feet from an iron pipe found ;

Thence from said point or place of beginning and along the northeasterly side of said Lancer Drive, North 69 degrees 21 minutes 26 seconds West a distance of 100.00 feet;

Thence along Filed Map Lot 12, the lands reputedly of Williamson, North 20 degrees 38 minutes 34 seconds East a distance of 170.00 feet to an iron pipe found;

Thence along Filed Map Lot 16, the lands reputedly of Mahoney and along Filed Map Lot 17, the lands reputedly of Argenio & Bautista, South 62 degrees 30 minutes 52 seconds East a distance of 100.72 feet;

Thence along said Filed Map Lot 10, the lands reputedly of Rose, South 20 degrees 38 minutes 34 seconds West a distance of 158.00 feet to the point or place of beginning,















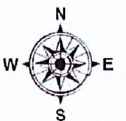






*The Subtitle*

# The Map Title



Orange County G.I.S. Division 255 Main St Goshen, New York 10924 Phone: 845.615.3790

DISCLAIMER: This map is a product of Orange County Real Property GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Printed: Feb 12, 2020





# Property Description Report For: 36 Lancer Dr, Municipality of Newburgh



**Total Acreage/Size:** 100 x 170  
**Land Assessment:** 2019 - \$7,500  
**Full Market Value:** 2019 - \$163,400  
**Equalization Rate:** ----  
**Deed Book:** 13893  
**Grid East:** 605620

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 334600  
**Tax Map ID #:** 57-5-19  
**Property Class:** 210 - 1 Family Res  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 210 - 1 Family Res  
**Zoning Code:** -  
**Neighborhood Code:** 41142  
**School District:** Newburg  
**Total Assessment:** 2019 - \$52,600  
**Property Desc:** Lt 11 Blk L Meadow Hill S  
**Deed Page:** 1765  
**Grid North:** 978697

## Area

<b>Living Area:</b>	1,509 sq. ft.	<b>First Story Area:</b>	1,089 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	420 sq. ft.	<b>Number of Stories:</b>	1
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	Raised Ranch	<b>Bathrooms (Full - Half):</b>	2 - 0
<b>Bedrooms:</b>	4	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Full
<b>Porch Type:</b>	Porch-open/deck	<b>Porch Area:</b>	15.00
<b>Basement Garage Cap:</b>	1	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Normal	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1966		

## Owners

Barbara J Thomas  
36 Lancer Dr  
Newburgh NY 12550

---

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/13/2015	\$172,500	210 - 1 Family Res	Land & Building	Glover, Stanley R	Yes	Yes	No	13893/1765
8/12/2013	\$0	210 - 1 Family Res	Land & Building	Glover, Stanley R	No	No	No	13643/577

---

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Natural Gas	<b>Central Air:</b>	Yes

---

## Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	15.00 sq ft	Average	Normal	1966
Misc. imprv.	166 × 0	Average	Normal	1966
Porch-open/deck	128.00 sq ft	Average	Normal	1966
Shed-machine	140.00 sq ft	Average	Normal	2017

---

## Land Types

Type	Size
Primary	100 × 164

---

## Special Districts for 2019

Description	Units	Percent	Type	Value
FD030-Orange lk fire	0	0%		0
LT004-Consol lt	0	0%		0
WD001-Consol wtr 1	0	0%		0

---

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

---

## Taxes

Year	Description	Amount
2020	County	\$1,717.91
2019	County	\$1,667.61
2019	School	\$4,005.93

**\* Taxes reflect exemptions, but may not include recent changes in assessment.**





Photo  
Photo 1 of 4

Photo for 57-5-19 in Newburgh





Photo  
Photo 2 of 4

Photo for 57-5-19 in Newburgh





Photo  
Photo 3 of 4

Photo for 57-5-19 in Newburgh





Photo  
Photo 4 of 4

Photo for 57-5-19 in Newburgh



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

STATE OF NEW YORK: COUNTY OF ORANGE:

I Raymond B McKeiver, being duly sworn, depose and say that I did on or before  
February 13, 2020, post and will thereafter maintain at  
36 Lancer Dr 57-5-19 R2 Zone 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.

Raymond B McKeiver

Sworn to before me this 13th

day of February, 2020.

[Signature]

Notary Public



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



