



2487-15 Use Variance
1

TOWN OF NEWBURGH

Crossroads of the Northeast

access Rd
3rd Dwelling

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 10-30-15

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

I (WE) James D. Turner PRESENTLY

RESIDING AT NUMBER 340 Lakeside Rd. Newburgh, N.Y. 12550

TELEPHONE NUMBER 914-805-1477

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

- X A USE VARIANCE
- _____ AN AREA VARIANCE
- _____ INTERPRETATION OF THE ORDINANCE
- _____ SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

28-3-5 (TAX MAP DESIGNATION)

340 Lakeside Road (STREET ADDRESS)

R-1 (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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-B-2
185-19-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: 03-30-15
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: _____

4. DESCRIPTION OF VARIANCE SOUGHT: Use Variance

Non-conforming Accessory building into a 3rd dwelling unit.

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:

To fully use the property to its highest use the 2nd floor of the barn should be finished.

(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:

This is a very unique property with the barn being there since the late 1800's. It is one of the original structures anywhere in the neighborhood.

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

The original footprint of barn is and remains the same, just transforming 2nd floor of barn into useful space.



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

The barn has been there since the 1800's.
In the old days the 2nd floor was used for
farming. In today's world living space is needed.

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 barn predates everything in neighborhood.
No appearance change, just turning inside
space into useful space.

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 barn and space is there to maximize
its use would be to finish the 2nd floor.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

will not change the look or the character
of the neighborhood.

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 is something that isn't seen by anyone.

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

Barn has always been there. The use of the
barn has changed with time.



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7. ADDITIONAL REASONS (IF PERTINENT):

When finished the barn will have a red metal roof which matches the main house and cottage. It will enhance the look/appearance of the property.

James D. Turner
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30TH DAY OF October 2015

A. FENARD PAUL
Notary Public, State of New York
No. 01-4574247
Qualified in Rockland County
Commission Expires May 21, 2018

A. Fenard Paul
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.

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information		
Name of Action or Project: <i>Barn Renovation</i>		<i>340 Lakeside Road Newburgh, N.Y. 12550</i>
Project Location (describe, and attach a location map): <i>340 Lakeside Road on corner with Rayland Rd.</i>		
Brief Description of Proposed Action: <i>Use variance to renovate and turn 2nd floor of barn into useable space.</i>		
Name of Applicant or Sponsor: <i>James D. Turner</i>	Telephone: <i>914-805-1477</i>	E-Mail: <i>DVP718@AOL.com</i>
Address: <i>340 Lakeside Rd.</i>		
City/PO: <i>Newburgh, N.Y.</i>	State: <i>N.Y.</i>	Zip Code: <i>12550</i>
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.	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> 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:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
3.a. Total acreage of the site of the proposed action?	<u>2</u> acres	
b. Total acreage to be physically disturbed?	<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>2</u> 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<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: <i>The entire barn structure will have blown in insulation meeting R-38 or higher values.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input checked="" type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input 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</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? If Yes, describe: _____ _____ _____</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? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: James D. Turner

Date: 10-30-15

Signature: James D. Turner

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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**

Use

2487-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/26/2015

Application No. 14-0647

**To: James Turner
340 Lakeside Rd
Newburgh, NY 12550**

**SBL: 28-3-5
ADDRESS: 340 Lakeside Rd**

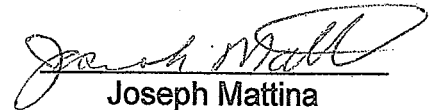
ZONE: R-1

PLEASE TAKE NOTICE that your application dated 09/09/2014 for permit to convert a non conforming accessory building into a 3rd dwelling unit. on the premises located at 340 Lakeside Rd is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTIONS:

Bulk table schedule 3 Allows a maximum of 1 dwelling unit per lot.

185-19-B Non conforming buildings shall not be modified in any way except as listed in 185-19-B-2.


Joseph Mattina

**Cc: Town Clerk & Assessor (500')
File**

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

STARTED

NAME: JAMES TURNER

ADDRESS: 340 LAKESIDE RD NEWBURGH NY 12550

2487-15

PROJECT INFORMATION:

USE VARIANCE

TYPE OF STRUCTURE: NON CONFORMING 1660 SF ACCESSORY BUILDING

SBL: 28-3-5 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					
REAR YARD	ALREADY HAS 2 SEPARATE DWELLING UNITS				
SIDE YARD	ON THIS PARCEL.				
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: CREATING A 3 DWELLING UNIT WITHIN AN EXISTING 1660 SF BARN. STOPWORK ORDER AND APPEARANCE TICKETS ISSUED

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 3 Allows only (1) dwelling unit per lot. (USE VARIANCE)
- 2 185-19-B A non conforming building shall not be modified in any way except as listed in 185-19-B-2.
- 3 _____
- 4 _____

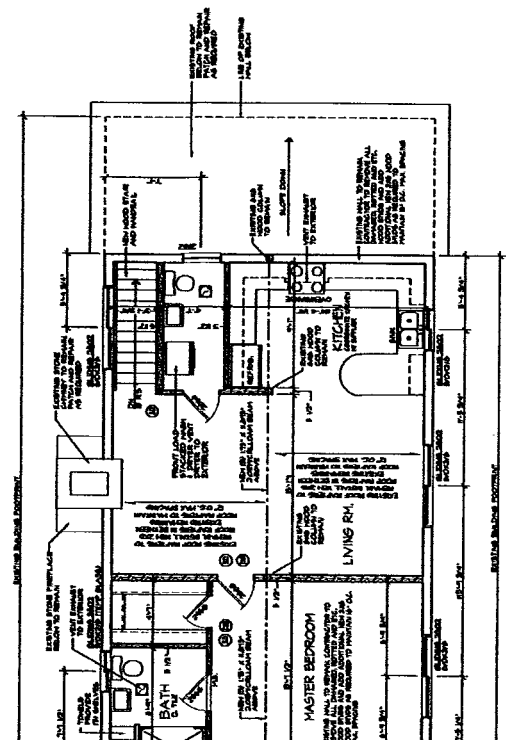
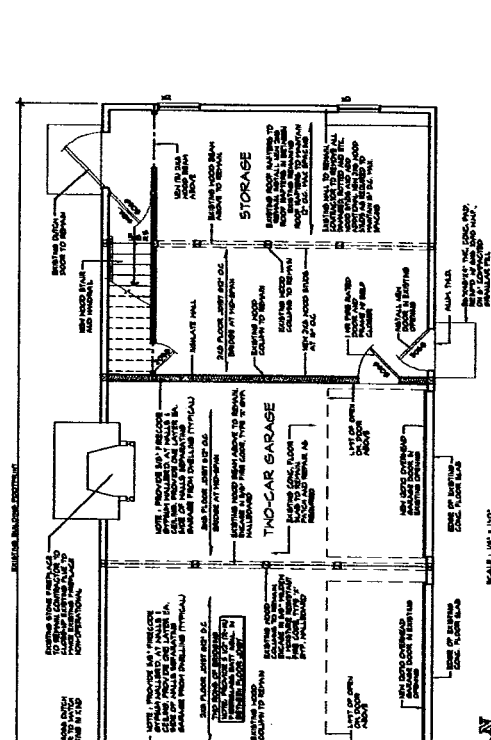
REVIEWED BY: JOSEPH MATTINA

DATE: 26-Mar-15

Full Size Site Plans
& Building Plans
are available for viewing at the

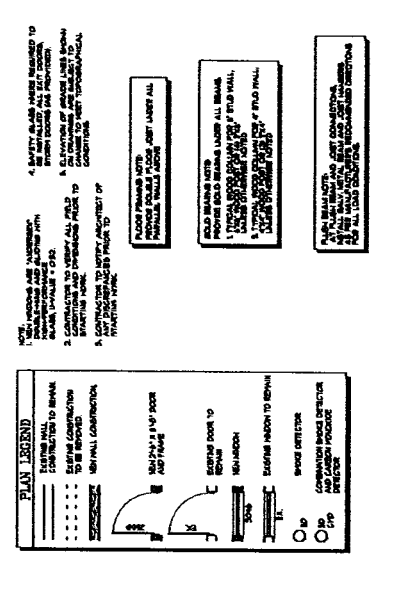
Zoning Board of Appeals
Office located at
308 Gardnertown Road
Newburgh, NY

845-566-4901



AREA	CLIMATIC AND GEOGRAPHIC CRITERIA					DATE	NO.
	WIND SPEED (MPH)	WINDING	WIND DIRECTION	WIND TO FROM	WIND VELOCITY		
30.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00

NOTE: 1. THIS TABLE IS TO BE FILLED IN BY THE ARCHITECT.
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA.
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA.
 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA.



CEILING LOADS

CEILING TYPE	LOAD (PSF)
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2. GYP. BOARD	10.00
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100. GYP. BOARD	10.00

CERTIFICATION
 RESIDENTIAL CODE OF NEW YORK STATE
 I, THE ARCHITECT, HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS ARE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE.
 ARCHITECT: [Signature]
 DATE: 11/18/14

CERTIFICATION
 NEW YORK STATE ENERGY CONSTRUCTION CODE CERTIFICATION
 I, THE ARCHITECT, HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS ARE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE ENERGY CONSTRUCTION CODE.
 ARCHITECT: [Signature]
 DATE: 11/18/14

ROBERT M. SMITH
RMS
 ARCHITECT
 140 WEST 10TH ST.
 NEW YORK, N.Y. 10011
 TEL. (212) 254-1700

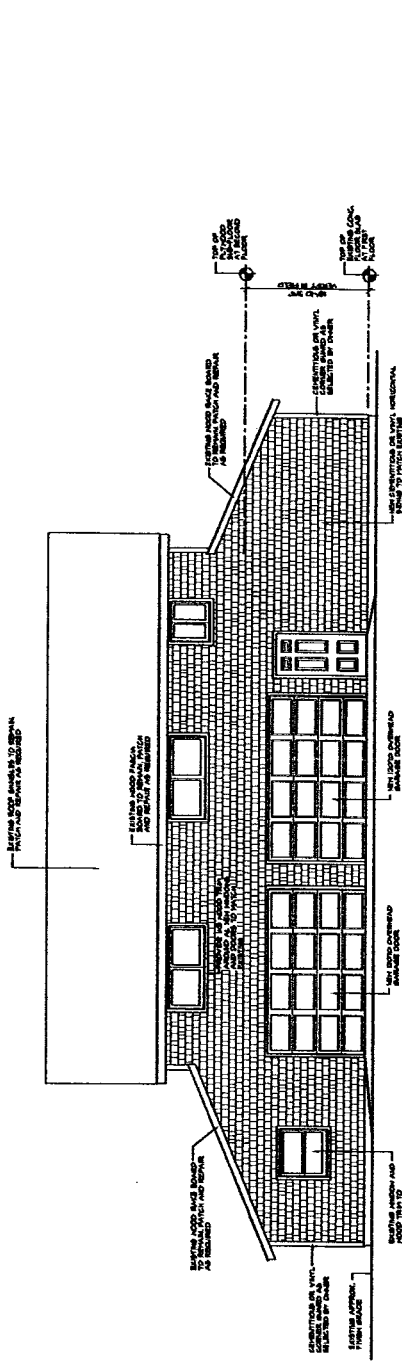
314

PROPOSED BARN RENOVATION AND ALTERATION FOR:
JAMES TURNER
 340 LAKE SIDE RD
 TOWN OF NEWBURGH, NEW YORK
 ORANGE COUNTY

1/19/87

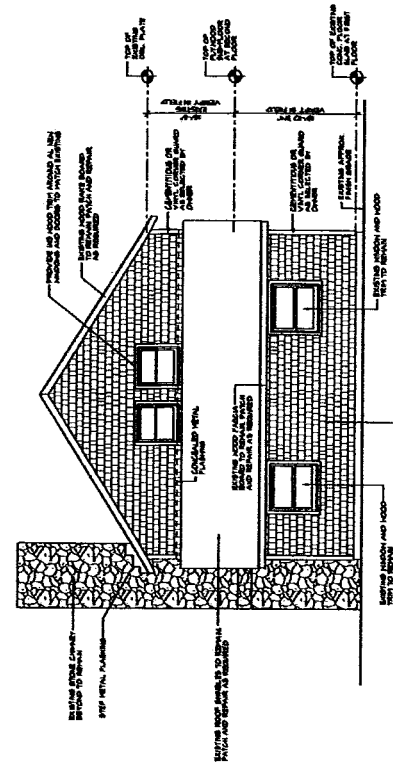
PROJECT: 171077
 DATE: 1/19/87
 DRAWN BY: RMK
 CHECKED BY: RMK
 INSTRUMENT:

A-2



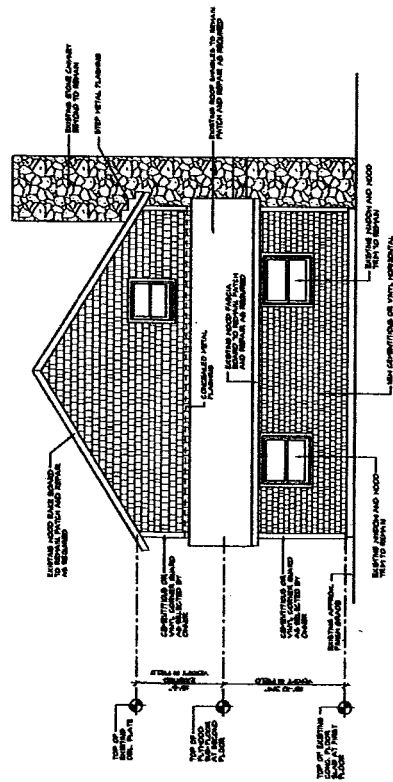
FRONT ELEVATION

SCALE 1/8" = 1'-0"



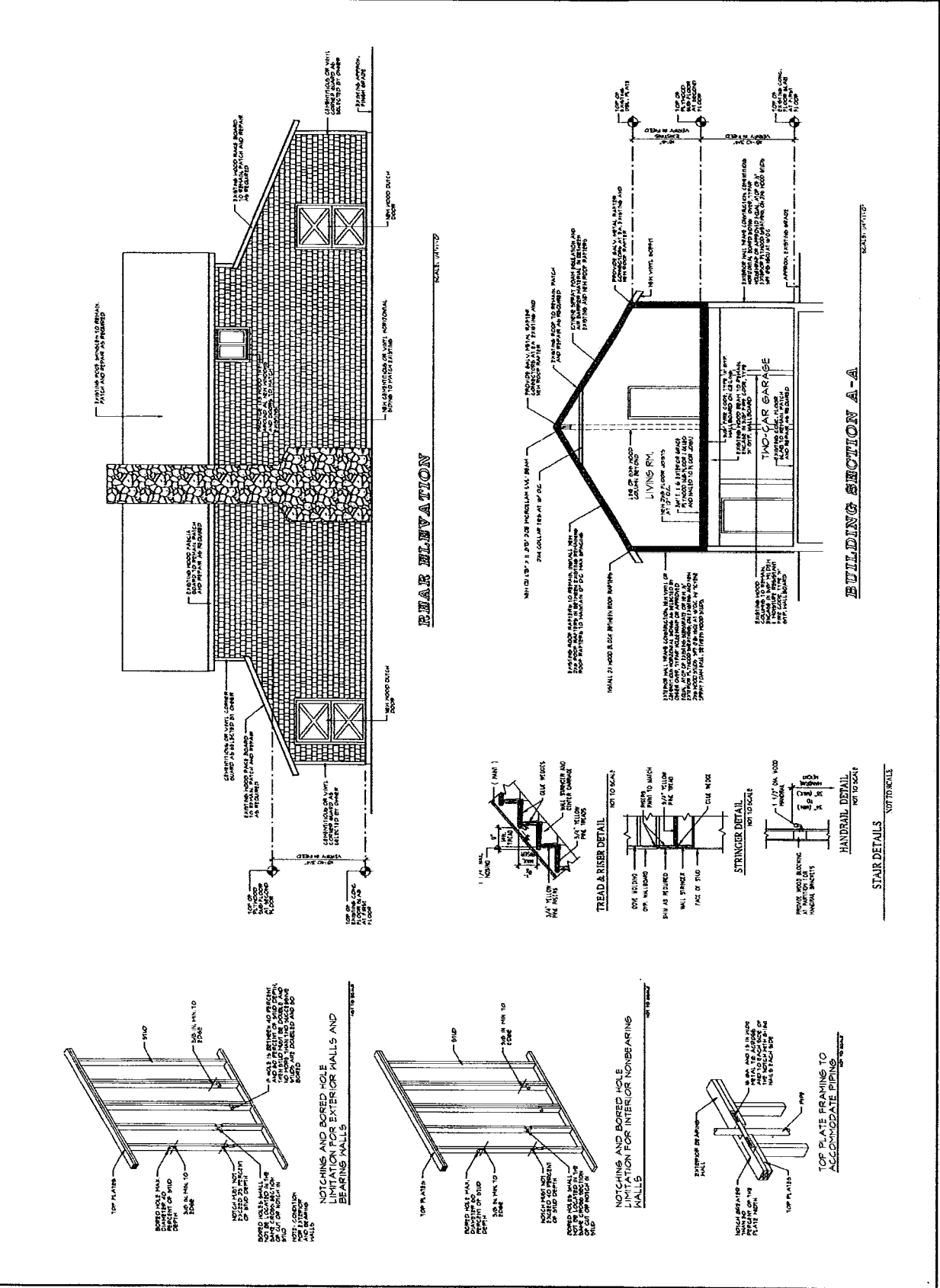
LEFT SIDE ELEVATION

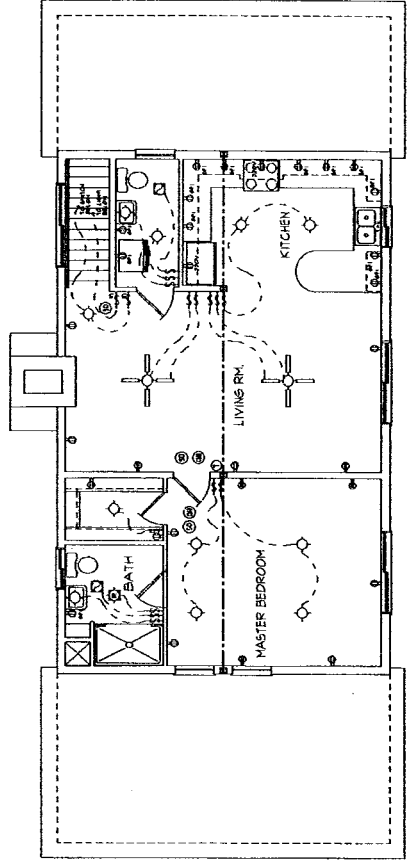
SCALE 1/8" = 1'-0"



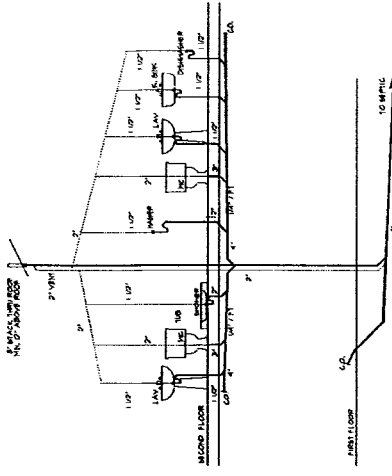
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"





SECOND FLOOR ELECTRIC PLAN SCALE: 1/4" = 1'-0"

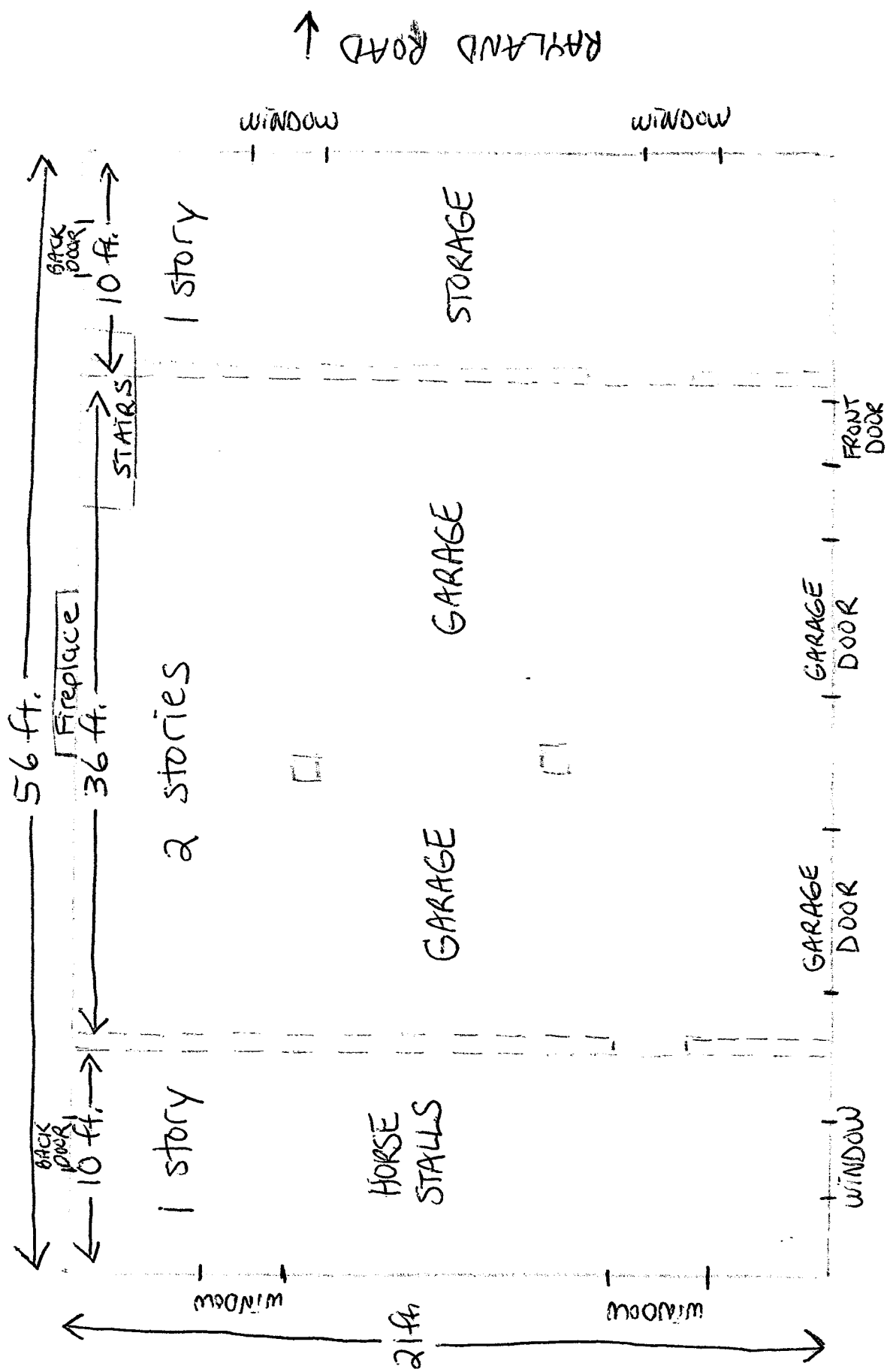


PLUMBING DIAGRAM
 GENERAL NOTES: PROVIDE PLUMBING WITH THE FLOOR. PROVIDE
 1/2" AIRTIGHT CONNECTION AT FLOOR.

SYMBOL	DESCRIPTION
⊖	DATA POINT (MARKED WITH)
⊕	REVERSE POWER SWITCH OUTLET (RPO)
⊖	REVERSE POWER SWITCH INLET (RPI)
⊕	POWER SOURCE LOCATION
⊖	FLOOR FLOOR WALL SWITCH CONTROLLED
⊕	200 VOLT SWITCH OR CONNECTION
⊖	TELEPHONE ANTENNA/SIGNAL OUTLET
⊕	TELEPHONE OUTLET LOCATION
⊖	200 VOLT JUNCTION BOX
⊕	3-WAY HALL SWITCH WITH DIMMER
⊖	3-WAY HALL SWITCH WITH DIMMER
⊕	CEILING MOUNTED LIGHT FIXTURE
⊖	DOWNWARD CEILING MOUNTED LIGHT FIXTURE
⊕	PREPARED RECESSED CEILING LIGHT FIXTURE
⊖	PREPARED RECESSED CEILING LIGHT FIXTURE
⊕	ONE TUBE UNDER COUNTER FLUORESCENT LIGHT
⊖	EXTERIOR GAST ALUMINUM FLOORS LIGHTS
⊕	CEILING MOUNTED FAN - FAN/LED
⊖	CEILING MOUNTED FAN AND HEATER
⊕	CEILING MOUNTED FAN, LIGHT, AND HEATER
⊖	RECESSED LAMP/POLE/STP
⊕	SPACE SAVING OUTLET
⊖	UNDERCABINET OUTLET
⊕	ANTENNA/TV BARRAGE DOOR OUTLET
⊖	AND

340 LAKESIDE ROAD
NEWBURGH, N.Y.

GROUND FLOOR
OF BARN



FRONT GROUND FLOOR

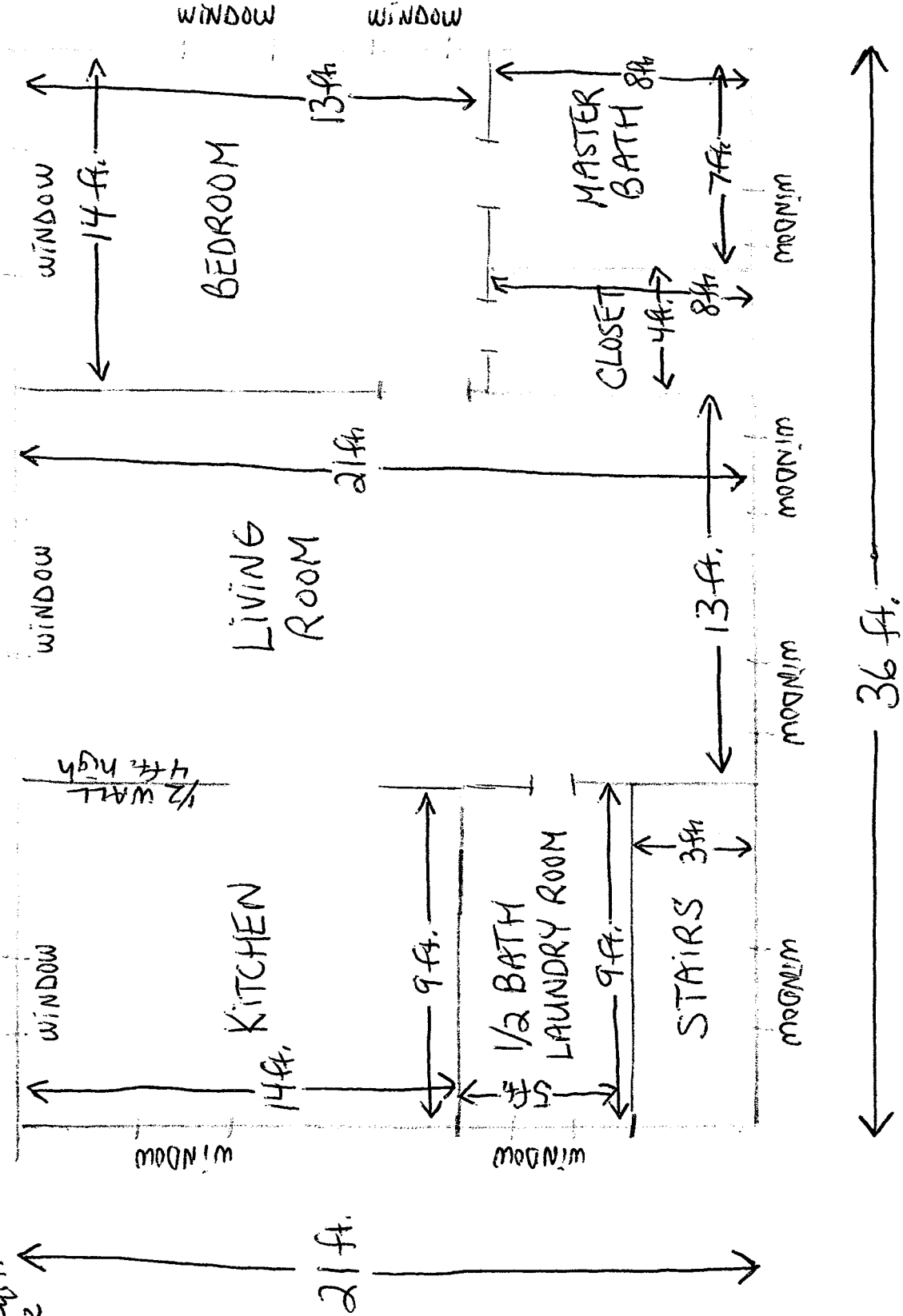
LAKESIDE ROAD ↓

RAYLAND ROAD ↑

340 LAKESIDE ROAD
NEWBURGH, N.Y.

2ND FLOOR
OF BARN

Approx. 700 sq. ft.
Living Space



100515832

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



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

BERNADETTE SCHUMACHER as Executrix and
Testamentary Trustee u/ LWT of Wildred M.
Krenis

TO

JAMES TURNER

SECTION 28 BLOCK 3 LOT 5

RECORD AND RETURN TO:
(Name and Address)

MICHAEL KRANIS, ESQ.
2 Jefferson Plaza
Poughkeepsie NY 12601

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

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

PROPERTY LOCATION

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

NO. PAGES 3 CROSS REF
CERT. COPY AFFT. FILED

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

CONSIDERATION \$ 115,000.00
TAX EXEMPT

MORTGAGE AMT \$
DATE

MORTGAGE TYPE:

- (A) COMMERCIAL
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000.
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR.UNION
- (J) NAT.PER-CR.UNI/ OR 2
- (K) CONDO

CITIES

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

Joan A Macchi

JOAN A. MACCHI
Orange County Clerk

RECEIVED FROM: *James City*

LIBER 4589 PG 285

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 June 25, 1997 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

October 30, 2015 by G Rabbit
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

LIBER 4589.. PAGE 285

ORANGE COUNTY CLERKS OFFICE 31779 SLL
RECORDED/FILED 06/25/97 03:36:16 PM
FEES 44.00 EDUCATION FUND 5.00
SERIAL NUMBER: 008501
DEED CNTL NO. 56545 RE TAX 660.00

T 278—Standard N.Y.S.T.U. Form 8005A—Executor's Deed, Individual or Corporation (single sheet)

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

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

THIS INDENTURE, made the 16th day of June, nineteen-hundred and ninety-seven
BETWEEN BERNADETTE SCHUMACHER, as Executrix and Testamentary Trustee
u/ LWT of Wildred M. Krenis, residing at 107 Church Road,
Sherman CT 06784

as executor of WILDRED M. KRENIS under the last will and testament of
Wildred M. Krenis
Town of Newburgh, Orange County, New York, late of
who died on the 1st day of August, nineteen hundred and ninety-four
party of the first part, and

JAMES TURNER, residing at 210 Lakeside Road, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Trusteeship and letters
testamentary were issued by the Surrogate's Court, Orange County, New York
on September 30, 1994 and by virtue of the power and authority given in and by said last will
and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 (\$165,000.00)----- dollars,

paid by the party of the second part, does hereby grant and
release unto the party of the second part, the distributees 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, Orange County, New York

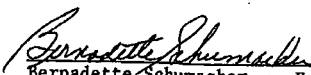
AS PER DESCRIPTION ON SCHEDULE A ATTACHED HERETO AND MADE PART HEREOF

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances,
and also all the estate which the said decedent had at the time of decedent's death in said premises, and also
the estate therein, which the party of the first part has or has power to convey or dispose of, whether individ-
ually, 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 distributees 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.
Subject to the trust fund provisions of section thirteen of the Lien Law.
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:


Bernadette Schumacher, as Executrix
and Testamentary Trustee under
Last Will and Testament of Wildred
M. Krenis

STATE OF NEW YORK, COUNTY OF ORANGE
On the 16th day of June 1997, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ORANGE):

On this 16th day of June, 1997 before me personally came BERNADETTE SCHUMACHER, to me known to be the Executrix and Testamentary Trustee under the Last Will and Testament of WILDRED M. KRENIS late of Orange County, New York and known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as such Executrix and Testamentary Trustee.

PATRICIA A. JOBSON
Notary Public, State of New York
No. 01JO4685966
Qualified in Orange County
Commission Expires 4/30/97

STATE OF NEW YORK, COUNTY OF
On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

me personally came BERNADETTE SCHUMACHER, to me known to be the Executrix and Testamentary Trustee under the Last Will and Testament of WILDRED M. KRENIS late of Orange County, New York and known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as such Executrix and Testamentary Trustee.

Patricia A. Jobson

STATE OF NEW YORK, COUNTY OF
On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
On the day of 19, before me personally came

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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Executor's Deed

TITLE NO.

SECTION
BLOCK
LOT
COUNTY OR TOWN
STREET ADDRESS

TO

RETURN BY MAIL TO:

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

97-4589PG 287

SCHEDULE A

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, State of New York, being bounded and described as follows:

Sec. 28

Bl. 3

Lot 5

BEGINNING at a point in the intersection of the centerline of the existing Lakeside Road with the northerly line of the existing Rayland Road; thence, from said point of beginning and along the above mentioned centerline of Lakeside Road, N 20° 00' 00" E 275.00 feet to a point on the extension of the division line between the individual lands now or formerly of Droppa and Burke on the north and the parcel herein described on the south; thence, along the last mentioned division line and the extension thereof, S 70° 00' 00" E 349.10 feet to a point on the division line between the lands now or formerly of Rion on the east and the parcel herein described on the west; thence, along the last mentioned division line S 16° 13' 00" W 183.70 feet to a point in the aforementioned northerly line of Rayland Road; thence, along the northerly line of Rayland Road, N 84° 15' 00" W 372.60 feet to the point or place of beginning.

BEING the same premises described in a deed dated August 24, 1972 made by Robert W. Sanders and Marcia J. Sanders to Joseph A. Catania, Jr. and Pamela A. Catania, his wife, and recorded in the Orange County Clerk's Office on August 25, 1972 in Liber 1916 of Deeds at page 1027.

SUBJECT to grant in Liber 740 of deeds at page 250.

SUBJECT to covenants and restrictions in Liber 1276 of deeds at page 591 and repeated in Liber 1916 of deeds at page 1027.

BEING AND INTENDED TO BE THE SAME PREMISES conveyed by deed dated 4/12/85 Joseph A Catania Jr and Pamela A Catania to Wildred M. Krenis recorded in the Orange County Clerks Office on 4/15/85 in liber 2348 at page 90. Said Wildred M Krenis died a resident of Orange County New York on August 1, 1984 leaving a Last Will and Testament which was probated In Orange County Surrogate Court appointing Bernadette Schumacher, grantor herein, as Executrix and Testamentary Trustee.

TURNER
 340 LAKESIDE
 RD.
 (28-3-5)

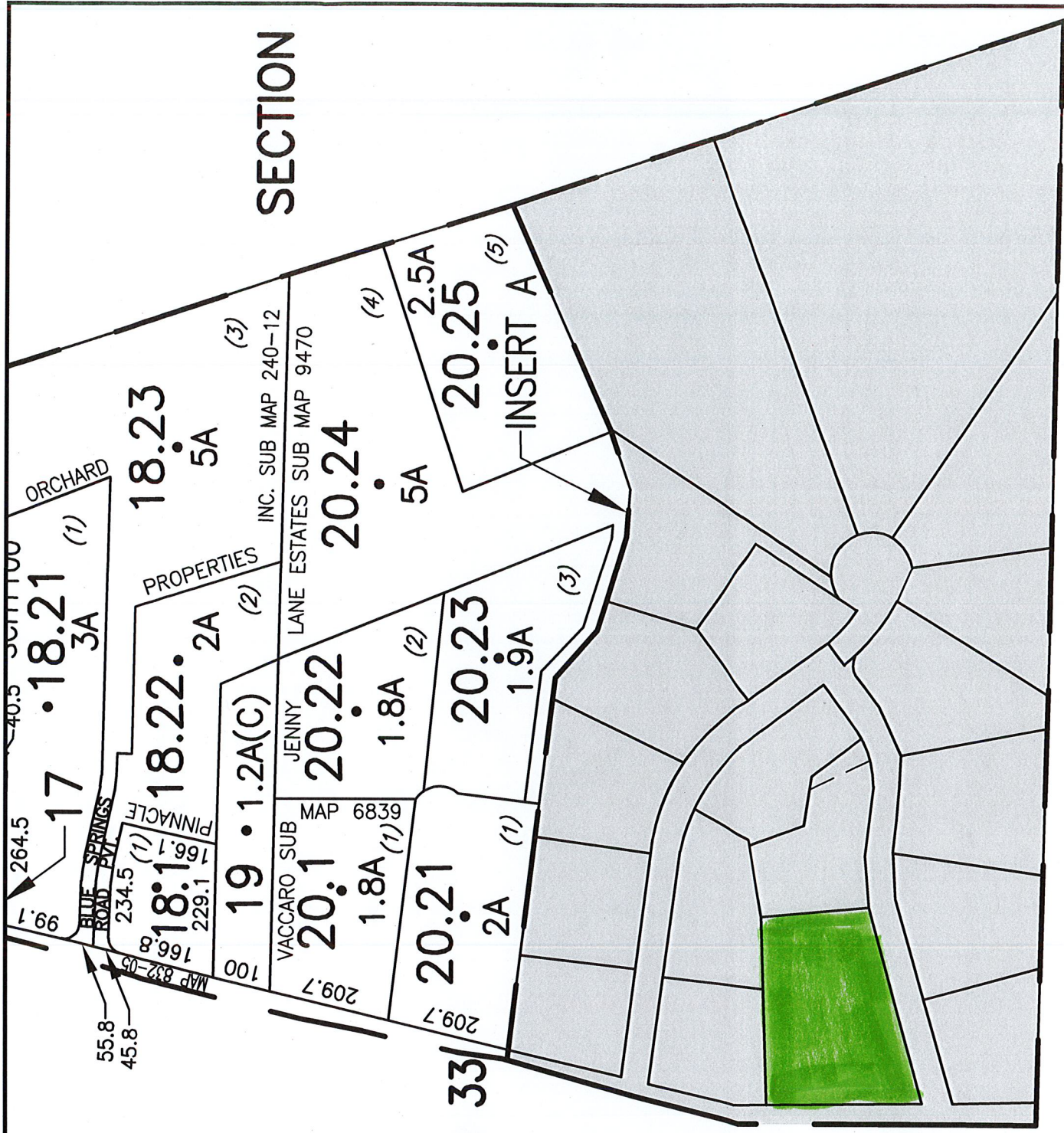
1:000



INSERT A
 1" = 200'

SECTION

SECTION 33



TURNER

ORANGE LAKE

