



2488-15
Area Variance Prior Built Labels

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: 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:

- 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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).
185-15-A-4
185-15-A



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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: Area Variance

PNDR Built Gazebo exceeding 1000 s.f.

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

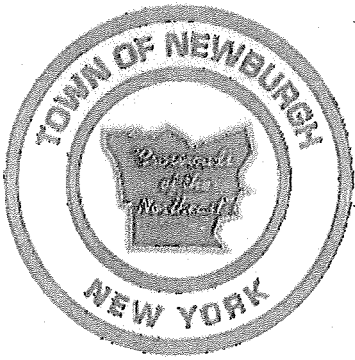
- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(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:

The gazebo is actually in backyard inside pool area which is fenced in.



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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 gazebo is actually in backyard inside pool area which is fenced in.

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 gazebo look is to complement the property and the pool area.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

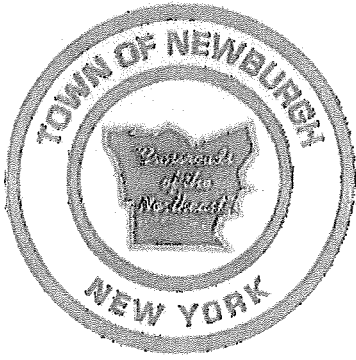
The actual area is less than 100 sq. ft.
The gazebo measures 9 1/2 ft. by 9 1/2 ft.
100 sq. ft. on an 80,000 sq. ft. area is inconsequential.

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

No adverse effect or impact. It would actually enhance the pool area and look pleasant to the eye.

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

There is no hardship due to the gazebo being there or not being there.



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OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

7. ADDITIONAL REASONS (IF PERTINENT):

The roof of the gazebo is red which helps enhance the appearance of the property which matches the main house. The look/appearance compliments the pool area and property.

James D. Turner
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 30TH DAY OF October 2015

A. EDWARD PAUL
Notary Public, State of New York
No. 01-4504297
Qualified in Rockland County
Commission Expires May 31, 19 2018

A. Edward 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: Gazebo / James D. Turner		340 Lakeside Road Newburgh, N.Y. 12550	
Project Location (describe, and attach a location map): 340 Lakeside Road on corner with Rayland Rd.			
Brief Description of Proposed Action: Area Variance for proposed Gazebo			
Name of Applicant or Sponsor: James D. Turner		Telephone: 914-805-1477	E-Mail: DVP7180@AOL.com
Address: 340 Lakeside Rd.			
City/PO: Newburgh,		State: N.Y.	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	YES
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2 acres	
b. Total acreage to be physically disturbed?		.0025 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 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			

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)?	NO	YES
If Yes, explain purpose and size: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>James D. Turner</u>	Date: <u>10-30-15</u>	
Signature: <u>James D. Turner</u>		

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**

AREA

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2488-15

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/26/2015

Application No. 14-0646

**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 keep a prior built gazebo in a front yard on the premises located at 340 Lakeside Rd is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTIONS:

- 1) 185-15-A-4 Shall not exceed the formula or 1000 sf, for all accessory buildings.
- 2) 185-15-A May be located in a side or rear yard.


Joseph Mattina

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

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: James Turner

ADDRESS: 340 Lakeside Rd Newburgh NY 12550

2488-15

PROJECT INFORMATION:

TYPE OF STRUCTURE: 12' x 12' Gazebo

SBL: 28-3-5 ZONE: R-1

TOWN WATER: YES

TOWN SEWER: NO

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
Square feet	1000 SF	1762 SF		762 SF	76.2%
LOT WIDTH					
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

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES
 FRONT YARD - 185-15-A YES
 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 AN EXISTING 1660 SF BARN: THE GAZEBO IS 12' IN DIAMETER

VARIANCE(S) REQUIRED:

- 1 185-15-A-4 Shall not exceed 1000 sf for all accessory buildings.
- 2 185-15-A May be located in a side or rear yard.
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina

DATE: 26-Mar-15

POOL AREA
340 LAKESIDE ROAD
NEWBURGH, N.Y.
"Gazebo" location

LAKESIDE ROAD

MAIN HOUSE

SIDEWALK

PATIO

GATE

VINYL FENCE

20' x 40' POOL

GAZEBO
9ft HIGH
9ft

HILL

RAYLAND ROAD

COTTAGE

PorCH

120ft.

11ft.

15ft.

PRIVACY VINYL FENCE

15ft.

9ft.

9ft.

9ft.

9ft.

15ft.

15ft.

15ft.

15ft.

12ft.

DRIVEWAY

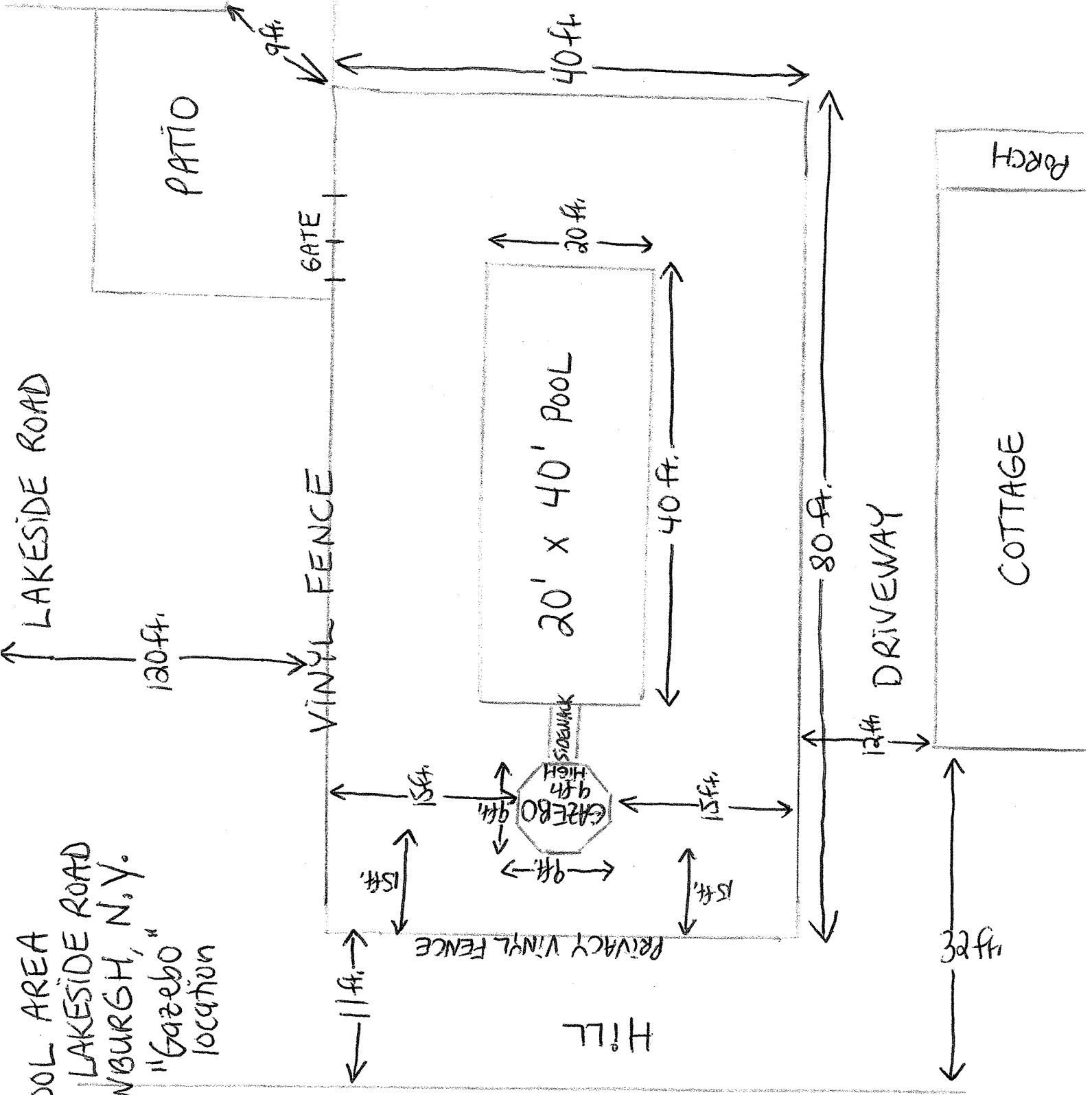
80ft.

40ft.

20ft.

40ft.

32ft.



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
Testmentary 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) | ___ 4289 MONTGOMERY (TN) |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG) |
| ___ 2289 CHESTER (TN) | ___ 4203 MONTGOMERY (VLG) |
| ___ 2201 CHESTER (VLG) | ___ 4205 WALDEN (VLG) |
| ___ 2489 CORNWALL (TN) | ___ 4489 MOUNT HOPE (TN) |
| ___ 2401 CORNWALL (VLG) | ___ 4401 OTISVILLE (VLG) |
| ___ 2600 CRAWFORD (TN) | ___ 4600 NEWBURGH (TN) |
| ___ 2800 DEERPARK (TN) | ___ 4800 NEW WINDSOR (TN) |
| ___ 3089 GOSHEN (TN) | ___ 5089 TUXEDO (TN) |
| ___ 3001 GOSHEN (VLG) | ___ 5001 TUXEDO PARK (VLG) |
| ___ 3003 FLORIDA (VLG) | ___ 5200 WALKKILL (TN) |
| ___ 3005 CHESTER (VLG) | ___ 5489 WARWICK (TN) |
| ___ 3209 GREENVILLE (TN) | ___ 5401 FLORIDA (VLG) |
| ___ 3489 HAMPTONBURGH (TN) | ___ 5403 GREENWOOD LAKE (VLG) |
| ___ 3401 MAYBROOK (VLG) | ___ 5405 WARWICK (VLG) |
| ___ 3689 HIGHLANDS (TN) | ___ 5600 WAWAYANDA (TN) |
| ___ 3601 HIGHLAND FALLS (VLG) | ___ 5889 WOODBURY (TN) |
| ___ 3889 MINISINK (TN) | ___ 5801 HARRIMAN (VLG) |
| ___ 3801 UNIONVILLE (VLG) | |
| ___ 4089 MONROE (TN) | |
| ___ 4001 MONROE (VLG) | |
| ___ 4003 HARRIMAN (VLG) | |
| ___ 4005 KIRYAS JOEL (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.UN/ 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 C...*

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 28, 2015
Ann G. Rabbitt

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.B.T.U. Form 8006A-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 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 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 encumbered 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 ss:
On the 16th day of June 1997, before me personally came

STATE OF NEW YORK, COUNTY OF ss:
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.

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. 01J04685966
Qualified in Orange County
Commission Expires 4/30/97

Patricia A. Jobson

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

STATE OF NEW YORK, COUNTY OF ss:
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.

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 is the of

that he knows

, 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.

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

Large empty rectangular box for recording office use.

80456976 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.

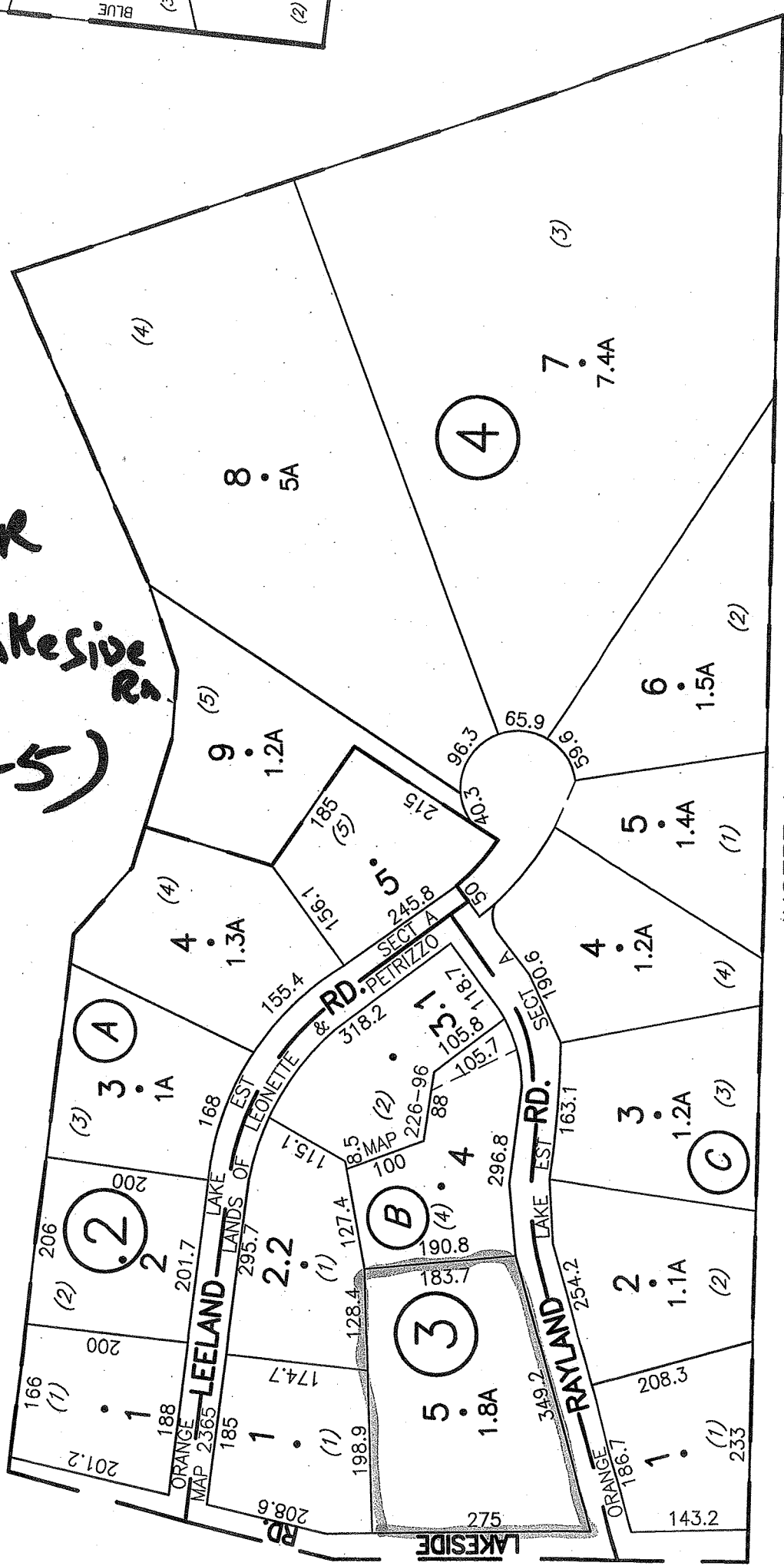
SUBJECT to grant in Liber 740 of deeds at page 250.

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.

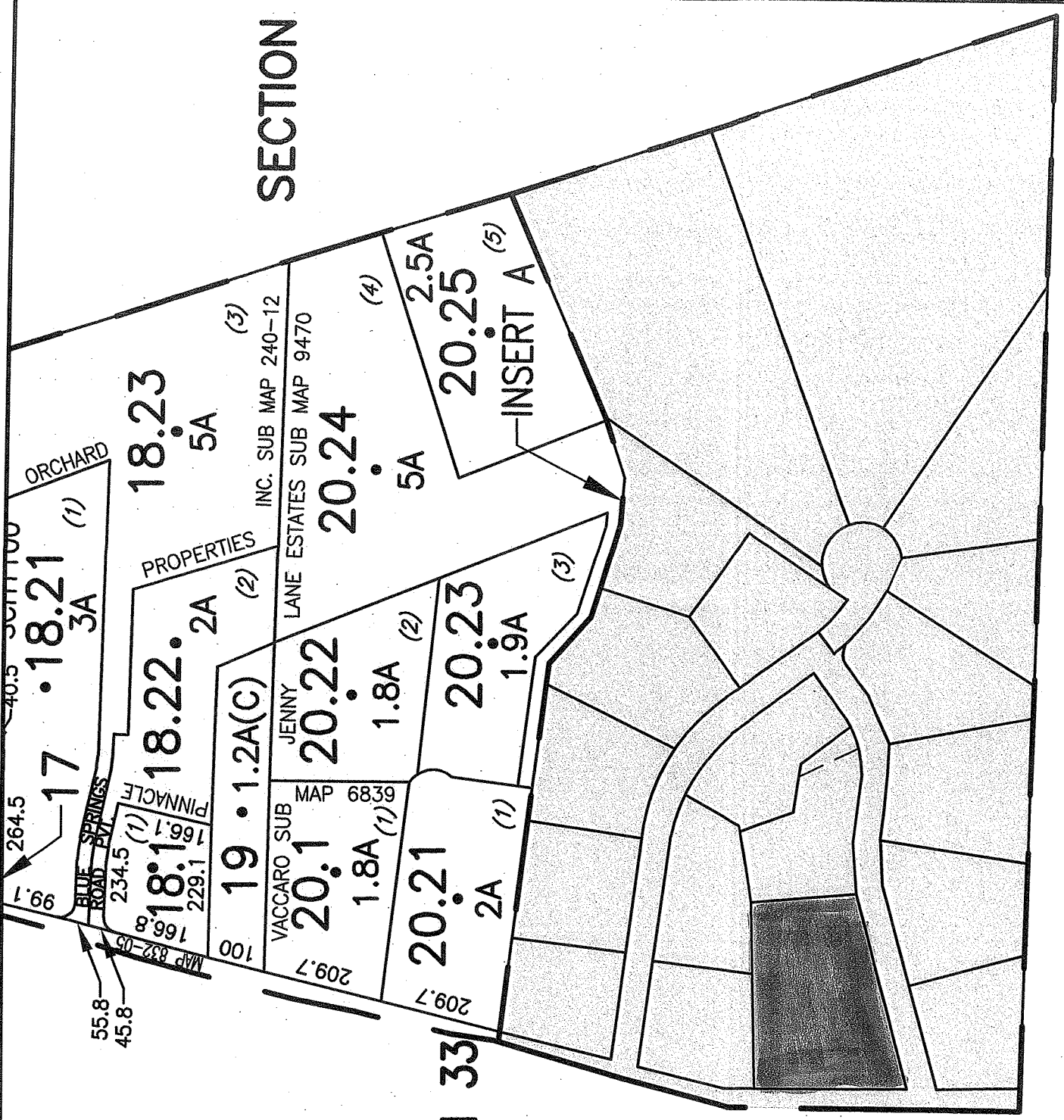
TURNER
340 LAKESIDE
RD.
(28-3-5)

1,000



INSERT A
1" = 200'

SECTION



SECTION 33

TURNER

ORANGE LAKE

