



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: 12/2/16

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

I (WE) Rodney V. Irella & Amy Bartoletti PRESENTLY
RESIDING AT NUMBER 2 North End, Newburgh, NY 12550
TELEPHONE NUMBER 917-856-7018

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:

51-1-3.2 (TAX MAP DESIGNATION)
2 North End Rd. (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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 Attachment 7 R-1 District Schedule 3
185-19-C-1



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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: 11/4/16
- 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: Front and rear yard

setbacks, increase in degree of non-conformity for 1 side yard and combined side yard, increase in allowable building and lot surface coverage

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:



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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:

Location of proposed additions are relatively small and will not impact neighbors' views/sight lines. Proposed dock will replace existing with patio. Renovation will improve exterior condition and aesthetic of the house, which should be positive for the neighborhood.

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:

We need a little more room in the house to live comfortably (hopefully for the rest of our lives).

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The proposed additions do not add a lot of square footage. The proposed dock will replace and improve the existing outdoor patio.

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

The requested changes are relatively small.

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

The home, as purchased, was just a little too small. We were limited in our options on Orange Lake.



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7. ADDITIONAL REASONS (IF PERTINENT):

The proposed additional square footage is mostly for additional storage space and one additional bathroom

We love Orange Lake. Originally, we lived on the lake just on weekends and now are thrilled to be full-time residents. We just need a little more space in the house to make it a comfortable home of our dream

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 2nd DAY OF December 20 16

NOTARY PUBLIC

Christine M. Giaino
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01G15035167
Qualified in Ulster County
Commission Expires Oct. 24, 20 18

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>2 North End Road, Nbgk</i>			
Project Location (describe, and attach a location map): <i>51-1-3.2</i>			
Brief Description of Proposed Action: <i>Home renovation incl. two proposed additions and deck</i>			
Name of Applicant or Sponsor: <i>Rodney V. Vellella and Amy Bartoletti</i>		Telephone: <i>917-856-7018</i>	E-Mail: <i>rodney.v.velella@gmail.com</i>
Address: <i>2 North End Road</i>			
City/PO: <i>Newburgh</i>	State: <i>NY</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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.33</i> acres	
b. Total acreage to be physically disturbed?		<i>.02</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.644</i> 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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation service(s) available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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: <i>Land adjoining the proposed action is on Orange Lake. There is no proposed alteration of this land.</i></p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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</p>			
<p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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 checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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: _____ _____ _____	NO	YES
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Rodney Villetta & Amy B. Bortolotti</u> Date: <u>12/1/16</u>		
Signature: <u>[Handwritten Signature]</u>		

E 800,500
N 882,200

SECTION 47

SECTION 47

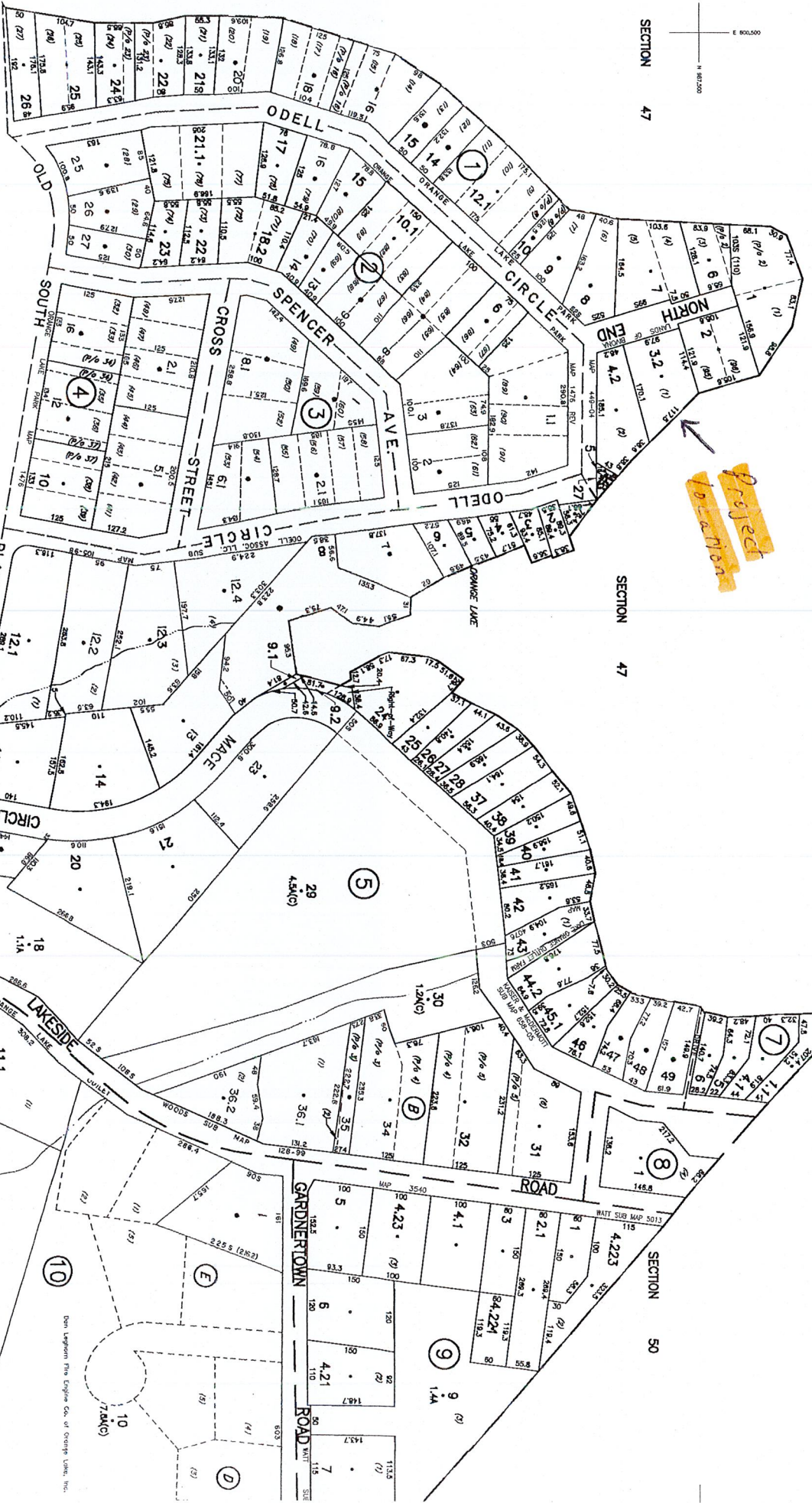
SECTION 50

Project
Location

E 800,500
N 882,200

SECTION 52

SECTION 47



HIGHWAY NO. 52

Don Lupton Fire Engine Co. of Orange Lake, Inc.

3.5A

Agency Use Only [If applicable]

Project:	
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

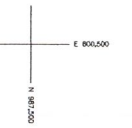
Agency Use Only [If applicable]

Project:	
Date:	

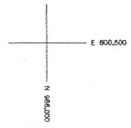
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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)

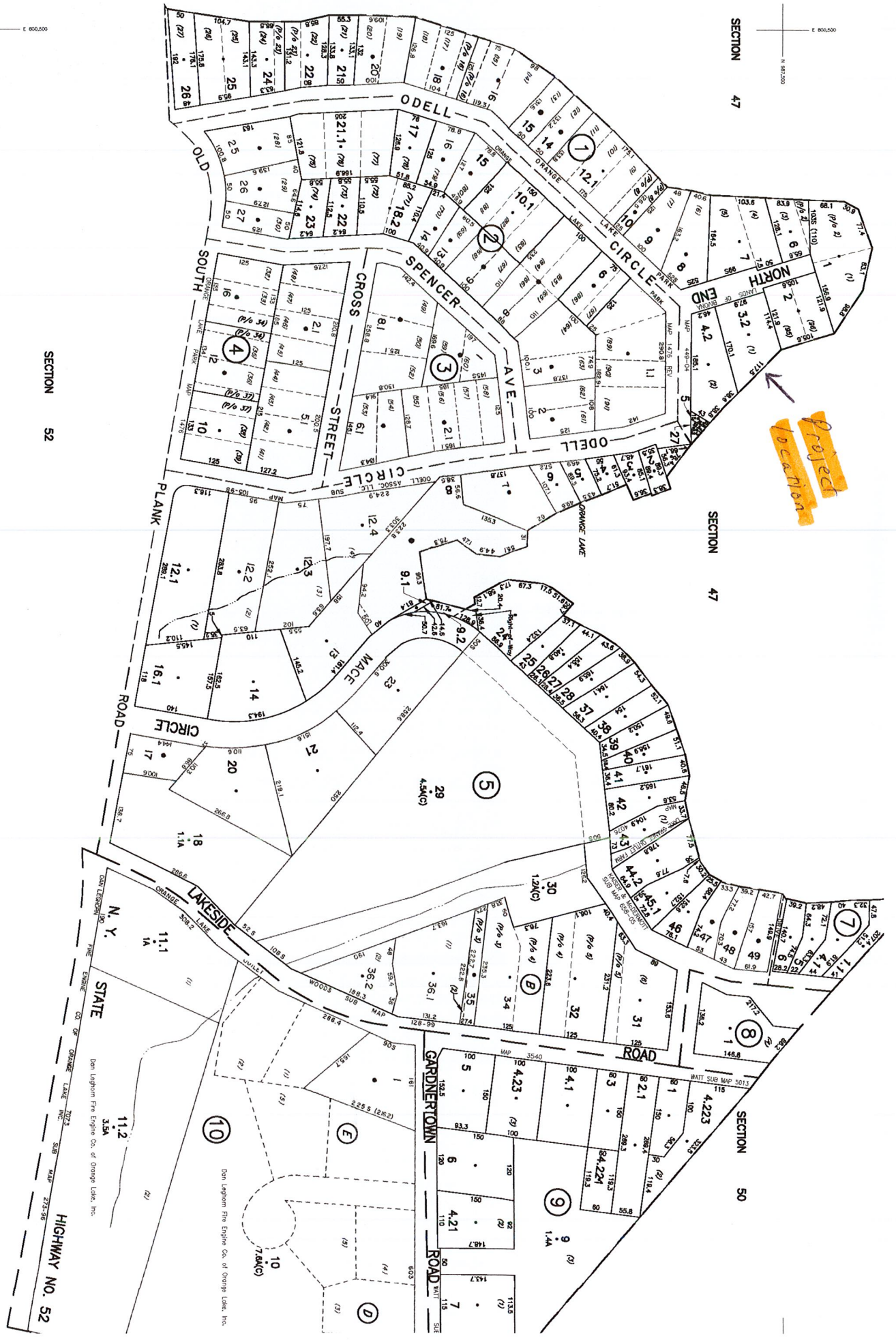


SECTION 47



SECTION 52

SECTION 47



Project
Location

HIGHWAY NO. 52

Don Lapham Fire Engine Co. of Orange Lake, Inc.

Don Lapham Fire Engine Co. of Orange Lake, Inc.

SECTION 50

SECTION 47

47

47

N. Y. STATE

LAKESIDE

GARDEN ROW

CROSS STREET

SPENCER AVE

ODELL CIRCLE

ODELL CIRCLE

NORTH END

CIRCLE ROAD

ROAD

PLANK ROAD

ODELL CIRCLE

MACE

CIRCLE

LAKESIDE

GARDEN ROW

ODELL CIRCLE

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

Law finalized 12/2/16

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



BOOK/PAGE: 14033 / 359
 INSTRUMENT #: 20160021163
 Receipt#: 2105188
 Clerk: LM
 Rec Date: 04/04/2016 01:00:30 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: HILL N DALE ABSTRACTERS INC

Party1: BIVONA CHARLES J JR
 Party2: VILLELLA RODNEY K
 Town: NEWBURGH (TN)
 51-1-4.2
 51-1-3.2

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 1640.00

Sub Total: 1640.00

Total: 1830.00

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

***** Transfer Tax *****
 Transfer Tax #: 6689
 Transfer Tax
 Consideration: 410000.00

Transfer Tax - State 1640.00

Total: 1640.00

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

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

GARY GOGERTY ESQ
 555 HUDSON VALLEY AVE
 SUITE 100
 NEW WINDSOR, NY 12553

HNS 4899

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 31 day of March, 2016

BETWEEN CHARLES J. BIVONA, JR. and LINDA C. BIVONA, of 2 North End, Newburgh, New York 12550

party of the first part, and

As joint tenants with Right of Survivorship.

RODNEY K. VILLELLA and AMY BARTOLETTI, of 20 Odell Circle, Newburgh, New York, 12550,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, 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;

SEE SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

51-1-3-2
51-1-4-2

Schedule A Description

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 known as Lots 1 and 2 on a map entitled "Lot Line Chase Lands of Charles J. Bivona and Linda C. Bivona - 2 North End Road - Town of Newburgh, New York", dated 11/8/03 filed 7/2/04 in the Orange County Clerk's Office as Map #449-04 (1 sheet)

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Charles J. Bivona

CHARLES J. BIVONA, JR.

Linda C. Bivona

LINDA C. BIVONA

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF ORANGE) ss.:
)

On the 31st day of March in the year 2016, before me, the undersigned, personally appeared CHARLES J. BIVONA, JR. and LINDA C. BIVONA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity(ies), and that by his/her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]

(signature and office of individual taking acknowledgment)

Deed

Title No. HN 54899

Charles J. Bivona, Jr. and
Linda C. Bivona

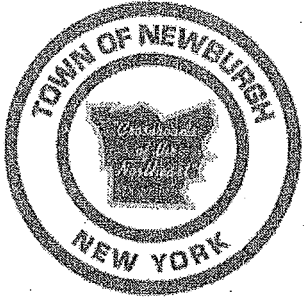
To

Rodney K. Vilella and
Amy Bartoletti

KENNETH D. JOHNSON
NOTARY PUBLIC, STATE OF NEW YORK
No. 7008915
Qualified in Sullivan County
My Commission Expires June 30, 2018

Section 51
Block 1
Lot 3.2 + 4.2
County or Town Orange
Street Address 2 North End
Newburgh, New York 12550

Rec'd: Gary Gogerty Esq.
555 Hudson Valley Ave
Suite 100
New Windsor Ny
12553



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

2615-16

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/04/2016

Application No. 16-1001

To: Rodney Vilella
2 North End Rd
Newburgh, NY 12550

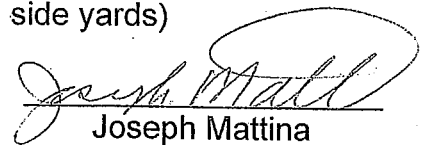
SBL: 51-1-3.2
ADDRESS: 2 North End

ZONE: R1

PLEASE TAKE NOTICE that your application dated 10/26/2016 for permit to build a rear deck, rear addition and front foyer addition on the premises located at 2 North End is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Sections:

- 1) Bulk table schedule 3 Requires a front yard of 50' minimum.
- 2) Bulk table schedule 3 Requires a rear yard of 40' minimum.
- 3) Bulk table schedule 3 Allows a maximum building surface coverage of 10%.
- 4) Bulk table schedule 3 Allows a maximum lot surface coverage of 20%
- 5) 185-19-C-1 Shall not increase the degree of non-conformity. (1 side yard)
- 6) 185-19-C-1 Shall not increase the degree of non-conformity. (Combined side yards)


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: Rodney Vilella Application # 16-1001

ADDRESS: 2 North End Rd. Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCES

USE VARIANCE

2615-16

TYPE OF STRUCTURE: Rear addition / rear deck / front addition

SBL: 51-1-3.2 ZONE: R-1

TOWN WATER: YES / NO TOWN SEWER: YES / NO

Pg 1 of 2

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD	50'		45.4'	4.6'	9.20%
REAR YARD	40'		33'	7'	17.50%
ONE SIDE YARD	30'	15'	Increasing degree non-conformity		
COMBINED SIDE YARDS	80'	50'	Increasing degree non-conformity		
BUILDING COVERAGE	10%+ 1425.11		2100 sf	674.89 sf	47.35%
SURFACE COVERAGE	20%=2850.22		4405 sf	1554.78 sf	54.54%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES X 2
 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: Will need a total of 6 variances
Page 1 of 2

VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 3 Requires a 50' front yard setback. _____
- 2 Bulk table schedule 3 Requires a 40' rear yard setback _____
- 3 185-19-C-1 Shall not increase the degree of non-conformity. (1 side yard) _____
- 4 185-19-C-1 Shall not increase the degree of non-conformity. (Combined side yard) _____

REVIEWED BY: Joseph Mattina DATE: 4-Nov-16

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: Rodney Vilella

Application # 16-1001

ADDRESS: 2 North End Rd. Newburgh NY 12550

PROJECT INFORMATION:

AREA VARIANCES

USE VARIANCE

TYPE OF STRUCTURE: Rear addition / rear deck / front addition

2615-16

SBL: 51-1-3.2 ZONE: R-1

TOWN WATER: YES / NO TOWN SEWER: YES / NO

Pg 2 of 2

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
ONE SIDE YARD					
COMBINED SIDE YARDS					
BUILDING COVERAGE	10%+ 1425.11		2100 sf	674.89 sf	47.35%
SURFACE COVERAGE	20%=2850.22		4405 sf	1554.78 sf	54.54%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES X 2
 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: Will need a total of 6 variances
Page 2 of 2

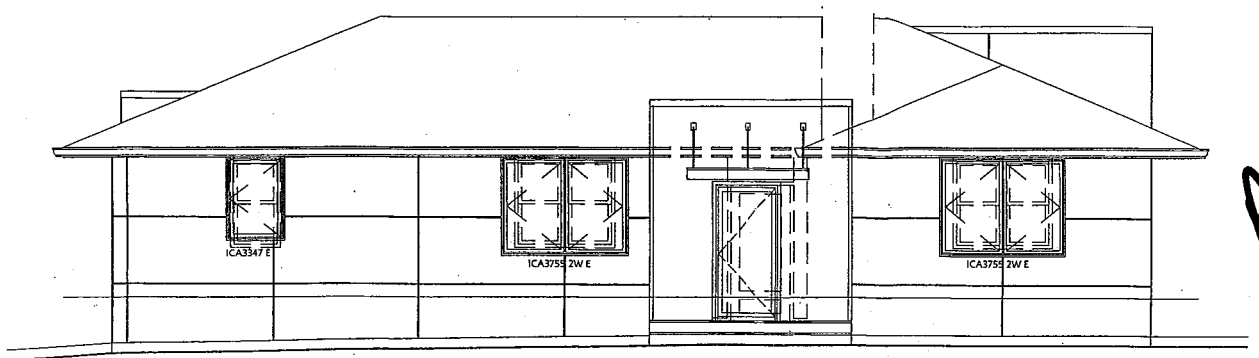
VARIANCE(S) REQUIRED:

- 1 Bulk table schedule 3 Allows a maximum building lot coverage of 10%
- 2 Bulk table schedule 3 Allows a maximum lot surface coverage of 20%
- 3 _____
- 4 _____

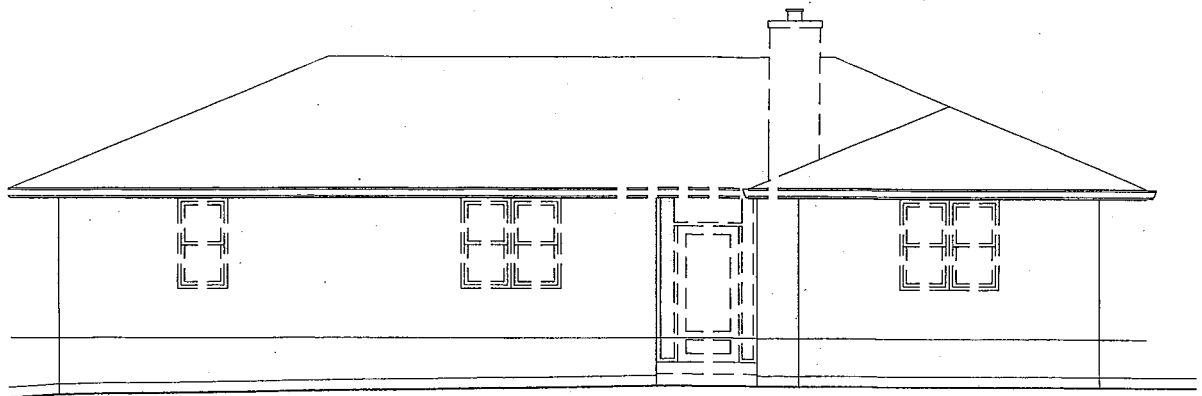
REVIEWED BY: Joseph Mattina DATE: 4-Nov-16



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION

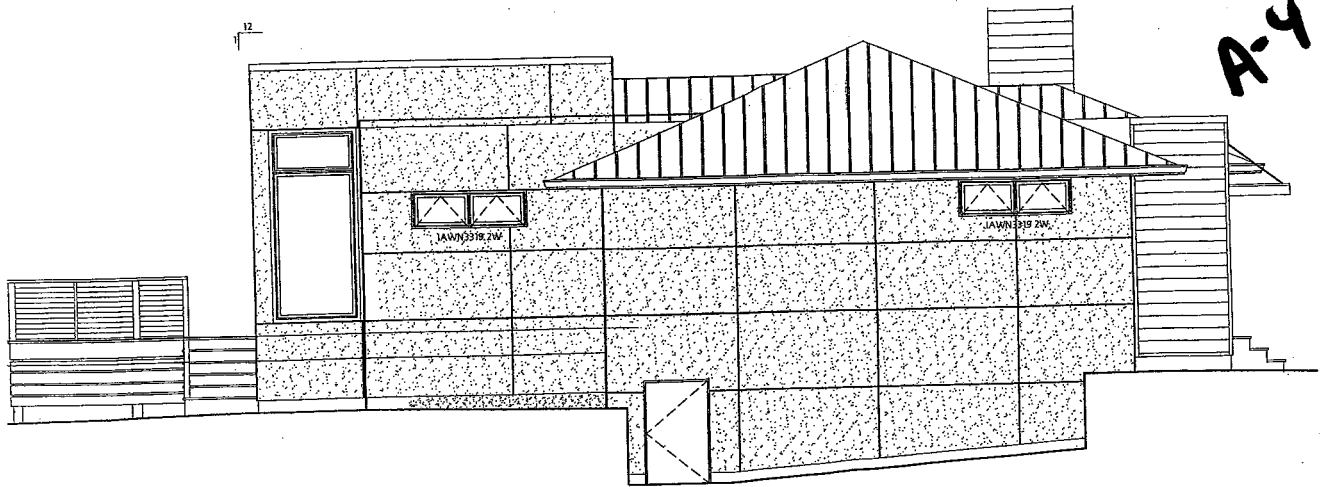


EXISTING FRONT ELEVATION

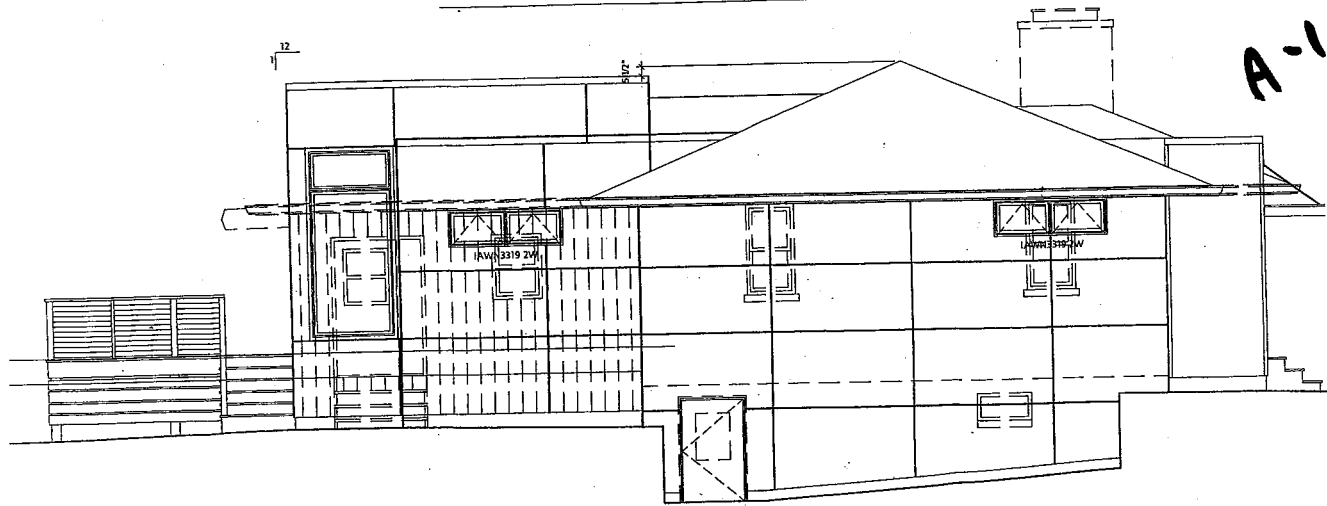
A-4

A-1

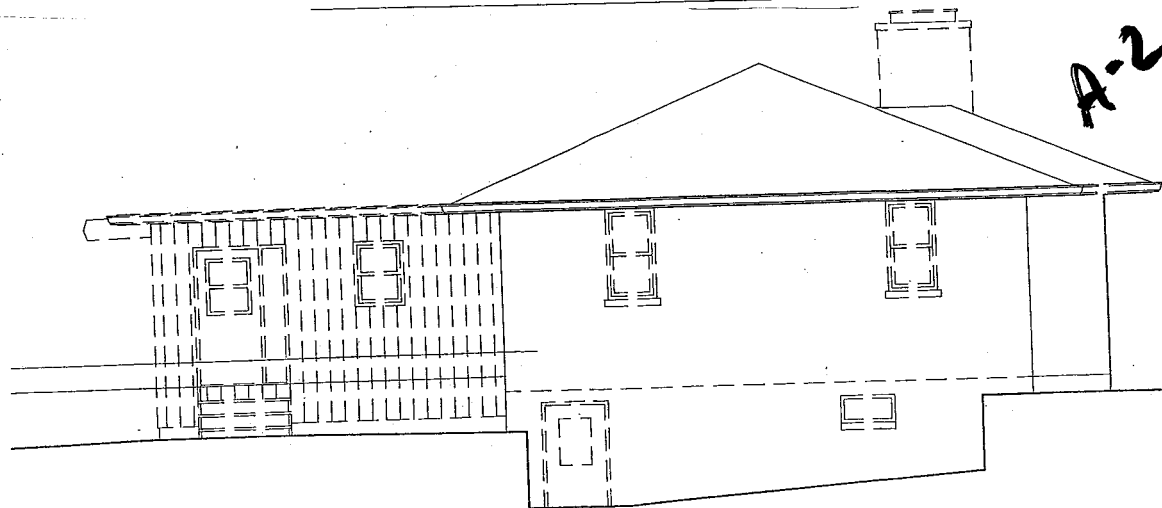
A-2



PROPOSED LEFT SIDE ELEVATION

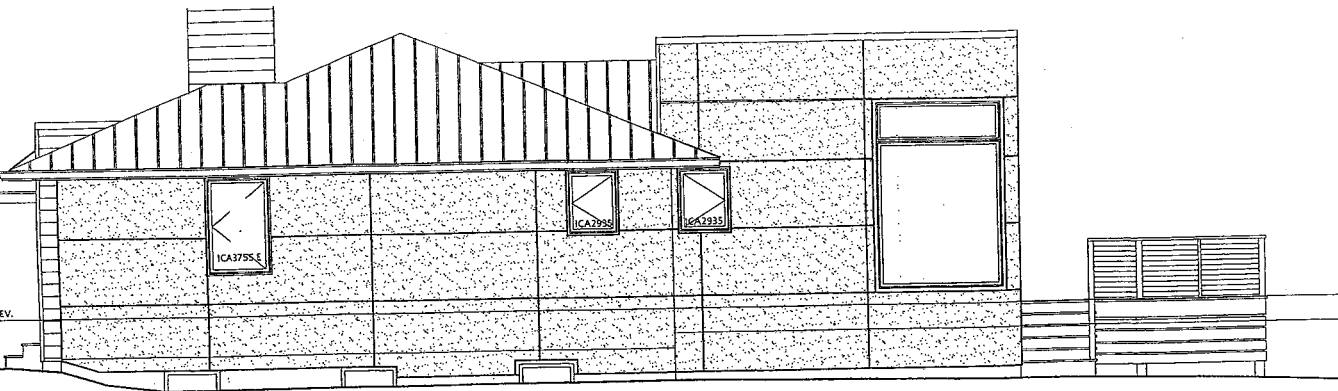


PROPOSED LEFT SIDE ELEVATION



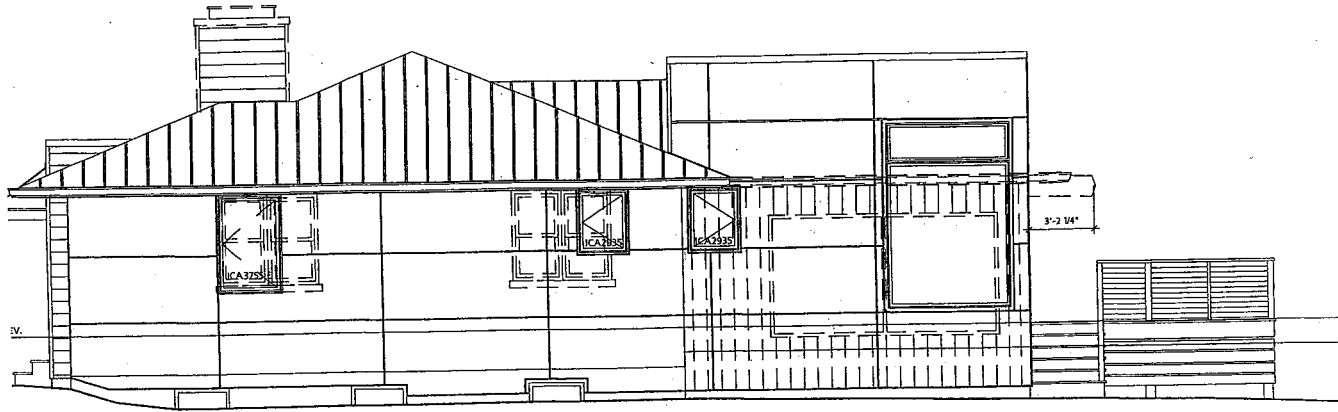
EXISTING LEFT SIDE ELEVATION

A-4



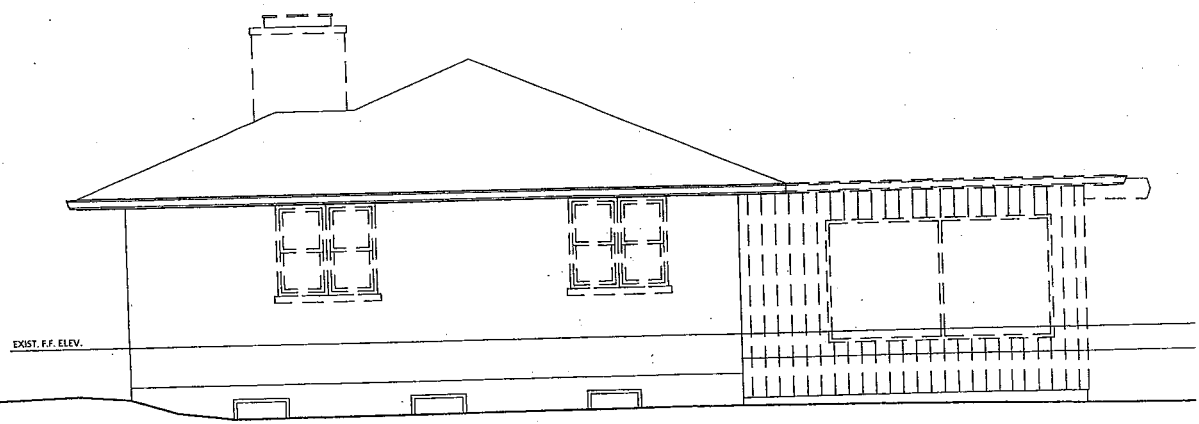
PROPOSED RIGHT SIDE ELEVATION

A-1

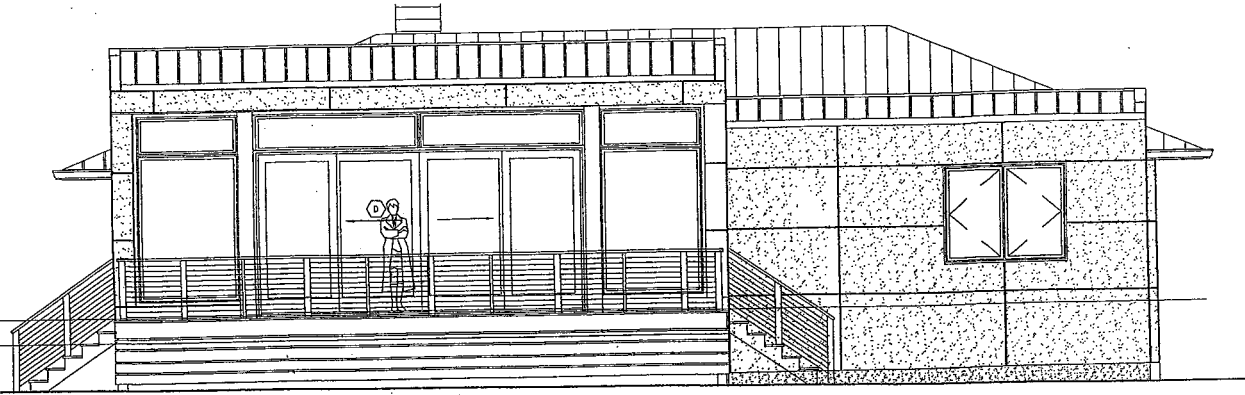


PROPOSED RIGHT SIDE ELEVATION

A-2

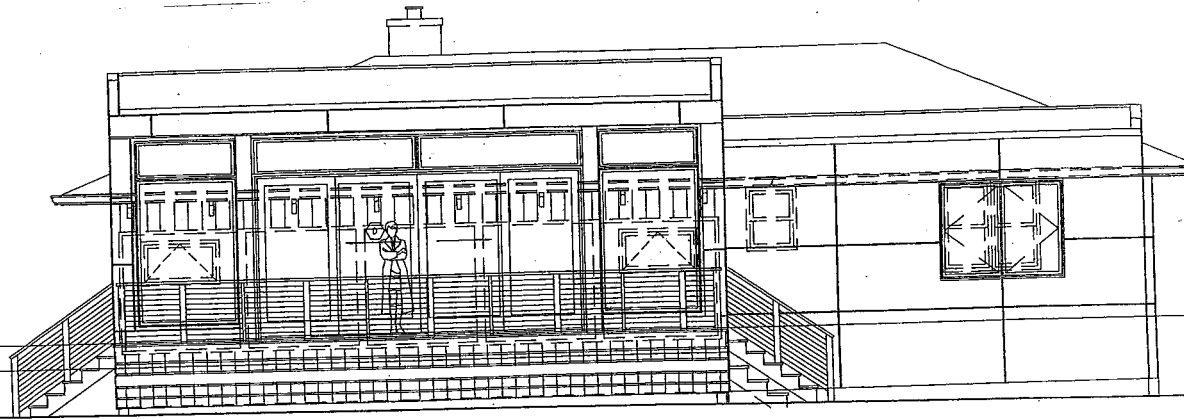


EXISTING RIGHT SIDE ELEVATION



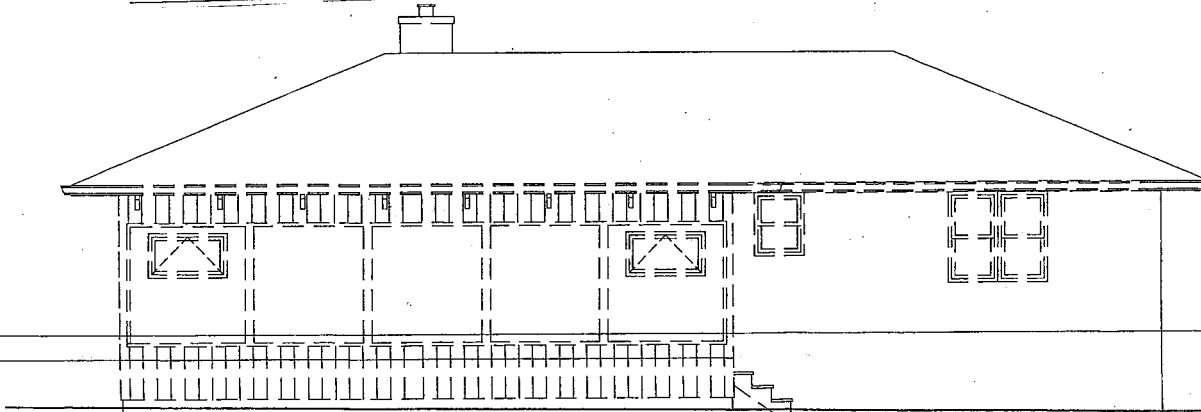
A-4

PROPOSED REAR ELEVATION



A-1

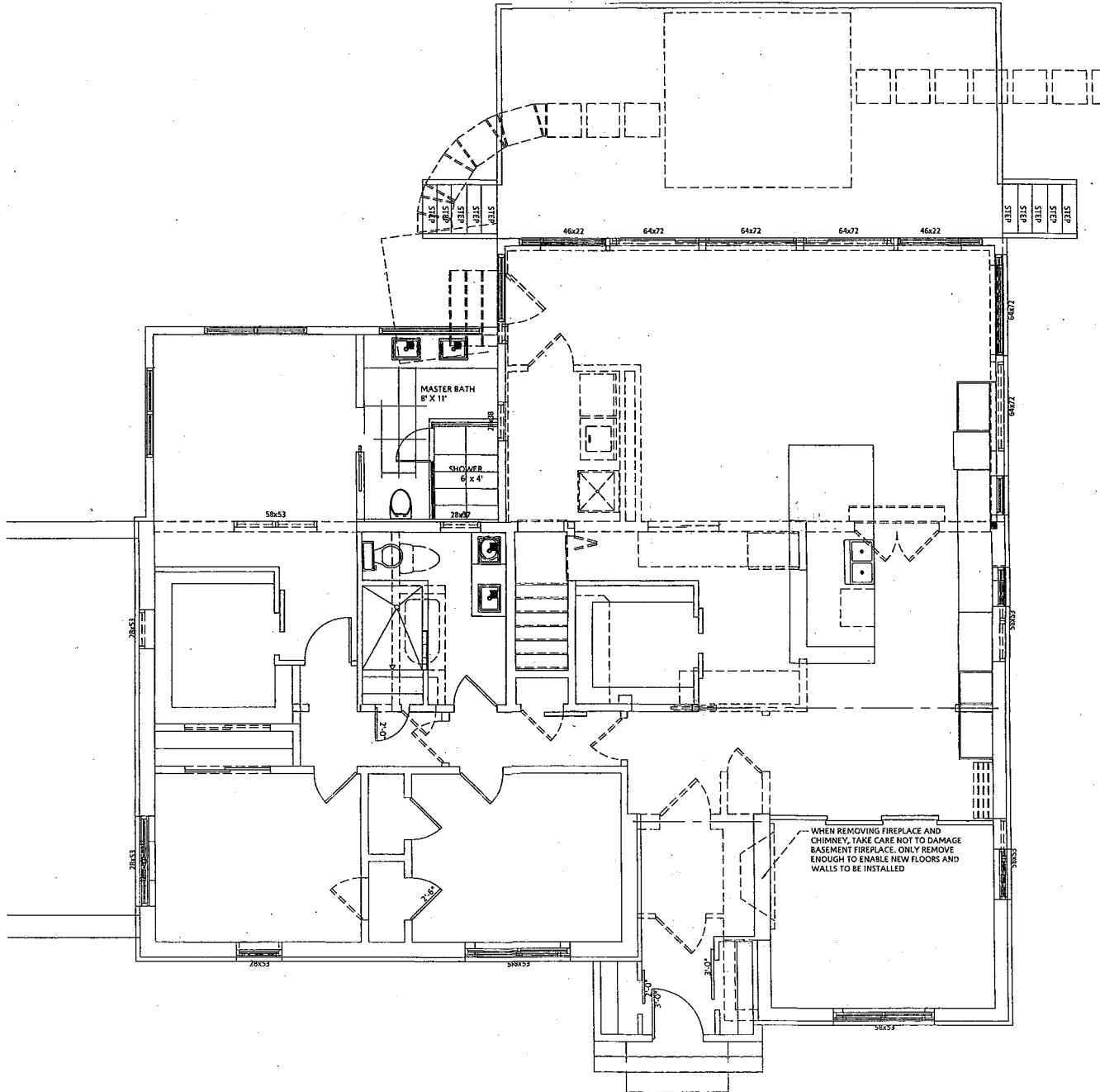
PROPOSED REAR ELEVATION



A-2

EXISTING REAR ELEVATION

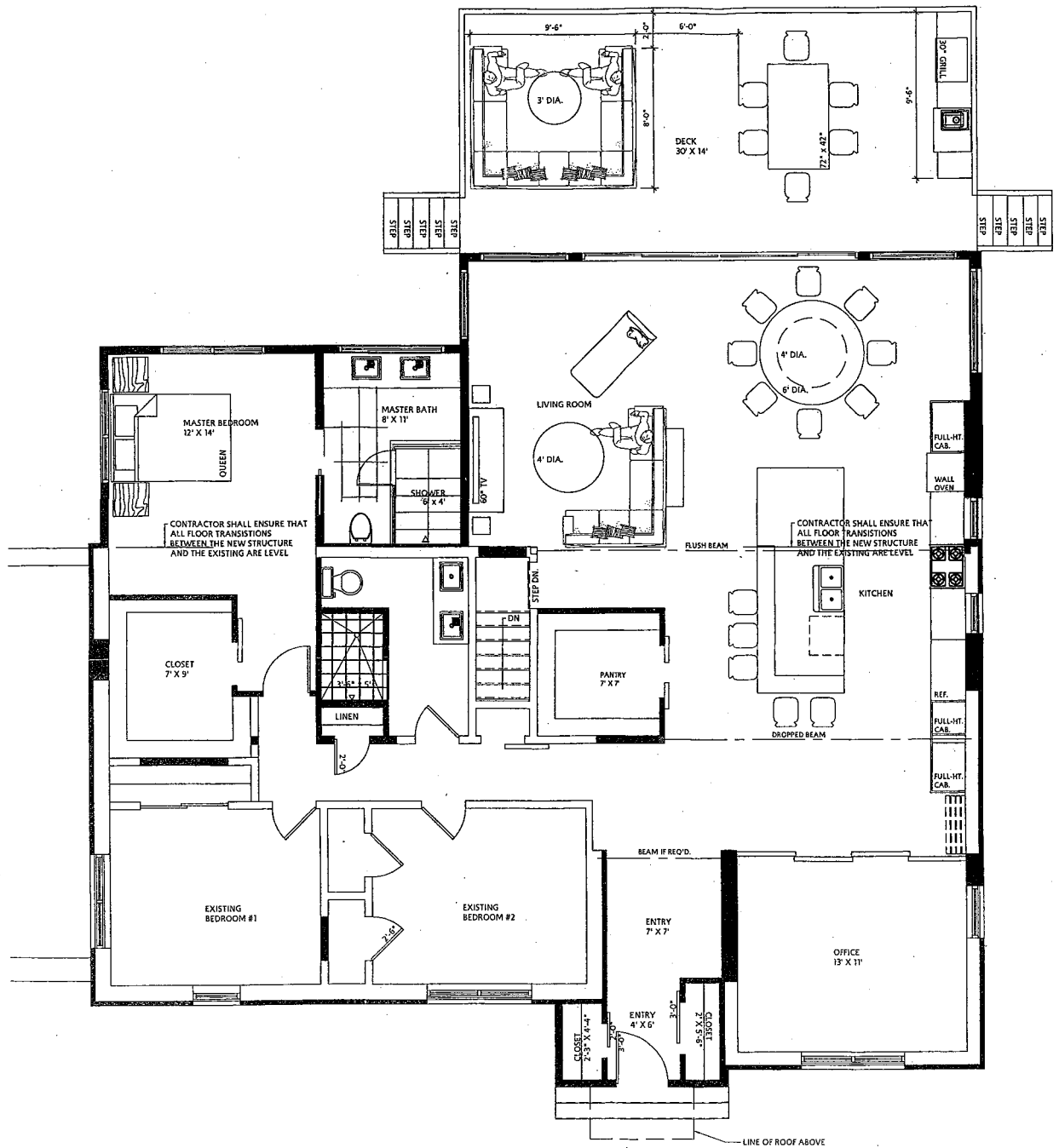
VEL. ELEV.



①

OVERLAY

A-3



7,500

47

SECTION 47

ORANGE LAKE

Villella
2 North End Rd
(51-1-3.2)

