



Steven M. Neuhaus
County Executive

Orange County Department of Planning
Submittal Form for Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l,m, & n

Referral ID#
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality:	Town of Newburgh
Local Referring Board:	Zoning Board of Appeals
Applicant:	Wal-Mart Real Estate Business
Project Name:	
Location of Project Site:	1201 Route 300

Tax Map #:	95-1-39.21
Tax Map #:	
Tax Map #:	
Local File No.:	2639-17
Size of Parcel*:	26.1 Acres

*If more than one parcel, please include sum of all parcels.

Reason for County Review: ON NYS Route 300
4. Borders NYS Thruway

Current Zoning District (include any overlays): I/B

Type of Review:

- Comprehensive Plan Update/Adoption
- Zoning Amendment
 - Zoning District Change from _____ to _____
 - Ordinance Modification (cite section): _____
- Local Law
- Site Plan
 - Sq. feet proposed (non-residential only): _____
 - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Subdivision
 - Number of lots proposed: _____
 - Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)
- Special Use Permit
- Lot Line Change
- Variance
 - AREA / USE (circle one) maximum allowed signage
- Other

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

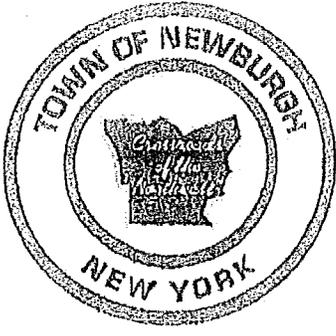
Local board comments or elaboration:

Signature of local official: *[Signature]* Date: 9/11/17 Chairperson Title: Zoning Board of Appeals

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com



TOWN OF NEWBURGH

Crossroads of the Northeast

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

Zoning Board of Appeals
SEP 11 2017
Town of Newburgh

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: _____

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

I (WE) Kodi Jo Pratt on behalf of Wal-Mart Real Estate Business PRESENTLY
RESIDING AT NUMBER 2001 SE 10th St, Bentonville, AR 72712
TELEPHONE NUMBER 479-277-0361

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

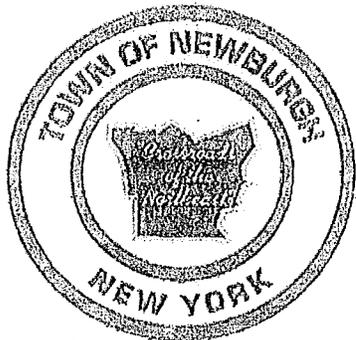
- _____ A USE VARIANCE
- X AN AREA VARIANCE
- _____ INTERPRETATION OF THE ORDINANCE
- _____ SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

95-1-39.21 (TAX MAP DESIGNATION)
1201 Route 300 (STREET ADDRESS)
IB- Interchange Business (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).

Town of Newburgh Municipal Code section: 185-14-B-1-(c) Total permitted signage shall not exceed 1/2 of the total street frontage.



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OLD TOWN HALL
308 GARDNERTOWN ROAD
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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: 8/10/2017
- 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: The building existing signage is 614.65sqft
and we are asking for 726.02 sqft

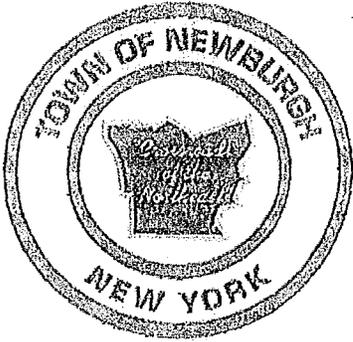
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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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308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

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

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

Wall signage will not cause a detriment to nearby properties, since it is only wall signage and does not adversely affect adjoining properties.

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 signage requested is the best way for Walmart to advertise the services that they offer while being large enough to read from the road and being aesthetically pleasing.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

Walmart is a large store that can hold large amounts of signage without looking overrun. The amount of signage that is proposed is not profound compared to the size of the store.

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

Since the proposal is only for wall signs, there will be no adverse affects to the environmental or physical conditions of the neighborhood

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

Walmart is one of the larger stores in this neighborhood, due to its size it should be allowed to have more signage than the surrounding smaller properties. The signs being requested are needed for advertising the service Walmart offers, including the new Pickup service which requires a new pickup sign.



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

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

Kodi Jo Pratt on behalf of *Walmart RE. Business Trust*
PETITIONER (S) SIGNATURE

STATE OF ^{Arkansas} ~~NEW YORK~~ COUNTY OF ^{Bates} ~~ORANGE~~:

SWORN TO THIS 7 DAY OF September 20 17

[Signature]

NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 10 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

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



2001 SE 10th Street
Bentonville, AR 72716-0550
Dept 44-9384
Ph - 479.204.0414
Teresa.Hibbard@walmart.com

I, Teresa Hibbard, as the representative for the owner, Walmart Real Estate Business Trust, of the property located at 1201 Route 300, Newburgh, NY 12550, also known as Walmart #2104, hereby give Harrison French and Associates and any consultants or contractors Walmart hires for the purposes of completing the remodel project permission to do the work they propose and act as my agent for any permitting purposes. I also authorize any paperwork pertaining to permitting be mailed to Harrison French and Associates located at 1705 S. Walton Blvd, Suite 3, Bentonville, AR 72712, ATTN Sarah Smith. This authorization expires one calendar year from the date below unless specified otherwise in writing.

Teresa Hibbard

(Signature)

August 24, 2017

(Date)

STATE OF Arkansas

COUNTY OF Benton

The foregoing affidavit was sworn and subscribed before me this 24th day of

August (month), 2017 (year) by Teresa Hibbard
(Name of Signatory above)

who is personally know to me or has produced _____ as

identification.

Lisa A Fisher

(Notary Signature)

(Notary Seal)

LISA A. FISHER
Benton County
Commission Number 12402095
Notary Public - Arkansas
My Commission Expires November 26, 2024

DELEGATION OF SIGNATURE AUTHORITY

I, **Hunter Hart**, being a Vice President of Wal-Mart Stores, Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Company; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores, Texas, LLC; Wal-Mart Stores East, LP; Wal-Mart Louisiana, LLC; WSE Management, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's PW, Inc., Sam's Property Company, Wal-Mart.com USA, LLC, and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company"), do hereby delegate to:

Director of PMO

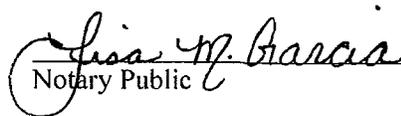
authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of new stores, site relocations, expansions, remodels and takeovers, including but not limited to civil engineering agreements; architectural agreements; easements, deeds, municipal maintenance agreements, municipal improvement/development agreements, plats and any permit, application or other document required by various jurisdictions, as long a such contracts are for amounts less than \$750,000.00, and in compliance with Walmart Realty Division Corporate Governance ("Governance"), on behalf of the Company, in their respective capacity for the Company.

All signing authority contained herein must be done in compliance with Governance and agreements signed may not commit the Company to amounts in excess of the individual's invoice approval authority as maintained by the VP of Real Estate Finance. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.



Hunter Hart
Vice President

Subscribed and sworn before me this 16 day of February, 2017



Notary Public

My commission expires: 5/1/17

[Notary Seal]

LISA M. GARCIA
NOTARY PUBLIC-STATE OF ARKANSAS
WASHINGTON COUNTY
My Commission Expires May 01, 2017
Commission # 12360574

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: Walmart #2104 Sign Variance			
Project Location (describe, and attach a location map): 1201 Route 300			
Brief Description of Proposed Action: Requesting to add additional wall signage to the building. The store currently has 614.65 sqft and we are requesting 726.02 sqft.			
Name of Applicant or Sponsor: Sarah Smith with Harrison French and Associates		Telephone: 479-273-7780 x 324	
		E-Mail: sarah.smith@hfa-ae.com	
Address: 1705 S. Walton Blvd, Suite 3			
City/PO: Bentonville		State: AR	Zip Code: 72712
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" 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?		ETR _____ acres	
b. Total acreage to be physically disturbed?		NA _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		ETR _____ 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 checked="" type="checkbox"/> Commercial <input 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>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Applicant/sponsor name: Sarah Smith Date: 9/10/17

Signature: *Sarah Smith*

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:		
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.

- 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

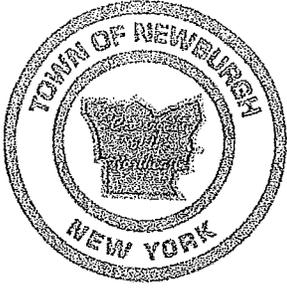
Date

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

2639-17

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/10/2017

Application No. 17-0435

To: Wal-Mart Real Estate Business
PO BOX 8050
Bentonville, AR 72712

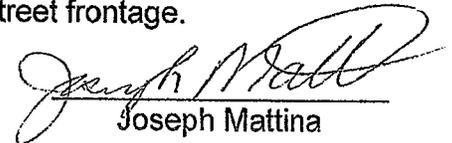
SBL: 95-1-39.21
ADDRESS: 1201 Route 300

ZONE: IB

PLEASE TAKE NOTICE that your application dated 05/25/2017 for permit to install additional exterior signage on the premises located at 1201 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code Section:

1) 185-14-B-1-(c) Total permitted signage shall not exceed 1/2 the total street frontage.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

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

NAME: Wal-Mart real Estate Business Building Application # 17-0435

ADDRESS: PO Box 8050 Bentonville AR 72712

PROJECT INFORMATION: **AREA VARIANCE** USE VARIANCE

TYPE OF STRUCTURE: Signage @ 1201 Rt. 300 Wal-Mart

SBL: 95-1-39.21 ZONE: IB ZBA Application # 2639-17

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

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
STREET FRONTAGE	302.85 SF	596.93 SF	726.02 SF	129.09 SF	239.72%
LOT WIDTH					
LOT DEPTH	The percentage figure includes both previous variances				
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

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

ACCESSORY STRUCTURE:

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

NOTES:
577.6 Sf variance granted in 1993
19.33 SF variance granted in 1997

VARIANCE(S) REQUIRED:

- 1 185-14-B-1-(c) Total Signage permitted is 1/2 the street frontage.
- 2 _____
- 3 _____
- 4 _____

REVIEWED BY: Joseph Mattina DATE: 10-Aug-17

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

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

Walmart Stores, Inc.

TO
Walmart Real Estate Business Trust

SECTION 3 BLOCK 34 LOT 800

RECORD AND RETURN TO:
(name and address)

Romona West
2001 S.E. 10th St., Dept. 9391
Bentonville, AR 72716-0550



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	NO PAGES <u>3</u> CROSS REF. _____
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	CERT. COPY <input type="checkbox"/> ADD'L X-REF. _____
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)	MAP# _____ PGS. _____
2201 CHESTER (VLG)	4205 WALDEN (VLG)	
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)	PAYMENT TYPE: CHECK <input checked="" type="checkbox"/>
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)	CASH <input type="checkbox"/>
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)	CHARGE <input type="checkbox"/>
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)	NO FEE <input type="checkbox"/>
3089 GOSHEN (TN)	5089 TUXEDO (TN)	Taxable
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)	CONSIDERATION \$ _____
3003 FLORIDA (VLG)	5200 WALKKILL (TN)	TAX EXEMPT <input type="checkbox"/>
3005 CHESTER (VLG)	5489 WARWICK (TN)	Taxable
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)	MORTGAGE AMT. \$ _____
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)	DATE _____
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)	
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)	MORTGAGE TAX TYPE:
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)	___ (A) COMMERCIAL/FULL 1%
3889 MINISINK (TN)	5801 HARRIMAN (VLG)	___ (B) 1 OR 2 FAMILY
3801 UNIONVILLE (VLG)		___ (C) UNDER \$10,000
4089 MONROE (TN)	CITIES	___ (E) EXEMPT
4001 MONROE (VLG)	0900 MIDDLETOWN	___ (F) 3 TO 6 UNITS
4003 HARRIMAN (VLG)	1100 NEWBURGH	___ (I) NAT.PERSON/CR. UNION
4005 KIRYAS JOEL (VLG)	1300 PORT JERVIS	___ (J) NAT.PER-CR.UN/1 OR 2
		___ (K) CONDO
	9999 HOLD	

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Walmart

RECORDED/FILED
05/05/2003/ 07:00:00
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20030069836
DEED / BK 11038 PG 0075
RECORDING FEES 64.00
TTX# 009168 TRANS TAX 0.00
Receipt#112072 11

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE
ON May 5, 2003 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.
Ann G. Rabbitt Aug. 22, 2017
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

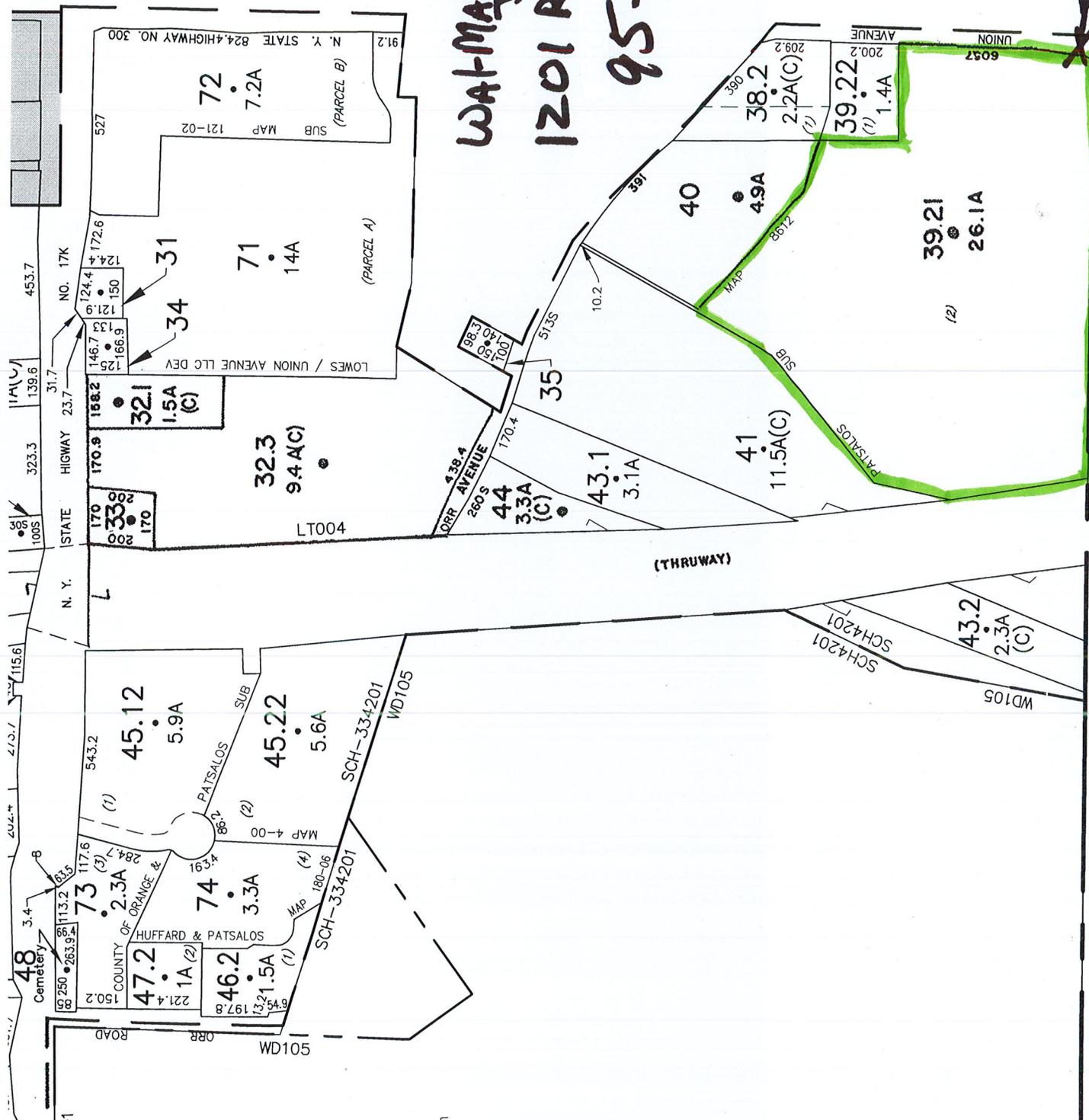


EXHIBIT A
2104, Newburgh, NY

All that certain piece, parcel, or tract of land, together with all appurtenances thereto belonging, lying and being in the City of Newburgh, County of Orange, State of New York, being more particularly described as follows:

BEGINNING at the intersection of the westerly right-of-way line of Union Avenue or Route 300 with the southerly line of lands now or formerly of James Z. Patsalos, Tax Map No. 95-1-39.22; thence from said point of beginning and along the westerly right-of-way line of Union Avenue or Route 300 on the following courses and distances: South 27°-36'-29" West 368.84' to a point of curvature; thence on a curve to the right having a radius of 1,392.89', an arc distance of 532.93' to a point of tangency as described by the chord South 38°-34'-08" West 529.68'; thence on a tangent South 52°-29'-59" West 9.40' to a point; thence South 46°-46'-12" West 5.14' to the most easterly corner of lands now or formerly of Neumetzger, Tax Map No. 4-1-5.1; thence along the lands now or formerly of Neumetzger on the following 3 courses and distances: North 07°-48'-10" West 270.43'; thence North 84°-23'-10" West 426.58'; thence South 01°-22'-50" West 147.17' to a stone wall corner, said corner marking the northeasterly corner of lands now or formerly of Roscino and Talbot, Tax Map No. 4-1-4; thence along a stone wall marking the northerly line of lands now or formerly of Roscino and Talbot, North 89°-25'-10" West 526.30' to the intersection of 2 stone walls; thence along a stone wall South 12°-12'-50" West 296.31'; thence South 07°-17'-00" West 275.30' to a point in the northerly line of Liner Road; thence South 78°-11'-36" West along the northerly line of Liner Road 163.45' to the easterly corner of lands now or formerly of Deyo, Tax Map No. 4-1-2; thence along the line of lands now or formerly Deyo North 17°-17'-12" East 178.94'; thence South 75°-10'-42" West 100.0' to the easterly line of the New York State Thruway or Interstate Route 87; thence along the easterly right-of-way line of New York State Thruway on the following 3 courses and distances: North 17°-17'-12" East 253.68'; thence North 19°-06'-48" East (passing over the town line between the Town of New Windsor and the Town of Newburgh), 867.51'; thence North 19°-06'-02" East 367.0' to the most southerly corner of lands now or formerly of Vecchio, Tax Map No. 95-1-41; thence along the line of lands now or formerly of Vecchio on the following 3 courses and distances: North 37°-11'-50" East 304.72'; thence North 76°-21'-50" East 485.80'; thence North 54°-48'-50" East following along the center line of an old ditch 658.10' to a point on the southwesterly side of Orr Avenue; thence along the southwesterly side of said road South 23°-01'-20" East 10.23' to a point in the line of lands now or formerly of McLamb, Tax Map No. 95-1-40; running thence along the line of lands now or formerly of McLamb on the following three courses and distances: South 54°-48'-50" West 394.40'; thence South 22°-42'-20" East 480.0'; thence South 47°-12'-10" East 144.75' to a point, said point being the northerly corner of lands now or formerly of James Z. Patsalos; thence along the line of lands now or formerly of Patsalos on the remaining courses and distances: South 25°-52'-24" West 232.60'; thence South 64°-16'-40" East 287.66' to the point of beginning.

The above described parcel is subject to a permanent slope easement granted to the New York State Department of Transportation as shown and designated as Parcel 58 - Union Avenue Route 17K - Route 207 State Highway No. 9456, Orange County.



WATMAET Real Estate
 Business
 1201 Route 300
 95-1-39.21

Town of NEW WINDSOR