



Steven M. Neuhaus
County Executive

Orange County Department of Planning Submission 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	Tax Map #:	97-2-35
Local Referring Board:	Zoning Board of Appeals	Tax Map #:	97-2-43
Applicant:	Webb Properties, INC	Tax Map #:	
Project Name:		Local File No.:	PB referral
Location of Project Site:	97-2-35 Route 17K / Auto PARK Place 97-2-43 801 Auto PARK Place	Size of Parcel*:	4.66 / 1.74 acs

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

Reason for County Review:	within 500 FT Route 17K	Current Zoning District (include any overlays):	FB
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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): _____

Subdivision Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

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) FRONTYARD Setback & Required 35 FT Setback

Other FRDM STATE HIGHWAY

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

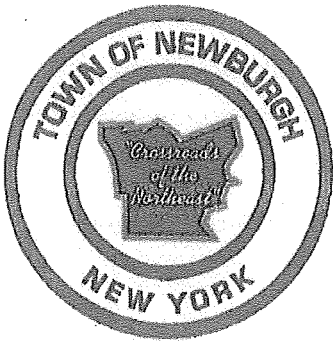
Local board comments or elaboration:	
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Shane Cardone 6/19/14 Chairperson
Signature of local official Date Zoning Board of Appeals Title

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 6/10/2014

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

I (WE) Ronald K Barton (webb Properties Inc) PRESENTLY

RESIDING AT NUMBER 22 old mill rd

TELEPHONE NUMBER 845 - 561 - 7600

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:

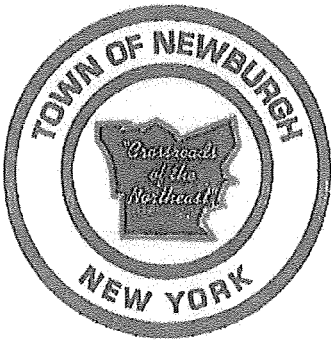
97-2-35243 (TAX MAP DESIGNATION)

RT 17 K
801 Auto Park Place (STREET ADDRESS)

FB (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).

Section 185 - 18c (4)(c)



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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: 6-5-2014
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: 6-5-2014

4. DESCRIPTION OF VARIANCE SOUGHT: Vehicle display area to property line on RT 17K. Landscape area would be on 35' State ROW

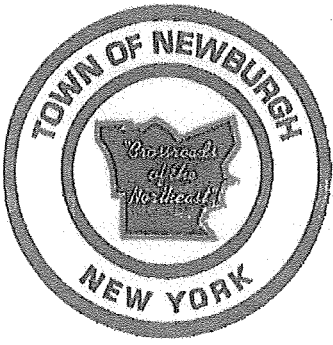
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:

*All neighboring Property are have
Similar display to the Property line*

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:

*Front display area is critical for
property exposure in vehicle sales*

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

*It reflects and conforms to established
and existing displays at The Ford,
Chrysler and Buick/GMC neighboring Stores*

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 conforms to existing conditions
in the Area.*

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

*The Town of Newburgh changed
requirements after the land was
acquired.*



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Crossroads of the Northeast

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OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

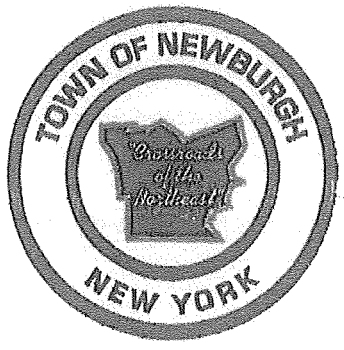
SWORN TO THIS 10 DAY OF June 2014

[Handwritten Signature]
NOTARY PUBLIC

STACEY FRANK
Notary Public, State of New York
Qualified in Orange County
No. 01FR6168013
Commission Expires June 4, 2015

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)



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

PROXY

Ronald K Barton, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 22 old mill Rd wallkill NY 12589
IN THE COUNTY OF orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF 97-2-35243
(webb Properties Inc)

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

DATED: 6-10-14 [Signature]
OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10 DAY OF June 2014

[Signature]
NOTARY PUBLIC

STACEY FRANK
Notary Public, State of New York
Qualified in Orange County
No. 01FR6168013
Commission Expires June 4, 2015

617.20
Appendix B
Short Environmental Assessment Form

Original Signature

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: SITE PLAN AND LOT LINE REVISION FOR WEBB PROPERTIES, INC.							
Project Location (describe, and attach a location map): 800 AUTO PARK PLACE AT ROUTE 17K, TOWN OF NEWBURGH, ORANGE COUNTY							
Brief Description of Proposed Action: PROPOSED AUTO DEALERSHIP BUILDING (18,000 S.F. ±) WITH PAVED PARKING AREA							
Name of Applicant or Sponsor: A. DIACHISHIN & ASSOC. ROBERT JAMES, P.E.		Telephone: 345-561-7600					
WEBB PROPERTIES, INC.		E-Mail: RBARTON@BARTONBIRKS.COM					
Address: 800 AUTO PARK PLACE							
City/PO: NEWBURGH		State: NY	Zip Code: 12550				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: TOWN OF NEWBURGH PLANNING BOARD - SITE PLAN & LOT LINE REVISION NYS DOT - DRIVEWAY CURB CUT			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		4.9 ± acres					
b. Total acreage to be physically disturbed?		3.9 ± acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		23.0 ± 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 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)? If Yes, explain purpose and size: <u>STORMWATER - YET TO BE SIZED</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor name: ROBERT J. JAMES, P.E. Date: 5/20/14
 Signature: [Signature] for A. DIACHISHIN & ASSOCIATES, P.C.

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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"/>

	No, or small impact may occur	Moderate to large impact may occur
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"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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)

PRINT

Dickover, Donnelly & Donovan, LLP
Attorneys and Counselors at Law

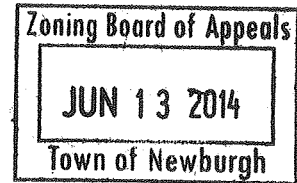
David A. Donovan
Michael H. Donnelly
Robert J. Dickover

James B. Biagi, of Counsel

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@dddblaw.com
Fax (845) 294-6553
(Not for Service of Process)

June 13, 2014



Town of Newburgh Zoning Board of Appeals
308 Gardnertown Road
Newburgh, NY 12550

RE: Webb Properties
Section 97, Block 2, Lots 35 & 43
Route 17K 7 Auto Park Place / Zone IB

Members of the Board:

I write to you as the attorney for the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting held on June 5, 2014 seeking subdivision and lot line change approval to construct a new automobile dealership which will be approximately 36,600 square feet in area. In order to accomplish this, two variances will be required.

- a front yard variance resulting from the loss of noncomplying protection for lot 43 the dimensions of which will be modified by the proposed lot line change.
- a variance from the required 35-foot setback¹ from a state highway as

¹ It is possible that the 45-foot setback applies here given that the front yard in question appears to be located within 350 feet of an intersection.

required by Section 185-18(C)(4)(c).

While the planning board has issued a lead agency notice of intent, you may wish to process this matter on an uncoordinated review basis.

Very truly yours,

MICHAEL H. DONNELLY

cc: Town of Newburgh Planning Board
A. Diachishin and Associates, P.C.

Hardenburgh Title Agency

Law Office
6/19/14
JVR

20 Scotchtown Avenue - P.O. Box 638
Goshen, New York 10924

(845) 294-6909
Fax: (845) 294-3530

MEMBER NEW YORK STATE LAND TITLE ASSOCIATION
AND AMERICAN LAND TITLE ASSOCIATION

June 19, 2014

Ronald Barton, President
Webb Properties, Inc.
Auto Park Place
Newburgh, NY 12550

Re: Webb Properties
RD-33-12870

Dear Mr. Barton:

Webb Properties acquired title in 1986 to three parcels in the Town of Newburgh by deed Liber 12484 page 113:

Parcel A - 7.81 acres former Tax Parcel Lot 13
Parcel B - 30.02 acres former Tax Parcel Lot 27
Parcel C - 11.71 acres former Tax Parcel Lot 19

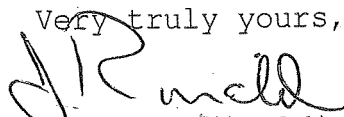
Tax Lot 27 has been re-subdivided on the Town of Newburgh tax map into:

Tax Parcel 27.1 (3 acres)
Tax Parcel 27.22 (4 acres)
Tax Parcel 37 (8.5 acres)
Tax Parcel 43 (1.7 acres)
Tax Parcel 35 (4.7 acres)
Tax Parcel 27.32 (3.8 acres)
Tax Parcel 40 (1.2 acres)
and Part of Tax Parcel 13.22

A copy of the prior tax map showing Tax Lot 27 and the current tax map is attached.

Parcels 35 and 43 on the new tax map are still covered by the deed into Webb Properties in Liber 2484 page 113.

Encl.
JVR/bm

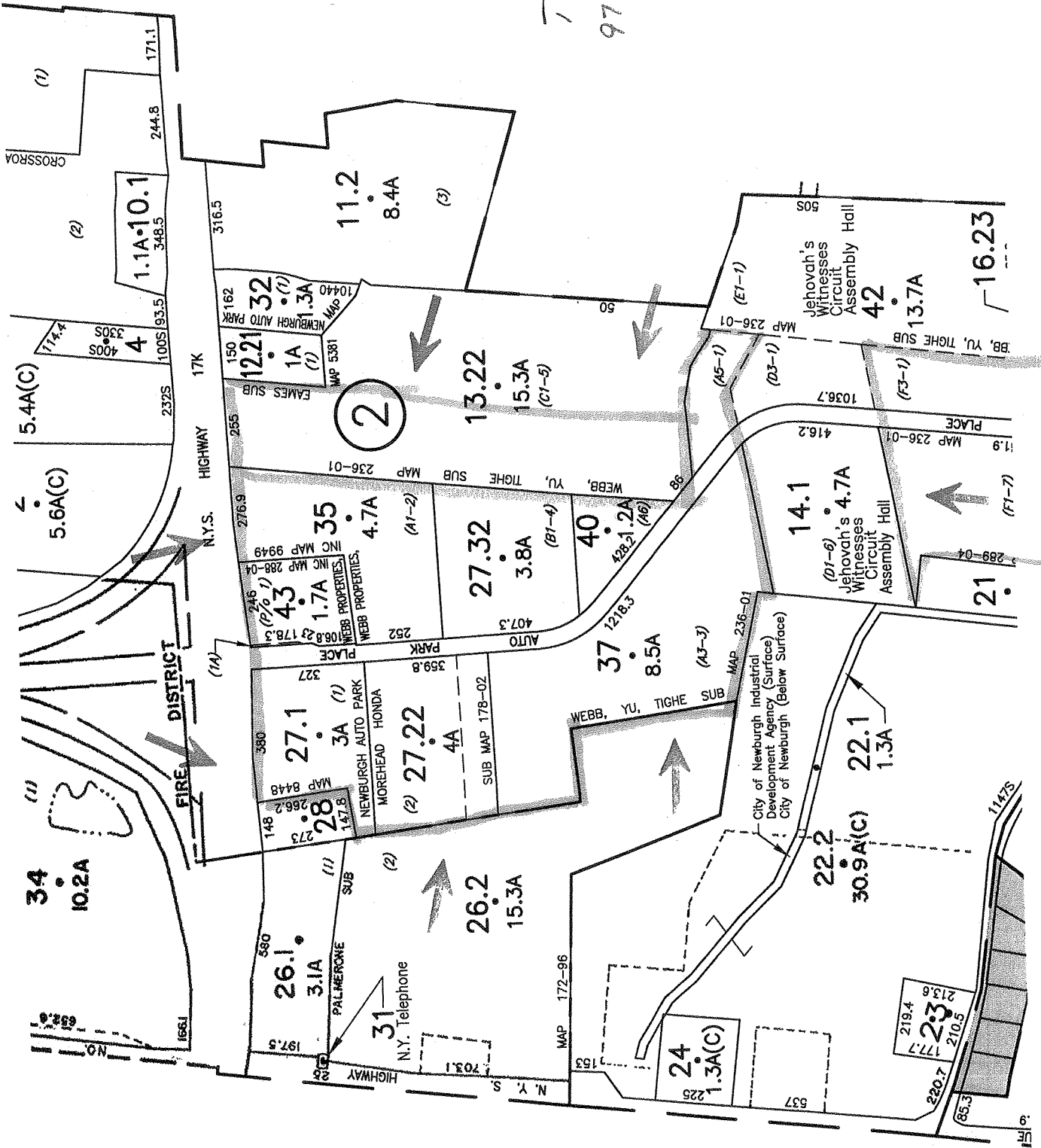
Very truly yours,

James V. Rinaldi

SECTION 9

SECTION

SE

T. Mag
97-2-



SECTION 96

9'

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

THIS INDENTURE, made the 24th day of FEBRUARY, nineteen hundred and eighty-six BETWEEN SARA K. ABRAMS, residing at 2 Fifth Avenue, New York, New York

as executrix of the last will and testament of RALPH ABRAMS, late of who died on the 13th day of August, nineteen hundred and seventy-one party of the first part, and Webb Properties, Inc., a domestic corporation with an address at 61 Route 17K, Town of Newburgh, Orange County, N.Y.

party of the second part, WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, New York County, New York on August 25, 1971 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

Nine Hundred Twenty-Five Thousand (\$925,000.00) -----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, County of Orange, State of New York being described more fully in Schedule A annexed hereto and made a part hereof.

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 02/27/86 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

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY June 18, 2014

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 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:

John Nickerson

Sara K. Abrams
SARA K. ABRAMS, as Executrix

LIBER 2481 n 113

SEE OVER

052813
97-2-13
97-2-19
97-2-27

SCHEDULE "A"

Parcel A

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being more particularly bounded and described as follows:-

BEGINNING at a set 1/2" iron rod on the southerly taking line of N.Y.S. Route 17K, said iron rod being the northwesterly corner of lands now or formerly of Michael Bigg, Jr., Liber 2175 of Deeds, Page 834;

THENCE from said point of beginning and along the westerly bounds of lands now or formerly of Michael Bigg, Jr., and along a chain link fence, South Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds West, Three Hundred Feet (S 11°-32'-55" W 300.00') to a found 3/4" iron rod at the southwesterly corner of lands now or formerly of Michael Bigg, Jr., said 3/4" iron rod being distant One Hundred Fifty and Two Hundredths Feet (150.02') along a chain link fence, on a course of North Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds West (N 87°-21'-53" W) from a found 3/4" iron rod at the southeasterly corner of lands now or formerly of Michael Bigg, Jr.;

THENCE along the bounds of lands now or formerly of Webb Properties, Inc., Liber 2281 of Deeds, Page 836, and generally along a stone wall, South Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds West One Thousand Fifty and Forty Hundredths Feet (S 11°-32'-55" W 1,050.40') to a point in a stone wall;

THENCE along said stone wall, and along the bounds of lands now or formerly of the Estate of Ralph Abrams, Deceased, Liber 1802 of Deeds, Page 33, Parcels I and II, the following two courses and distances:- North Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds West, Two Hundred Fifty-Five Feet (N 87°-21'-53" W 255.00') to a point near the intersection of stone walls;

THENCE along a stone wall, North Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds East (N 11°-32'-55" E) and passing near a found concrete highway monument at a distance of Nine Hundred Twenty One Feet More or Less (921'+) along the way for a total distance of One Thousand Three Hundred Fifty and Forty Hundredths Feet (1,350.40') to a point on the southerly taking line of N.Y.S. Route 17K;

THENCE along the southerly taking line of N.Y.S. Route 17K, South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, Two Hundred Fifty-Five Feet (S 87°-21'-53" E 255.00') to the point and place of beginning.

SCHEDULE "A"

Parcel B

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being more particularly bounded and described as follows:-

BEGINNING at a set 1/2" iron rod on the southerly taking line of N.Y.S. Route 17K, said point being the northwesterly corner of Parcel A as previously described herein, said 1/2" iron rod also being distant Four Hundred Twenty-Nine and Seventy-One Hundredths Feet (429.71') on a course of South Twelve Degrees, No Minutes, Forty-Six Seconds West (S 12°-00'-46" W) to a found concrete highway monument in a stone wall;

THENCE from said point of beginning and along the westerly bounds of Parcel A as previously described and along a stone wall, South Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds West, One Thousand Three Hundred Fifty and Forty Hundredths Feet (S 11°-32'-55" W 1,350.40') to a point near a stone wall intersection;

THENCE along the southerly bounds of Parcel A as previously described and along a stone wall, South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, Two Hundred Fifty-Five Feet (S 87°-21'-53" E 255.00') to a point marking the southwesterly corner of lands now or formerly of Webb Properties, Inc., Liber 2281 of Deeds, Page 836;

THENCE along the southerly bounds of lands now or formerly of Webb Properties, Inc. and along a stone wall, the following five courses and distances:- South Eighty-Eight Degrees, Thirty-Seven Minutes, Forty-Two Seconds East, Forty and Eighty Hundredths Feet (S 88°-37'-42" E 40.80') to an angle point in said stone wall; South Seventy-Three Degrees, Two Minutes, Fifty-Five Seconds East, One Hundred Four and Sixty-Two Hundredths Feet (S 73°-02'-55" E 104.62') to an angle point in said stone wall; South Fifty Degrees, Fifty-Four Minutes, No Seconds East, Thirty-Eight and Fifty-

LIBER 2484 PG 115

SEE OVER

Seven Hundredths Feet (S 50°-54'-00" E 38.57') to an angle point in said stone wall; South Forty-Seven Degrees, Fifty-Eight Minutes, Forty Seconds East, Sixty-One and Eighty Hundredths Feet (S 47°-58'-40" E 61.80') to an angle point in said stone wall; South Sixty-Seven Degrees, Forty-One Minutes, Twenty-Six Seconds East, Twenty-One and Sixty-One Hundredths Feet (S 67°-41'-26" E 21.61') to a found 3/4" iron rod at the intersection of stone walls, said 3/4" iron rod being distant 30.81' along a stone wall, on a course of South Eighteen Degrees, Forty-Nine Minutes, Thirty-Four Seconds West (S 18°-49'-34" W) from a found 3/4" iron rod;

THENCE leaving the bounds of lands now or formerly of Webb Properties, Inc. and along the bounds of lands now or formerly of Mark S. and Ruth N. Tighe, Liber 2095 of Deeds, Page 526, and along a stone wall, South Twelve Degrees, Fifty-Nine Minutes, Thirty-Five Seconds West, One Hundred Forty-Three and Sixty-Nine Hundredths Feet (S 12°-59'-35" W 143.69') to a set 1/2" iron rod in a stone wall, said 1/2" iron rod being the northeasterly corner of a parcel of land, 6.88 acres in area conveyed to WGNV Radio (exception to Liber 1792 of Deeds, Page 917);

THENCE along the northerly bounds of the WGNV Radio parcel the following two courses and distances:- North Fifty-Three Degrees, Forty-Nine Minutes, Thirty-Four Seconds West, One Hundred Seventy-Four and Seventy-Nine Hundredths Feet (N 53°-49'-34" W 174.79') to a set 1/2" iron rod; South Eighty-Five Degrees, Thirty-Two Minutes, Ten Seconds West, Six Hundred Three and Eighty-Six Hundredths Feet (S 85°-32'-10" W 603.86') to a set 1/2" iron rod in a stone wall, said iron rod being on the easterly bounds of lands now or formerly of Lloyd's Newburgh Realty, Inc., Liber 1525 of Deeds, Page 205;

THENCE along the easterly bounds of lands now or formerly of Lloyd's Newburgh Realty, Inc. and along said stone wall, North Thirteen Degrees, Five Minutes, Twenty-One Seconds East, Forty-Three and Ninety-Nine Hundredths Feet (N 13°-05'-21" E 43.99') to a set 1/2" iron rod at the intersection of stone walls;

THENCE along the northerly bounds of lands now or formerly of Lloyd's Newburgh Realty, Inc. and along a stone wall, North Seventy-Two Degrees, One Minute, Thirty-Nine Seconds West, Three Hundred Twenty and Seventy-Six Hundredths Feet (N 72°-01'-39" W 320.76') to a set 1/2" iron rod in said stone wall;

THENCE along the bounds of lands now or formerly Mary Palmerone, Liber 2003 of Deeds, Page 1113, the following three courses and distances:- North Two Degrees, Twenty-Seven Minutes, Seven Seconds West, Four Hundred Eighty-Eight and Twenty-Seven Hundredths Feet (N 02°-27'-07" W 488.27') along a drainage swale to a set 1/2" iron rod near a stone wall;

THENCE generally along said stone wall and along the south bank of Pattons Brook, South Eighty-Nine Degrees, Nineteen Minutes, Six Seconds West, Two Hundred Thirteen and Eighty-Four Hundredths Feet (S 89°-19'-06" W 213.84') to a set 1/2" iron rod near said stone wall and said Pattons Brook;

THENCE crossing said Pattons Brook and along a line of woods, North

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One Degree, Forty-Seven Minutes, Twenty-Four Seconds West, Six Hundred Fifty-Three and Nineteen Hundredths Feet (N 01°-47'-24" W 653.19') to a set 1/2" iron rod at the southwesterly corner of lands now or formerly of Moses Kandel, Liber 1894 of Deeds, Page 180, Parcel 2);

THENCE along the southerly bounds of lands now or formerly of Moses Kandel, North Eighty-Eight Degrees, Twelve Minutes, Thirty-Six Seconds East, One Hundred Forty-Seven and Eighty-Five Hundredths Feet (N 88°-12'-36" E 147.85') to a set 1/2" iron rod;

THENCE along the easterly bounds of lands now or formerly of Moses Kandel, North One Degree, Forty-Seven Minutes, Twenty-Four Seconds West, Two Hundred Sixty-Six and Twenty-Three Hundredths Feet (N 01°-47'-24" W 266.23') to a set 1/2" iron rod on the southerly taking line of N.Y.S. Route 17K, said 1/2" iron rod being distant One Hundred Fifty and Seventy-Nine Hundredths Feet (150.79') on a course of South Eighty-Nine Degrees, Ten Minutes, Four Seconds East (S 89°-10'-04" E) from a found concrete highway monument;

THENCE along the southerly taking line of N.Y.S. Route 17K the following six courses and distances:- North Eighty-Eight Degrees, Twenty-Six Minutes, Forty Seconds East, One Hundred Thirty-Eight and Eleven Hundredths Feet (N 88°-26'-40" E 138.11') to a point; South Eighty-Four Degrees, No Minutes, Twenty Seconds East, One Hundred Ninety-One Feet (S 84°-00'-20" E 191.00') to a point; South Eighty-Three Degrees, Forty-Nine Minutes, Twenty Seconds East, One Hundred Two Feet (S 83°-49'-20" E 102.00') to a found concrete highway monument in the centerline of Pattons Brook; North Eighty-Eight Degrees, Forty-Three Minutes, Forty Seconds East, Three Hundred Sixty-Eight and Sixty Hundredths Feet (N 88°-43'-40" E 368.60') to a point; South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, One Hundred Sixty-Seven and Forty Hundredths Feet (S 87°-21'-53" E 167.40') to the point and place of beginning.

LIBER 2484 PG 117

SEE OVER

SCHEDULE "A"

Parcel C

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being more particularly bounded and described as follows:-

BEGINNING at a 1/2" iron rod set in a stone wall, said iron rod being the southeasterly corner of lands now or formerly belonging to WGNV Radio, said 1/2" iron rod being on the westerly bounds of lands now or formerly of Mark S. and Ruth N. Tighe, Liber 2095 of Deeds, Page 526;

THENCE from said point of beginning and along the westerly bounds of lands now or formerly of Mark S. and Ruth N. Tighe, South Twelve Degrees, Fifty-Nine Minutes, Thirty-Five Seconds West, One Hundred Fifty Feet (S 12°-59'-35" W 150.00') to a set 1/2" iron rod at an angle point in said stone wall;

THENCE further along the bounds of lands now or formerly of Mark S. and Ruth N. Tighe, and along said stone wall, South Twelve Degrees, Ten Minutes, Forty-Five Seconds West, Three Hundred Thirty-Five and Forty Hundredths Feet (S 12°-10'-45" W 335.40') to a set 1/2" iron rod at the intersection of stone walls, said 1/2" iron rod also being on the northerly line of lands now or formerly of Michael Fayo, Jr., Liber 1367 of Deeds, Page 395, said 1/2" iron rod being distant One Hundred Six and Seventy-Nine Hundredths Feet (106.79') on a course of North Seventy-Three Degrees, Twelve Minutes, Fifteen Seconds West (N 73°-12'-15" W) from a found 1" iron rod in a stone wall;

THENCE along the northerly bounds of lands now or formerly of Michael Fayo, Jr. and along a stone wall, North Seventy-Three Degrees, Twelve Minutes, Fifteen Seconds West, One Hundred Fifty Feet (N 73°-12'-15" W 150.00') to a found 1" I.D. iron pipe in said stone wall;

THENCE along the westerly bounds of lands now or formerly of Michael Fayo, Jr., South Eleven Degrees, Six Minutes, Forty-Five Seconds West, Six Hundred Fifty and Sixty-Five Hundredths Feet (S 11°-06'-45" W 650.65') to a point in the centerline of Old Little Britain Road;

THENCE along the centerline of Old Little Britain Road the following four courses and distances:- North Sixty-Eight Degrees, Two Minutes, Fifteen Seconds West, One Hundred Ninety-Three and Seventeen Hundredths Feet (N 68°-02'-15" W 193.17') to a point; North Seventy-Two Degrees, Two Minutes, Fifteen Seconds West, One Hundred Twenty-Three Feet (N 72°-02'-15" W 123.00') to a point; North Sixty-One Degrees, Fourteen Minutes, Forty-Five Seconds West, One Hundred Seventeen Feet (N 61°-14'-45" W 117.00') to a point; North Fifty-Three Degrees, Thirty-Two Minutes, Fifteen Seconds West, Forty-Six and Fifty-Six Hundredths Feet (N 53°-32'-15" W 46.56') to a point;

THENCE leaving the centerline of Old Little Britain Road and along the easterly bounds of lands now or formerly of Stencil A. Scott, Sr., Liber 1403 of Deeds, Page 391, and Liber 2275 of Deeds, Page 428, and along a row of willow trees, North Thirteen Degrees, Twenty Minutes, Fifty-One Seconds East, Eight Hundred Two and Fifty-Three Hundredths Feet (N 13°-20'-51" E 802.53') to a found 1" iron rod in a pipe 3' above grade in a lilac hedge;

THENCE along the northerly bounds of lands now or formerly of Stencil A. Scott, Sr. and along said lilac hedge, North Seventy-Six Degrees, Fifty-Four Minutes, Thirty-Nine Seconds West, One Hundred Fifty and Nineteen Hundredths Feet (N 76°-54'-39" W 150.19') to a found 1" iron rod 1.5' above grade, said 1" iron rod also being the southwesterly corner of the 6.88 acre parcel of land now or formerly of WGNV Radio;

THENCE along the southerly bounds of a parcel of land now or formerly of WGNV Radio and along the edge of woods, North Eighty-Five Degrees, Thirty-Two Minutes, Twenty-Two Seconds East, Seven Hundred Seventy-Three and Two Hundredths Feet (N 85°-32'-22" E 773.02') to the point and place of beginning.

LIBER 2484 PG 118

TIT
SA
WE
THIS SPACE FOR USE OF RECORDING OFFICE

STATE OF NEW YORK, COUNTY OF NEW YORK
On the 24 day of February 1986, before me personally came SARA K. ABRAMS

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

Janet Lassiter
Notary Public

JANET LASSITER
Notary Public, State of New York
No. 24-011A4664116
Qualified in Kings County
Commission Expires March 30, 1986

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

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
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. NEW-1579/RD-33-1287D

SARA K. ABRAMS, as Executrix

TO

WEBB PROPERTIES, INC.

SECTION
BLOCK
LOT
COUNTY OR TOWN Orange/Town of Newburgh
STREET ADDRESS

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26-
2-

G-205-E

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Zip No. 12550

Sturdenburgh

RECEIVED \$3,000.00 REAL ESTATE FEB 27 1986 TRANSFER TAX ORANGE COUNTY
Orange County Clerk's Office, s.s.
Received on the 27th day of Feb 1986 at 2:30 o'clock P.M. in Liber 2484 and Examined.
Miriam S. Markey
Lis Penders
filed NOV - 7 1990

LIBER 2484 PG 119

