



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:	Thomas D. Weddell
Project Name:	LANDS OF WEDDELL
Location of Project Site:	6, 7, 12 & 14 Heritage Lane ROCK TAVERN

Tax Map #:	89-1-10.1,10.2
Tax Map #:	77.1 & 77.2
Tax Map #:	
Local File No.:	PL Bd let 1
Size of Parcel*:	10.12/6.8/1.22
*If more than one parcel, please include sum of all parcels.	
Current Zoning District (include any overlays):	R-1

Reason for County Review: within 500ft. of I-84

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) minimum lot AREA, FRONT YARD

Other SETBACK

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

Local board comments or elaboration:

Signature of local official:

Date: 11/19/15

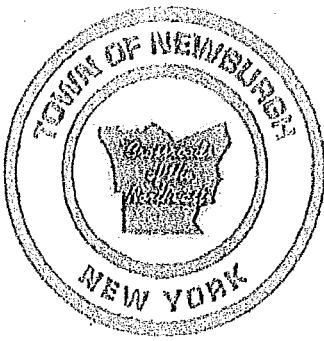
Chairperson
Zoning Board of Appeals

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: 11-19-15

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

I (WE) THOMAS D. WEDDELL PRESENTLY
RESIDING AT NUMBER 12 HERITAGE LA., ROCK TAVERN, NY 12575
TELEPHONE NUMBER 845-567-9000

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:

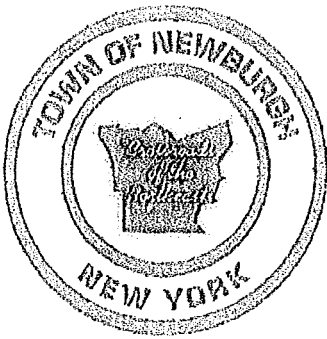
S/B/L: 89-1-10.1 (TAX MAP DESIGNATION)

6 HERITAGE LA. (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).

185-11 UTILIZATION OF BULK TABLE
R1 DISTRICT SCHEDULE 3



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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: _____
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: OCTOBER 7, 2015

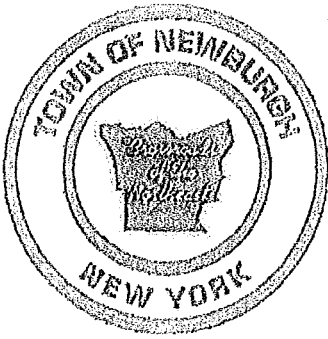
4. DESCRIPTION OF VARIANCE SOUGHT: AREA VARIANCE ALLOWING A LOT AREA OF 30,203 SQ FT WHERE 40,000 SQ. FT IS REQUIRED AND AN AREA VARIANCE ALLOWING A FRONT YARD SETBACK OF 23.3 FT. WHERE 50 FT IS REQUIRED.
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY 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: *SEE ATTACHED ADDENDUM A*

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

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:

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

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

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

Addendum

6. IF AN AREA VARIANCE IS REQUESTED:

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

The non-conformities pertain to an existing building and lot. Although a lot line is being revised, the lot area will remain unchanged pre-and post lot line change. The existing non-conformities are not being made more non-conforming. In fact, the lot line changes proposed will eliminate three existing nonconformities on S/B/L 89-1-77.2, existing driveway encroachments on S/B/L 89-1-10.2 and yard use encroachments on S/B/L 89-1-10.1 and S/B/L 89-1-10.2; thereby, benefiting 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:**

The adjacent parcel to the north has no land available to provide the required front yard setback to the subject lot without making the adjacent parcel's front yard more non-conforming. The adjacent lots have no land available that would make the subject lot's area conforming and uniform in appearance while still achieving the objective of the lot line change.

- c) **THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:**

The requested variances sought are all existing deficiencies related to an existing building. The variances produce no undesirable change to the neighborhood.

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

The non-conformities are existing and are not made any more non-conforming by the proposed lot line change.

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

This is an existing lot and building, and the non-conformities to the zoning bulk regulations are pre-existing. In 2006 the Town rezoned the area from R3 to R1, causing the lot to be non-conforming.



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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13th DAY OF November 2015

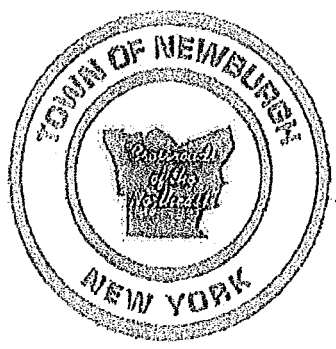
NOTARY PUBLIC

JEAN M. HUDSON
Notary Public, State of New York
No. 01HU6099702
Qualified in Orange County
Commission Expires 10/06/19

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)



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

PROXY

THOMAS D. WEDDELL, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 12 HERITAGE LA., ROCK TAVERN
IN THE COUNTY OF ORANGE AND STATE OF NEW YORK
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

TAX PARCEL SECTION 89 BLOCK 1 LOT 10.1

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED VINCENT J DOVE ASSOCIATES
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/13/15 X [Signature]

OWNER'S SIGNATURE

X [Signature]

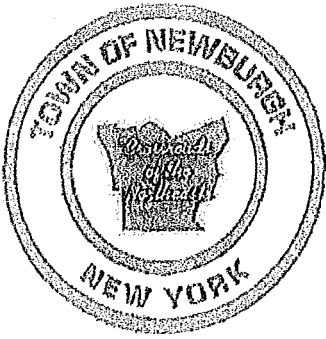
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 13th DAY OF November 2015

[Signature]
NOTARY PUBLIC

JEAN M. HUDSON
Notary Public, State of New York
No. 01HU6099702
Qualified in Orange County
Commission Expires 10/06/19



TOWN OF NEWBURGH

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

PROXY

MICHELE WEDDELL DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 12 HERITAGE LA. ROCK TAVERN
IN THE COUNTY OF ORANGE AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF
TAX PARCEL SECTION 89 BLDG 1 LOT 10.2
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED VINCENT J. DOUG ASSOC.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/24/15

Michele Weddell

OWNER'S SIGNATURE

Rachel Wells

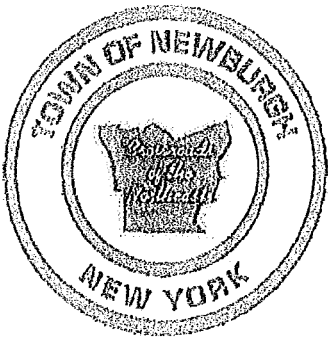
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF November 2015

Jean M. Hudson
NOTARY PUBLIC

JEAN M. HUDSON
Notary Public, State of New York
No. 01HU6099702
Qualified in Orange County
Commission Expires 10/06/19



TOWN OF NEWBURGH

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

PROXY

CATHERINE E. WEDDELL, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 14 HERITAGE LN, ROCK TAVERN
IN THE COUNTY OF ORANGE AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF TAX
PARCEL SECTION 89 BLOCK 1 LOT 77.1
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED VIOLENT J. DOUG ASSOC.
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/24/2015 Catherine Weddell

OWNER'S SIGNATURE

Rachel Wells

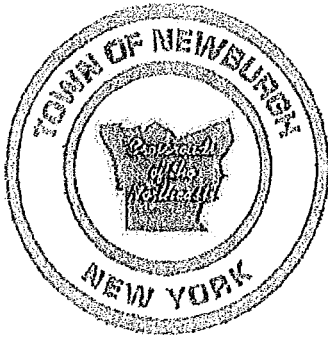
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24 DAY OF November 2015

Jean M. Hudson
NOTARY PUBLIC

JEAN M. HUDSON
Notary Public, State of New York
No. 01HU6099702
Qualified in Orange County
Commission Expires 10/06/18



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

ERIN E. WEDDELL, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 7 HERITAGE LA, ROUL TAVERN
IN THE COUNTY OF ORANGE AND STATE OF Ny

AND THAT HE/SHE IS THE OWNER IN FEE OF _____

TAX PARCEL SECTION 89 BUGH 1 LOT 77.2

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED VINCENT J. DOLE ASSOC.

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/23/15 Erin Weddell

OWNER'S SIGNATURE

Rachel Wells

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24th DAY OF November 2015

Jean M. Hudson
NOTARY PUBLIC

JEAN M. HUDSON
Notary Public, State of New York
No. 01HU6099702
Qualified in Orange County
Commission Expires 10/06/19

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: LOT LINE CHANGE LANDS OF WEDDELL			
Project Location (describe, and attach a location map): HERITAGE LANG, TOWN OF NEWBURGH			
Brief Description of Proposed Action: LOT LINE CHANGE AFFECTING FOUR TAX PARCELS: S/B/L 89-1-10.1, 89-1-10.2, 89-1-77.1 & 89-1-77.2. S/B/L 89-1-10.1 REQUIRES AREA VARIANCE FOR LOT AREA AND FRONT YARD SETBACK FOR EXISTING NON-CONFORMITIES.			
Name of Applicant or Sponsor: THOMAS D. WEDDELL		Telephone: 845 567-9000	
		E-Mail:	
Address: 12 HERITAGE LA			
City/PO: ROCK TAVERN		State: NY	Zip Code: 12575
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
TOWN OF NEWBURGH PLANNING BOARD		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.75± acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.75± 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>EXISTING WELL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>EXISTING SANITARY DISPOSAL SYSTEM</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>DARREN C. DOLE</u> <u>VINCENT J. DOLE ASSOC.</u> Date: <u>11/16/2015</u> Signature: <u>D. C. DOLE</u>		

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"/>

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)

PRINT FORM

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

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

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@dddllaw.com
Fax (845) 294-6553
(Not for Service of Process)

October 7, 2015

Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh, New York 12550

RE: Lands of Weddell
89-1-10.1, 10.2, 77.1 & 7.2 (Zone R-1)
6, 7, 12 & 14 Heritage Lane (15.27)



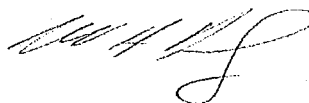
Members of the Board:

I write to you on behalf of the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting of October 1, 2105 seeking approval allowing them to relocate the lot lines among four different lots. The lots each contain existing single family dwellings. The proposed lot line changes will bring some of the lots into conformity with bulk requirements, but parcel 89-1-10.1 will still not meet certain bulk requirements. Therefore the planning board has asked me to refer this matter to you for consideration of the following variances:

- An area variance allowing a lot area of 30,203 square feet where 40,000 square feet is required;
- An area variance allowing a front yard setback of 23.3 feet where 50 feet is required;

The planning board has no particular matters to bring to your attention. If your review of this matter is not a Type II action under SEQRA it seems appropriate that it should be reviewed by you on an uncoordinated review basis.

Very truly yours,



MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board
Vincent J. Doce Associates

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

MICHAEL WEDDELL & DANIELLE WEDDELL (f/k/a CAMPANALE)

TO

THOMAS D. WEDDELL

SECTION 89 BLOCK 1 LOT 10.1

RECORD AND RETURN TO: (name and address)

Philip W. Schunk, P.C. P.O. Box 10009 Newburgh, NY 12552-0009



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 [checked] MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

- 4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALKKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)
CITIES
0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.
PAYMENT TYPE: CHECK [checked]
CASH
CHARGE
NO FEE
Taxable CONSIDERATION \$ 162,500.00
TAX EXEMPT
MORTGAGE AMT. \$
DATE
MORTGAGE TAX TYPE:
(A) COMMERCIAL/FULL 1%
(B) 1 OR 2 FAMILY
(C) UNDER \$10,000
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR. UNION
(J) NAT.PER-CR.UN/1 OR 2
(K) CONDO

ANN G. RABBITT
ORANGE COUNTY CLERK

RECEIVED FROM: Hudson Valley Abstract

RECORDED/FILED
08/20/2014 10:10:10
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#20140070406
DEED R / BK 13785 PG 1625
RECORDING FEES 190.00
TTX# 000424 T TAX 650.00
Receipt#1802039 rose

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 August 20, 2014 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



DEED

THIS INDENTURE, made the 31st day of July, 2014, by and between

MICHAEL WEDDELL and DANIELLE WEDDELL (f/k/a CAMPANALE), whose address is 6 Heritage Lane, Rock Tavern, New York 12575, parties of the first part, and

THOMAS D. WEDDELL, whose address is 12 Heritage Lane, Rock Tavern, New York 12575, party of the second part

WITNESSETH, that the parties of the first part, in consideration of Ten and no/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever, the 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 and State of New York, as described in Schedule A attached hereto and made a part hereof.

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

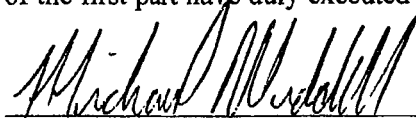
TOGETHER with the appurtenances and also and all the estate and rights of the parties of the first part in and to said premises,

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

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that they 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.

IN WITNESS WHEREOF, the parties of the first part have duly executed this deed the day and year first above written



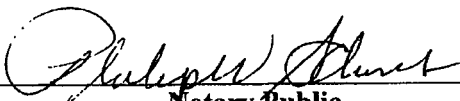
Michael Weddell



Danielle Weddell (fka Campanale)

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

On this 31st day of July in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **MICHAEL WEDDELL**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

PHILIP W. SCHUNK
Notary Public, State of New York
No. 02506040616
Qualified in Ulster County
Commission Expires May 15, 2015

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

On this 31st day of July in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **DANIELLE WEDDELL**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

PHILIP W. SCHUNK
Notary Public, State of New York
No. 02506040616
Qualified in Ulster County
Commission Expires May 15, 2015

750-0-11174/20, 588A
HUDSON VALLEY ABSTRACT
COMPANY, INCORPORATED
Seven Innis Avenue, PO Box 220
New Paltz, NY 12561
Telephone: 845-255-0007

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point in the south line of lands of McGibbon at the point where the east line of the Catskill Aqueduct property intersects the same (at a concrete fence post) and running thence easterly along the south line of said McGibbon lands about 321 feet to the center of a stone wall fence at an angle in the line of the said McGibbon lands; thence southerly along the westerly line of said McGibbon lands being the center line of a stone wall fence about 380 feet to a point in the east line of the said Catskill Aqueduct property at another concrete fence post; and thence northerly along the easterly line of the said Catskill Aqueduct property about 556 feet to the point or place of beginning, containing all within said bounds.

TOGETHER with such right of way as the party of the first part has from the property herein described over and across the said Catskill Aqueduct property to the public highway, such right of way being located near the north end of the course last described.

EXCEPTING that portion of the above said parcel which was heretofore conveyed to Thomas D. Weddell and Michelle Weddell by deed recorded in the Orange County Clerk's Office in Liber 2170 of deeds at page 646.

BEING a portion of the premises acquired by Thomas D. Weddell under the terms of the Last Will and Testament of Ida J. Felter, which was admitted to Probate in the Orange County Surrogate's Court on September 9, 1963.

EXCEPTING and reserving to Thomas D. Weddell, his heirs and assigns, a right of way over the Northeast corner of the above described premises to the Drury Lane highway.

BEING the premises conveyed by Thomas D. Weddell to Catherine E. Weddell by deed dated November 20, 1986 and recorded in the Orange County Clerk's Office on November 25, 1986 in Liber 2612 of Deeds at page 323.

BEING the premises conveyed by Catherine E. Weddell to Michael Weddell and Danielle Campanale by deed dated February 26, 2009 and recorded in the Orange County Clerk's Office on March 3, 2009 in liber 12787 of Deeds at page 1821 under File No. 20090019271.

Form 1627D N.Y. DEED - Covenant Against Grantor with Lien Covenant

SEAL OF THE COUNTY CLERK OF ORANGE COUNTY
NO. 804 1824, Bldg. 4th Fl., New York, N.Y. 10914-2424

This Indenture,

Made the 5th day of July
Nineteen Hundred and Eighty-six

Between THOMAS DREW WEDDELL
and MICHELE WEDDELL, husband and
wife, residing at 98A Drury Lane,
Rock Tavern, New York 12575

684090

parties of the first part, and

MICHELE WEDDELL, residing at 98A Drury Lane, Rock Tavern, New York 12575

Witnesseth that the parties of the first part, in consideration of
no part y of the second part,
lawful money of the United States, part y of the second part, do
paid by the part y of the second part, do hereby grant and release unto the
part y of the second part, her heirs and assigns forever, all

29-1-103

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 and designated as Parcel No. 3 on a certain map entitled "Subdivision of Lands
of Thomas D. Weddell in the Town of Newburgh, Orange County, New York, dated
3-27-80, revised 4-19-80 and filed in the Orange County Clerk's Office on May 15,
1980 as Map #5261.

TOGETHER with the right of ingress and egress over the 20ft. right of way running
from said Parcel No. 3 across Parcel No. 2 and Parcel No. 1 to the existing right
of way which runs across the N.Y.C. Aqueduct to Drury Lane a public highway, all
as shown on the above filed map #5261.

Being the same premises described in a deed from Thomas David Weddell also known
as Thomas D. Weddell to Thomas Drew Weddell and Michele Weddell, husband and wife,
dated July 17, 1980, and recorded in the Orange County Clerk's Office on July 18,
1980, in liber 2170 of deeds at page 646.

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 August 13, 1986 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 November 18, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

LIBER 2557 PG 348

Together with the appurtenances and all the estate and rights of the parties 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 her heirs and assigns forever.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

[Handwritten signature]

[Handwritten signature] THOMAS DREW WEDDELL
[Handwritten signature] MICHELE WEDDELL
MICHELE WEDDELL

State of New York }
County of Ulster }

ss.

On this 30TH day of July
Nineteen Hundred and Eighty-six

before me, the subscriber, personally appeared

THOMAS DREW WEDDELL and MICHELE WEDDELL

to me personally known and known to me to be the same person described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

[Handwritten signature]
Notary Public
LEWIS C. DE STASI, JR.
NOTARY PUBLIC, IN THE STATE OF NEW YORK
RESIDENT IN AND FOR ULSTER COUNTY
COMM. EXPIRES JANUARY 24, 1987

State of New York }
County of }
County of }

ss.

On this _____ day of _____
Nineteen Hundred and _____

before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Notary Public

Deed

Covenant Against Grantor with Lien Covenant

THOMAS DEEM WEDDELL and NICHELE WEDDELL
Husband and Wife

TO

NICHELE WEDDELL,

19 86

Received & Return to:

UL STASE AND MORIELLO, P.C.
Attorneys at Law
Upper North Road-Route 9W
P. O. Box 915
Highland, NY 12528

D. Stasi

14

Thomas D. Murphy
Clerk

RECEIVED
\$ 404
REAL ESTATE
AUG 13 1986
TRANSFER TAX
ORANGE
COUNTY
ok

LIDER 2557 PG 350

Orange County Clerk's Office, s.s.
Recorded on the 13th day
of Aug 1986 at 10:15
o'clock AM in Liber 345
14 at page
and Examined.
Thomas D. Murphy
Clerk

NO STAMPS
REQUIRED

S - 89

L - 1

B - 77

0560950

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

THIS INDENTURE, made the 20th day of November, nineteen hundred and eighty-six,
BETWEEN THOMAS DAVID WEDDELL and CATHERINE WEDDELL, husband and wife,
residing at R. D. #1, Drury Lane, Box 98B, Rock Tavern, New York,

party of the first part, and

CATHERINE E. WEDDELL, residing at R. D. #1, Drury Lane, Box 98B,
Rock Tavern, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----ONE-----

-----(\$1.00)----- dollars,

lawful money of the United States, and other good and valuable consideration, 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,

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, shown as
Parcel No. 2 of a certain subdivision map entitled "Amended Subdivision of Lands
of Alexander M. and Ida Grace Weddell", filed in the Office of the Orange County
Clerk on September 12, 1985 as Map No. 7245 and more particularly described as
follows:

BEGINNING at a point lying on the division line between Parcel No. 1 and Parcel
No. 2 of the aforementioned subdivision map, said point also lying on the northerly
boundary of a 20 foot right-of-way and being located S 61 degrees 22' 18" E,
318.77 feet from the westerly most corner of said Parcel No. 1; thence from said
point of beginning along the division line with Parcel No. 1 N 15 degrees 08' 04" E,
221.35 feet to an iron pipe set in a stonewall marking the corner with lands now
or formerly of Winchell; thence along said stonewall and lands of Winchell
N 20 degrees 27' 50" E, 56.00 feet to the southerly side of a 25 foot right-of-way
on lands of Winchell; thence along the southerly boundary of said right-of-way
and lands of Winchell S 59 degrees 12' 42" E, 505.00 feet to a point, said point
being the corner with lands of Winchell and lands now or formerly of Sherwood;
thence along the division line with lands of Sherwood and lands now or formerly of
Winchell S 20 degrees 00' 00" W, 686.00 feet to a point, said point being the
corner with lands of Sherwood and lands now or formerly of Huiss; thence along the
division line with lands of Huiss N 56 degrees 14' 25" W, 380.82 feet to a point,
said point being the corner with lands of Huiss and lands now or formerly of
Thomas and Michelle Weddell; thence along the division line with lands of Weddell
the following two (2) courses and distances:

- 1) N 14 degrees 17' 07" E, 295.39 feet,
- 2) N 62 degrees 22' 18" W, 68.00 feet

to a point, said point being the corner with lands of Weddell and lands now or
formerly of Thomas and Catherine Weddell; thence along the division line with
lands of Weddell N 14 degrees 17' 07" E, 111.00 feet to the point or place of
beginning.

Containing 6.833 acres more or less.

TOGETHER with a right-of-way leading from Drury Lane over lands now or formerly
of the City of New York Catskill Aqueduct and a 20 foot wide right-of-way over
lands now or formerly of Thomas and Catherine Weddell.

The above described premises being the same lands conveyed by the following two
(2) deeds:

1.) Parcel No. 2 conveyed by Thomas David Weddell to Thomas David Weddell and Catherine Weddell by deed dated July 17, 1980 and recorded in the Orange County Clerk's Office in Liber 2170 of Deeds at Page 654.

2.) Conveyed by Thomas David Weddell and Catherine Weddell to Catherine E. Weddell by Deed dated April 14, 1986 and recorded in the Orange County Clerk's Office in Liber 2504 of Deeds at Page 268.

This Deed is being given to correct the description contained in a Deed recorded in the Orange County Clerk's Office in Liber 2504 of Deeds at Page 268 on April 22, 1986 which description conveyed only a portion of the above described parcel.

LIBER 2612 PG 320

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 incumbered 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.

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

IN PRESENCE OF:

Thomas David Weddell L.S.
THOMAS DAVID WEDDELL

Catherine Weddell L.S.
CATHERINE WEDDELL

LIBER 2612 PG 321

STATE OF NEW YORK, COUNTY OF ORANGE

On the 20th day of November 19 86 before me personally came

Thomas David Weddell and Catherine Weddell

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

Ruth Kaemmerlen Queen
Notary Public

RUTH KAEMMERLEN QUEEN
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1987

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

that he is the of

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;

that he knows

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

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

THOMAS DAVID WEDDELL and
CATHERINE WEDDELL

TO

CATHERINE E. WEDDELL

SECTION
BLOCK
LOT
COUNTY OR TOWN

4
1751
5

RETURN BY MAIL TO:

ANDREW P. BIVONA
Attorney at Law
P. O. Box 2636
Newburgh, New York 12550
Zip No.

- 15416 Paid

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 November 25, 1986 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Reserve this space for use of Recording Office.

LIBER 2612 PG 322

RECEIVED
EXEMPT
REAL ESTATE
NOV 25 1986
TRANSFER TAX
ORANGE
COUNTY
TOP

Orange County Clerk's Office, s.s.
Recorded on the 25th day
of Nov 1986 at 12:22
o'clock P.M. in Liber 2612
Sheet 319
and Examined:

Maureen S. Murphy
Clerk

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

THOMAS D. WEDDELL
TO
THOMAS D. WEDDELL and ERIN E. WEDDELL

SECTION 89 BLOCK 1 LOT 77.2

RECORD AND RETURN TO: (name and address)

Philip W. Schunk, P.C.
P.O. Box 10009
Newburgh, NY 12552-0009



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 [X] MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
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5889 WOODBURY (TN)
5801 HARRIMAN (VLG)
CITIES
0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.
PAYMENT TYPE: CHECK [X] CASH CHARGE NO FEE
Taxable CONSIDERATION \$
TAX EXEMPT
Taxable MORTGAGE AMT. \$
DATE

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

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Hill-n-Dale

RECORDED/FILED
06/25/2009/ 10:24:21
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20090061040
DEED R / BK 12850PG 0660
RECORDING FEES 74.00
TTX# 006547 T TAX 0.00
Receipt#1041821 pete

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON June 25, 2009 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 November 18, 2015
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY.



DEED

HN 41064

THIS INDENTURE, made the 27th day of May, 2009 by and between

THOMAS D. WEDDELL whose address is 12 Heritage Lane, Rock Tavern, New York 12575, party of the first part and

THOMAS D. WEDDELL, whose address is 12 Heritage Lane, Rock Tavern, New York 12575, and **ERIN E. WEDDELL**, whose address is 7 Heritage Lane, Rock Tavern, New York 12575, as joint tenants with the right of survivorship, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and no/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever, the 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 and State of New York, as described in Schedule A attached hereto and made a part hereof.

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

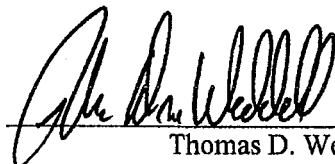
TOGETHER with the appurtenances and also and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

AND the party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered 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 he 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.

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


Thomas D. Weddell

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

On this 27 day of May in the year 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **THOMAS D. WEDDELL**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Linda Rankin
Notary Public, State of NY
No. 017A5066253
Qualified in Orange County
Commission Expires May 20, 2010

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

SCHEDULE A

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York known and designated as Lot. 2 of a certain subdivision map entitled "Subdivision-Lands of Catherine Weddell, filed in the office of the Orange County Clerk on August 10, 1989 as Map No. 9591 and more particularly described as follows:

BEGINNING at the westerly most point of the hereinafter described Lot No. 2, said point lying on the division line between Lot No. 2 and Lot No. 1 of the aforementioned Map No. 9591 and being S 26°22'18"W, 318.77 feet from the easterly boundary of the New York City Aqueduct as measured along the division line between lands now or formerly of Alexander M. and Ida Grace Weddell and lands now or formerly of Thomas and Catherine Weddell; thence from said point of beginning N 15°08'04"E, 221.35 feet along lands of Alexander M. and Ida Grace Weddell to a point; thence along the division line with lands now or formerly of Winchell the following two (2) courses and distances:

1) N 20°27'50"E, 56.00 feet;

2) S 59°12'42"E, 126.25 feet;

thence through lands of the Grantor the following two (2) courses and distances:

1) S 20°00'00"W, 267.08 feet;

2) N 26°22'18"W, 106.64 feet;

to the point or place of the beginning.

Containing 31,623 SF more or less.

TOGETHER with a 20 foot wide right of way for purposes of ingress and egress running from the easterly boundary of the New York City Aqueduct across lands of Thomas and Catherine Weddell and Lot No. 1 of the aforementioned Map No. 9591 and more particularly described as follows:

BEGINNING at a point lying on the easterly boundary of the New York City Aqueduct, said point also lying on the division line between lands now or formerly of Alexander M. and Ida Grace Weddell and lands now or formerly of Thomas and Catherine Weddell; thence along said division line S 62°22'18"E, 318.77 feet to a point lying on the westerly line of the aforementioned Map No. 9591, said point also lying on the division line between the herein described Lot No. 2 and Lot No. 1 of said Map No. 9591; thence along said division line between Lot No. 1 and Lot No. 2 S 62°22'18"E, 106.64 feet to a point; thence through said Lot No. 1 the following two (2) courses and distances:

1) S 27°37'42"W, 20.00 feet;

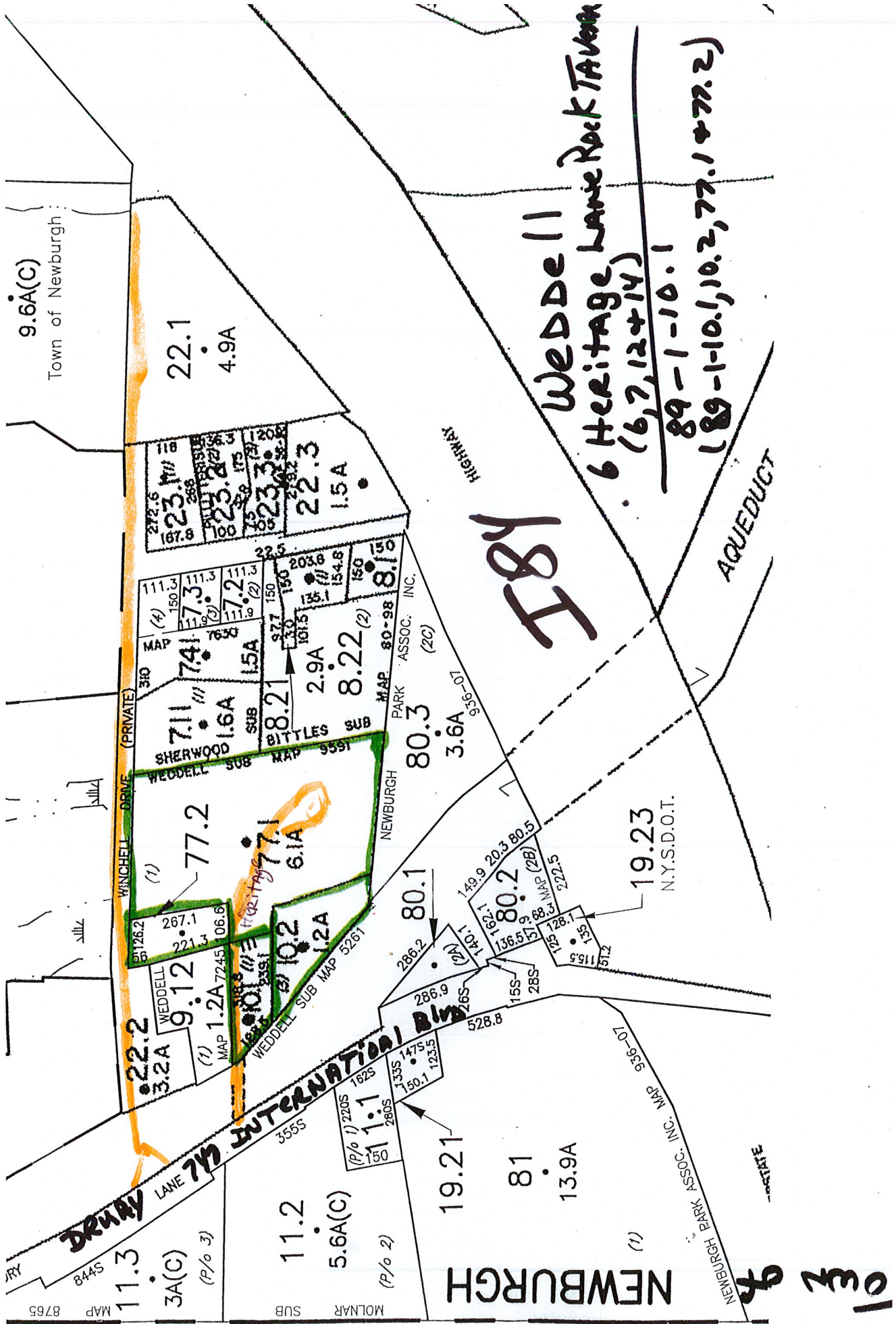
2) N 62°22'18"W, 101.90 feet to the aforementioned westerly line of Map No. 9591; thence through lands of Thomas and Catherine Weddell N 62°22'18"W, 313.63 feet to a point lying on the aforementioned easterly boundary of the New York City Aqueduct; thence along said easterly boundary N 01°20'07"E, 22.31 feet to the point or place of beginning.

TOGETHER with the right of use of a right of way across the New York City Aqueduct as conveyed to Alexander M. and Ida Grace Weddell in Liber 693 at page 453.

BEING the same premises as conveyed by CATHERINE E. WEDDELL to ELIZABETH A. LAMBERT by deed dated February 16, 1990 and recorded in the Orange County Clerk's Office on May 3, 1990 in Liber 3286 at page 232.

BEING the same premises as conveyed by Elizabeth A. Lambert to Thomas D. Weddell by deed dated December 16, 2002 and recorded in the Orange County Clerk's Office on February 6, 2003 in Liber 6184 of Deeds at page 256.

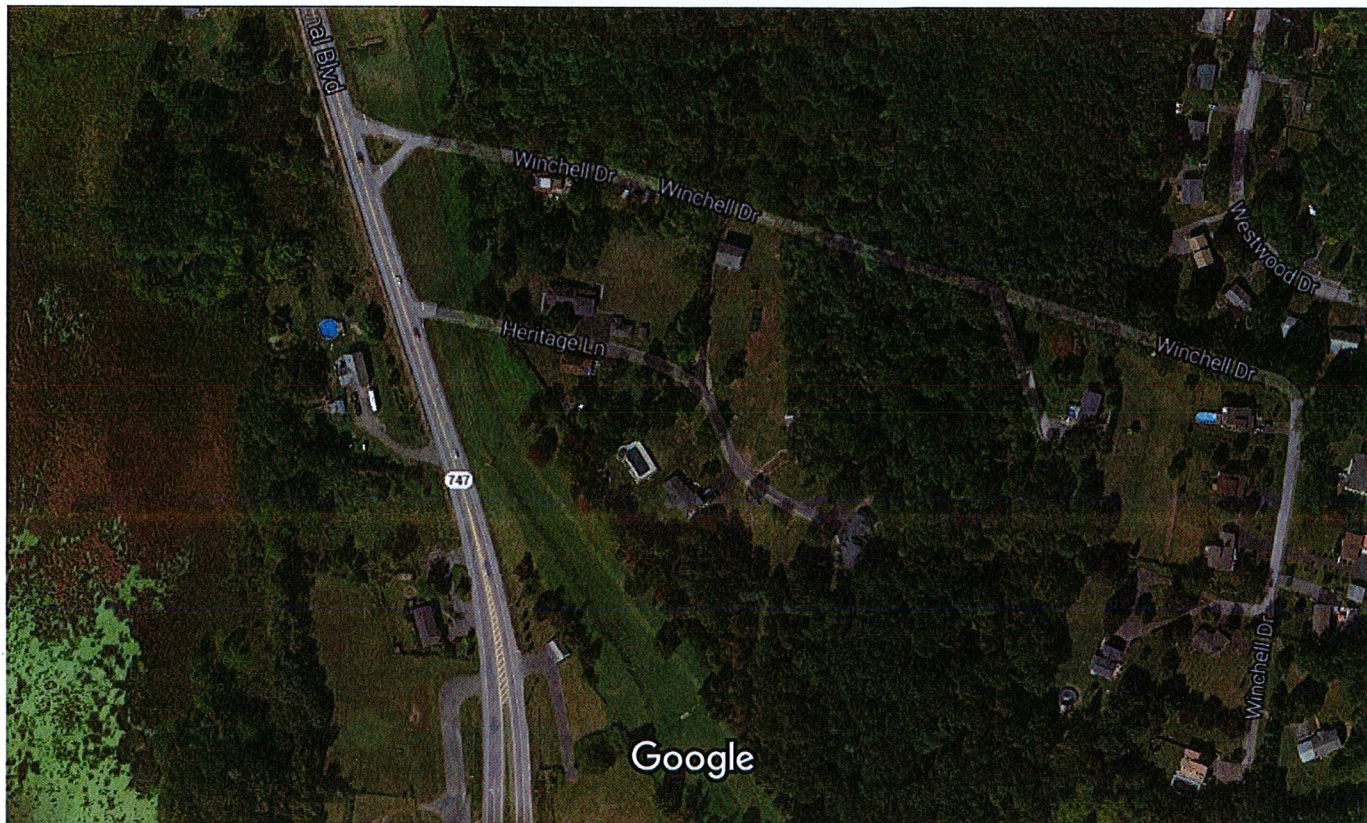
Town of Montgomery



184
 Weddell
 6 Heritage Lane Rock Tavern
 (6, 7, 12 + 14)
 89-1-10.1
 (89-1-10.1, 10.2, 77.1 + 77.2)

NEWBURGH
 STATE


Google Maps



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