



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: Ailin BARRON, Stephanie BARRON, GIANNI + John FRANCO & Nicholas MONACO

Project Name: BARRON, FRANCO & MONACO lot line change

Location of Project Site: 416 Rock Cut Road +
26 Copper Rock Road

Tax Map #: 28-1-25

Tax Map #: 125-1-13

Tax Map #:

Local File No.: A. Borely

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

Current Zoning District (include any overlays): R-1

Reason for County Review: ON County Road 23 / Rock Cut Road

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)

Special Use Permit Number of lots proposed: _____

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

Variance AREA USE (circle one) Lot AREA, Lot width, one side yards

Other set back

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

Local board comments or elaboration:

[Signature] 6/8/16 Chairperson
Signature of local official Date Zoning Board of Appeals

Municipal Contact Phone Number: 845-566-4901

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

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



TOWN OF NEWBURGH

Crossroads of the Northeast

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

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 05/25/2016

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

Ailin Barron, Stephanie Barron

I (WE) Gianna & John Franco; Nicholas Monaco PRESENTLY

26 Copper Rock Road, Walden, NY 12586 (Barron)

RESIDING AT NUMBER 416 Rock Cut Road, Walden NY 12586 (Franco/Monaco)

TELEPHONE NUMBER 845-457-7727 (Engineering & Surveying Properties)

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:

125-1-13 (Barron)

28-1-25 (Franco/Monaco) (TAX MAP DESIGNATION)

26 Copper Rock Road, Walden, NY 12586

416 Rock Cut Road, Walden NY 12586 (STREET ADDRESS)

R1 (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 Attachment 7 (Table of Use and Bulk Requirements R-1 District, Schedule 3)

Lot Area, Lot Width, and Side Yard (one)



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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: N/A
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: N/A May 23, 2016 NO.

4. DESCRIPTION OF VARIANCE SOUGHT: N/A

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:

N/A

(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:

N/A

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

N/A



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

6. IF AN AREA VARIANCE IS REQUESTED:

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

The Lot is pre-existing, non-conforming and the lot line change being sought by the applicant would reduce nonconformity to lot area and is consistent with the current residential use.

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:

No, because there is not contiguous ownership of lots needed to achieve conformance with lot with and side yard requirements

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

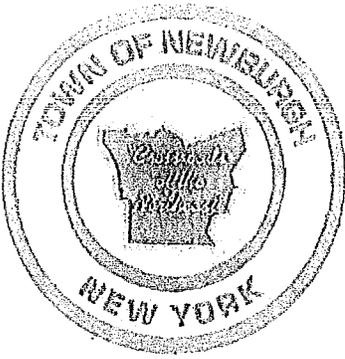
The requested variances are due to pre-existing, non-conformity and would continue to be non-conforming if not for the Lot Line Change.

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

No construction is proposed and a conservation easement protects the lands being conveyed to the non-conforming lot

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

This is a pre-existing, non-conforming issue created by old zoning that is at variance with current zoning. The Franco/Monaco Lot will lose its protection upon the lot line change approval



TOWN OF NEWBURGH

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

OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

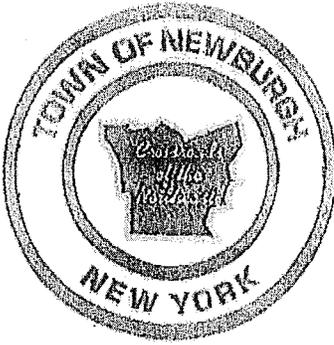
SWORN TO THIS 16th DAY OF June 2016

[Handwritten Signature: Jean M. Stevens]

NOTARY PUBLIC
JEAN M. STEVENS
Notary Public, State of New York
No. 01ST5042534
Qualified in Orange County
Commission Expires April 24, 2019

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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OLD TOWN HALL
308 GARDNERTOWN ROAD
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OFFICE OF ZONING BOARD
(845) 566-4901

7. ADDITIONAL REASONS (IF PERTINENT):

J. Baron

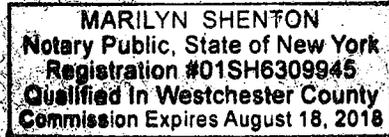
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1ST DAY OF June 2016

Marilyn Shenton

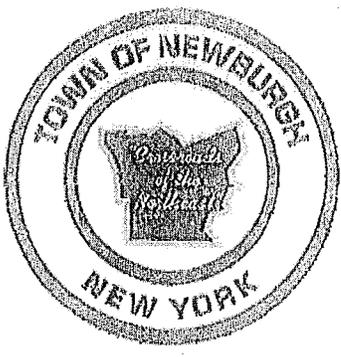
NOTARY PUBLIC



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TOWN OF NEWBURGH

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

PROXY

Ailin Barron, Stephanie Barron, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 26 Copper Rock Road, Walden, NY 12586

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

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

TAX MAP 125-1-13

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TION AND THAT HE/SHE HAS AUTHORIZED Engineering & Surveying Properites, PC

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6/1/2016 SJBarron

OWNER'S SIGNATURE

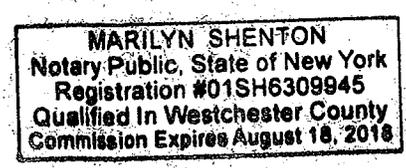
[Signature]

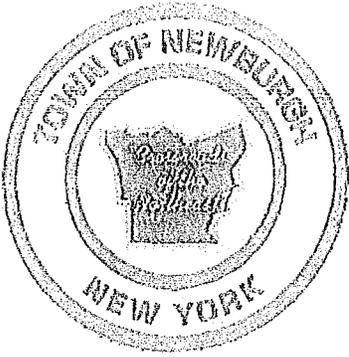
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 1ST DAY OF June 2016

Marilyn Shenton
NOTARY PUBLIC





TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

Gianna & John Franco; Nicholas Monaco, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 416 Rock Cut Road, Walden NY 12586

IN THE COUNTY OF ORANGE AND STATE OF NEW YORK

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

TAX MAP 28-1-25

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Engineering & Surveying Properites, PC

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 6/6/16 *Nicholas Monaco*

OWNER'S SIGNATURE

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6th DAY OF June 2016

Jean M. Stevens
NOTARY PUBLIC

JEAN M. STEVENS
Notary Public, State of New York
No. 01ST5042534
Qualified in Orange County
Commission Expires April 24, 2019

Short Environmental Assessment Form

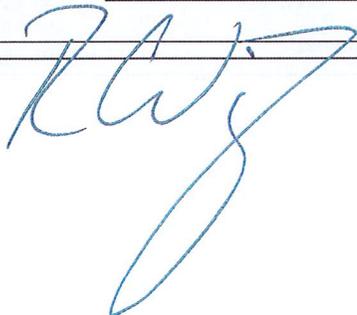
Part 1 - Project Information

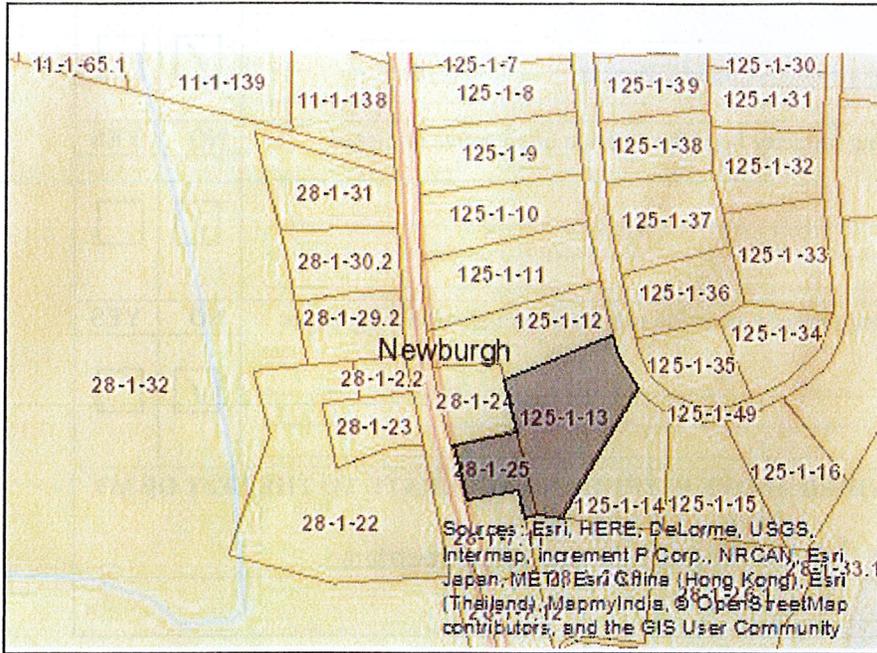
Instructions for Completing

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.

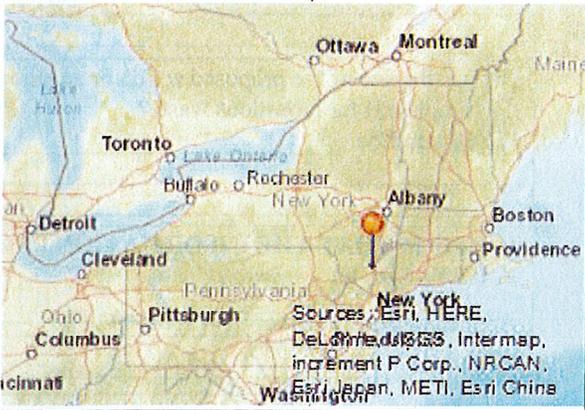
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Barron & Franco/Monaco Lot Line Change			
Project Location (describe, and attach a location map): 26 Copper Rock Road / 416 Rock Cut Road, Walden, NY 12586			
Brief Description of Proposed Action: ZBA Variance for pre-existing, non-conforming lot which loses protection for non conformance to Side Yard, Front Yard, and Lot Area requirements upon approval of Lot Line Change Application with the Town of Newburgh Planning Board			
Name of Applicant or Sponsor: Brian Babcock		Telephone: 845-457-7727 E-Mail: brian@ep-pc.com	
Address: 71 Clinton Street			
City/PO: Montgomery		State: New York	Zip Code: 12549
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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 Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 2.51 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? _____ 2.51 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Ross Winglovitz, PE</u> Date: <u>05/27/2016</u></p> <p>Signature: </p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Agency Use Only [If applicable]

Project: _____

Date: _____

Short Environmental Assessment Form
Part 3 Determination of Significance

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

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

May 23, 2016

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

RE: Barron & Franco/Monaco Lot Line Change
28-1-25 & 125-1-13 (Zone R-1)
416 Rock Cut Road and 26 Copper Rock Road (16.08)

Members of the Board:

I write to you on behalf of and at the direction of the Town of Newburgh Planning Board. The above referenced applicants appeared before the planning board during its meeting of May 19, 2016. The applicants propose a lot line change between their properties each containing a single-family dwelling. The Franco/Monaco lot (28-1-25) has pre-existing, non-conforming zoning issues whose protections will be lost upon the lot line change approval. Therefore, the planning board refers these matters to you for consideration of the following variances:

- Area variance allowing a lot area of 31,275 square feet where 40,000 square feet is required;
- Area variance allowing a lot width of 146.5 feet where 150 feet is required; and
- Area variance allowing a side yard setback of 26.1 feet where 30 feet is required.

The planning board has no particular matters to bring to your attention. It appears that your review of this matter under the New York State Environmental Quality Review Act is a Type II action. If not, the planning board suggests that uncoordinated review may be in order.

Very truly yours,

A handwritten signature in cursive script, appearing to read "MHD", is written in black ink.

MICHAEL H. DONNELLY

MHD/lrm

cc: Town of Newburgh Planning Board
Engineering and Surveying Properties, P.C.
David A. Donovan, Esq.

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

GIANNA FRANCO AND
NICHOLAS J. MONACO,

TO

GIANNA FRANCO, NICHOLAS J.
MONACO AND JOHN E. FRANCO.

SECTION 28 BLOCK 1 LOT 25

RECORD AND RETURN TO:
(name and address)

GIANNA FRANCO
NICHOLAS J. MONACO
JOHN E. FRANCO
416 ROCK CUT ROAD
WALDEN NY 12586



John Franco
6/7/16

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) 4289 MONTGOMERY (TN)
- 2003 SO. BLOOMING GROVE (VLG)
- 2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG)
- 2289 CHESTER (TN) 4203 MONTGOMERY (VLG)
- 2201 CHESTER (VLG) 4205 WALDEN (VLG)
- 2489 CORNWALL (TN) 4489 MOUNT HOPE (TN)
- 2401 CORNWALL (VLG) 4401 OTISVILLE (VLG)
- 2600 CRAWFORD (TN) 4600 NEWBURGH (TN)
- 2800 DEERPARK (TN) 4800 NEW WINDSOR (TN)
- 3089 GOSHEN (TN) 5089 TUXEDO (TN)
- 3001 GOSHEN (VLG) 5001 TUXEDO PARK (VLG)
- 3003 FLORIDA (VLG) 5200 WALLKILL (TN)
- 3005 CHESTER (VLG) 5489 WARWICK (TN)
- 3200 GREENVILLE (TN) 5401 FLORIDA (VLG)
- 3489 HAMPTONBURGH (TN) 5403 GREENWOOD LAKE (VLG)
- 3401 MAYBROOK (VLG) 5405 WARWICK (VLG)
- 3689 HIGHLANDS (TN) 5600 WAWAYANDA (TN)
- 3601 HIGHLAND FALLS (VLG) 5889 WOODBURY (TN)
- 3889 MINISINK (TN) 5801 HARRIMAN (VLG)
- 3801 UNIONVILLE (VLG) 5809 WOODBURY (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)
- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO PAGES 3 CROSS REF.

CERT. COPY ADD'L X-REF.

MAP# PGS.

PAYMENT TYPE: CHECK
CASH
CHARGE
NO FEE

Taxable
CONSIDERATION \$

TAX EXEMPT

Taxable
MORTGAGE AMT. \$

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 Evergreen Title

RECORDED/FILED
06/05/2012/ 11:11:27
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120052897
DEED R / BK 13352PG 1866
RECORDING FEES 185.00
TTX# 005223 T TAX 0.00
Receipt#1459475 lindar



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:



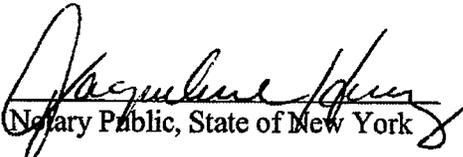
Gianna Franco



Nicholas J. Monaco

State of New York)
) ss.:
County of Orange)

On May 23, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Gianna Franco and Nicholas J. Monaco, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public, State of New York

JACQUELINE HENRY # 01HE6106272
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 1, 2016

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



SECTION 125 BLOCK 1 LOT 13

Lanwin Forest Ridge, LLC

TO

Ailin N. Barron and
Stephanie Nickolan-Barron

RECORD AND RETURN TO:
(name and address)

Law Office of Saffioti & Anderson
Attn: Michelle Anderson, Esq.
5031 Route 9W
Newburgh, NY 12550

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 R MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2003 SO. BLOOMING GROVE (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 WALLKILL (TN)
- 5489 WARWICK (TN)
- 5401 FLORIDA (VLG)
- 5403 GREENWOOD LAKE (VLG)
- 5405 WARWICK (VLG)
- 5600 WAWAYANDA (TN)
- 5889 WOODBURY (TN)
- 5801 HARRIMAN (VLG)
- 5809 WOODBURY (VLG)
- CITIES
- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO PAGES 6 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 384,500.00
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:
____ (A) COMMERCIAL/FULL
____ (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
ANN G. RABBITT
ORANGE COUNTY CLERK

Received From Barron

RECORDED/FILED
01/14/2014/ 14:19:52
ANN G. RABBITT
County Clerk
ORANGE COUNTY, NY
FILE#2014003819
DEED R / BK 13705PG 0433
RECORDING FEES 195.00
TTX# 003614 T TAX 1,538.00
Receipt#1709151 rose



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

STANDARD NYBTU FORM 8007

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

THIS INDENTURE, made the 13th day of January, two thousand and fourteen, between

Lanwin Forest Ridge, LLC, with an address of 281 Main Street, Cornwall-on-Hudson, New York 12520, party of the first part, and

Ailin N. Barron and Stephanie Nickolan-Barron, with an address of 229 N. James Street, Carthage, New York 13619, party of the second part, *Husband and wife*

This conveyance is made in the regular course of business as conducted by the party of the first part, and does not constitute all or substantially all of the assets of the party of the first part.

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) DOLLARS, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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, more particularly described on 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 all the estate and rights of the party of the first part in and to said premises,

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

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

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

Schedule A Description

Title Number GA-131742-O

Policy Number: O-8911-000644861

Revised: 12/26/2013

Page 1

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York, being shown and designated as Lot No. 13 on a certain subdivision map entitled "Mountain Lake Subdivision" filed in the Orange County Clerk's Office on April 7, 2008 as Filed Map No. 250-08, being bounded and described as follows:

BEGINNING at a point lying on the southwesterly line of Copper Rock Road, said point being the easterly corner of lands herein described and the northwesterly corner of Lot No. 14 as shown on the previously mentioned map; thence running along the northwesterly line of said Lot No. 14, being a southeasterly line of lands herein described (1) South 39°-54'-01" West, as per Filed Map No. 470-06, a distance of 352.71 feet to a point being the southwesterly corner of said Lot No. 14, the southeasterly corner of lands herein described and lying on the northerly line lands now or formerly Martinez; thence running along a portion of the northerly line of lands of said Martinez, being the southerly line of lands herein described (2) North 72°-35'-00" West, a distance of 54.57 feet to a point being the southwesterly corner of lands of lands herein described and the southeasterly corner of lands now or formerly Manaco; thence running along the easterly line of lands of said Manaco and continuing along a portion of the easterly line of lands now or formerly Hawkins, being the westerly line of lands herein described (3) North 03°-23'-09" West, a distance of 377.89 feet to a point being the northwesterly corner of lands herein described and a southwesterly corner of Lot No. 12 as shown on the previously mentioned map; thence running along a southerly line of said Lot No. 12, being the northerly line of lands herein described (4) North 81°-06'-18" East, a distance of 214.85 feet to a point being the southeasterly corner of said Lot No. 12, the northerly corner of lands herein described and lying on the southwesterly line of Copper Rock Road; thence running along the southwesterly line of said Copper Rock Road, being the northeasterly line of lands herein described (5) on a curve to the left having a radius of 255.00 feet, an arc length of 183.39 feet, as defined by the chord South 29°-29'-50" East, 179.46 feet to the point or place of BEGINNING.

Premises herein described being subject to a conservation easement area within Lot No. 13 as shown on a map entitled "Subdivision Plan for Mountain Lake Subdivision, Town of Newburgh, Orange County, New York", dated August 31, 2005, last revised August 1, 2007, prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

BEGINNING at a point lying on the easterly line of lands now or formerly Hawkins being the northwesterly corner of lands herein described, said point

Continued On Next Page

Schedule A Description- continued

Title Number GA-131742-O

Policy Number: O-8911-000644861

Revised: 12/26/2013

Page 2

being the northwesterly corner of Lot No. 13 and a southwesterly corner of Lot No. 12 as shown on the previously mentioned map; thence running along a portion of the southerly line of said Lot No. 12, being the northerly line of lands herein described (1) North 81°-06'-18" East, as per Filed Map No. 470-06, a distance of 13.41 feet to a point being the northerly corner of lands herein described; thence running through said Lot No. 13, being the northeasterly line of lands herein described (2) South 36°-02'-26" East, a distance of 309.97 feet to a point being the easterly corner of lands herein described and lying on the northwesterly line of Lot No. 14 as shown on the previously mentioned map; thence running along a portion of the northwesterly line of said Lot No. 14, being the southeasterly line of lands herein described (3) South 39°-54'-01" West, a distance of 189.00 feet to a point being the southwesterly corner of lands of said Lot No. 14, the southeasterly corner of lands herein described and lying on the northerly line of lands now or formerly Martinez; thence running along a portion of the northerly line of lands of said Martinez, being the southerly line of lands herein described (4) North 72°-35'-00" West, a distance of 54.57 feet to a point being the southwesterly corner of lands herein described and the southeasterly corner of lands now or formerly Manaco; thence running along the easterly line of lands of said Manaco and continuing along a portion of the easterly line of lands now or formerly Hawkins, being the westerly line of lands herein described (5) North 03°-23'-09" West, a distance of 377.89 feet to the point or place of BEGINNING.

Being and intended to be the same premises conveyed to the grantor by Deed dated 5-31-2013 and recorded in the Orange County Clerk's office on 6-14-2013 in Liber 13584 page 150.



FRANCO/MONACO
 Z6 Copper Rock
 RD
 (125-1-13) WAION

