



# TOWN OF NEWBURGH

## Crossroads of the Northeast

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550

OFFICE OF ZONING BOARD  
DARRIN SCALZO, CHAIRMAN  
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

Zoning Board of Appeals

## APPLICATION

DATED: November 06, 2025

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

I (WE) James Lynch PRESENTLY

RESIDING AT 306 Curycross Road New Windsor, New York 12553

TELEPHONE NUMBER 845-591-7355 (James Lynch)

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

## USE VARIANCE

### X AREA VARIANCE (S)

## INTERPRETATION OF THE ORDINANCE

## SPECIAL PERMIT

## 1. LOCATION OF THE PROPERTY:

20-1- 34.12 (TAX MAP DESIGNATION)

76 Frozen Ridge Road (STREET ADDRESS)

AR 2 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

## Chapter 185 Zoning Attachment 6 Use & Bulk Schedule

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:  

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- b) OR DENIAL (REFERRED) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:  
9/23/25

4. DESCRIPTION OF VARIANCE SOUGHT: An Area variance is requested to permit pre-existing non-conforming side yard setbacks to remain. Current side year setback requirement is 30 feet, lands of Lynch has a side yard setback of 20.3 feet. This can not be altered due to the locations of the buildings on the lots  

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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:  

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**(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:  

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- 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:  

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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:

Both structures are existing and no new structures are proposed. The lot was created by subdivisions in 1989 and 2002 and was conforming at the time of creation.

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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:

There is not a feasible alternative because there is not enough distance between the existing buildings to create a conforming lot line.

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c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

The current structures are existing, and the current setbacks are pre-existing non-conforming. No new construction is proposed.

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

There will be no adverse effect or impact on the neighborhood, both structures are existing

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

The hardship is not self created because the lot was conforming at the time of creation.

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7. ADDITIONAL REASONS (IF PERTINENT):

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*Richard M. Goodrich*

PETITIONER (S) SIGNATURE (Richard M. Goodrich)

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10<sup>th</sup> DAY OF November 20 25

*Suzanne Demskie*  
NOTARY PUBLIC

Suzanne Demskie  
Notary Public, State of New York  
Reg. No. 01DE6240448  
Qualified in Ulster County  
Commission Expires May 02, 2027

*James Lynch*

PETITIONER (S) SIGNATURE (James Lynch)

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6<sup>th</sup> DAY OF November 20 25

*Suzanne Demskie*  
NOTARY PUBLIC

Suzanne Demskie  
Notary Public, State of New York  
Reg. No. 01DE6240448  
Qualified in Ulster County  
Commission Expires May 02, 2027

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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 13 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)

**TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS**

PROXY

James Lynch, DEPOSES AND SAYS THAT

HE/SHE RESIDES AT 306 Currycross Rd New Windsor Ny 12553

IN THE COUNTY OF \_\_\_\_\_ AND STATE OF New York

AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Map ID # 20-1-34.12

76 Frozen Ridge Rd Newburgh

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/16/25

James Lynch  
OWNER'S SIGNATURE

R. D. Brooks  
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6<sup>th</sup> DAY OF November 2025

Suzanne Demskie  
NOTARY PUBLIC

Suzanne Demskie  
Notary Public, State of New York  
Reg. No. 01DE6240448  
Qualified in Ulster County  
Commission Expires May 02, 2027

## ***Short Environmental Assessment Form***

### ***Part 1 - Project Information***

#### **Instructions for Completing**

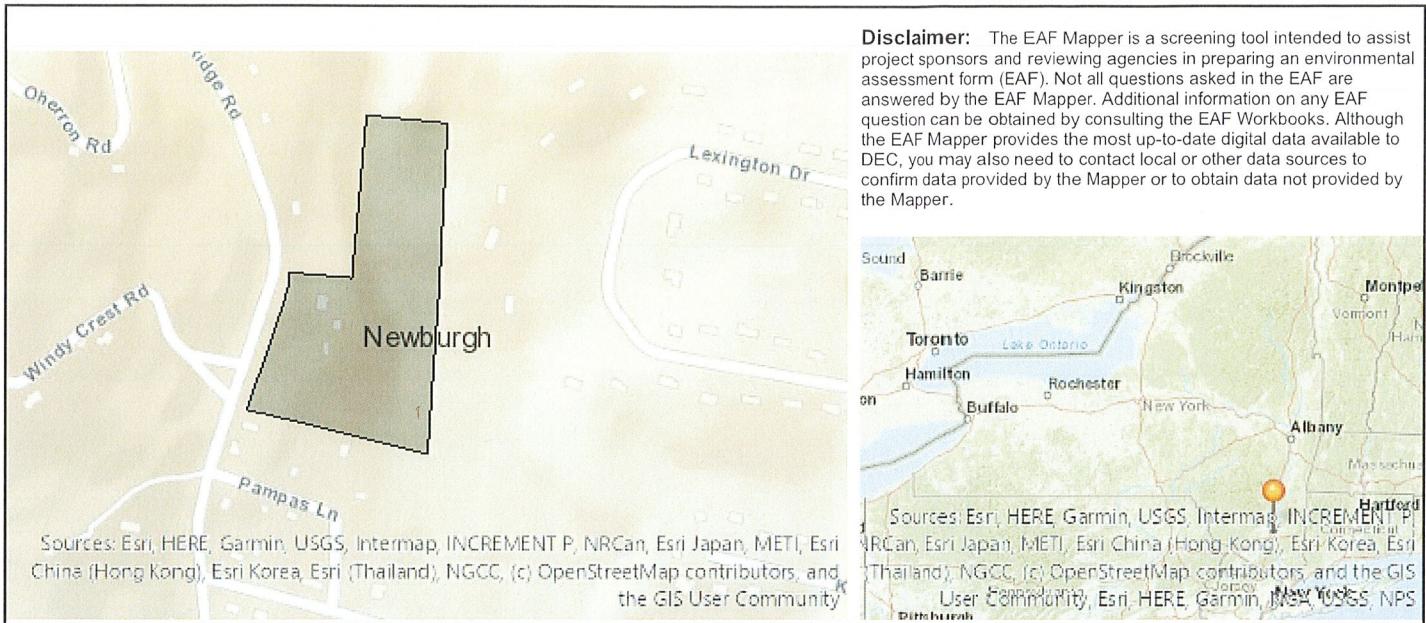
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Lot Line Revision Between Lands of Richard M. Goodrich and Lands of James Lynch			
Project Location (describe, and attach a location map): 74-76 Frozen Ridge Road, Town of Newburgh designated as Tax parcels 20-1-34.12 and 130.2			
Brief Description of Proposed Action: The applicants propose a lot line revision to convey a 4.78 acre parcel from lands of Goodrich to lands of Lynch. The resultant parcels will be 4.46 acres for lands of Goodrich and 6.08 acres for lands of Lynch. No new construction is proposed. Both lots will require area variances for pre-existing non-conforming side yard setbacks.			
Name of Applicant or Sponsor: Control Point Associates		Telephone: 845-691-73339 E-Mail: <a href="mailto:pbrooks@cpasurvey.com">pbrooks@cpasurvey.com</a>	
Address: 11 Main Street			
City/PO: Highland		State: New York	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO <input type="checkbox"/> YES <input type="checkbox"/>
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh - ZBA area variances for both parcels			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>10.54</u> acres b. Total acreage to be physically disturbed? <u>0</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>10.54</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____  Not applicable - no construction proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" 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?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There is a pond on the site which will not be altered	<input checked="" 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 checked="" type="checkbox"/> Early mid-successional <input checked="" 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"/> NO <input type="checkbox"/> YES			
16. Is the project site located in the 100-year flood plan?			
<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
17. Will the proposed action create storm water discharge, either from point or non-point sources?			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If Yes,			
a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <hr/> <hr/>			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?			
If Yes, explain the purpose and size of the impoundment: <hr/> <hr/>			
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: <hr/> <hr/>			
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: <hr/> <hr/>			
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor/name: Control Point Associates, Patricia P. Brooks, L.S.		Date: 09-02-2025 REV. 11-16-2025 Add ZBA variance	
Signature: Patricia P. Brooks 11/16/2025		Title: Land Surveyor /Agent	



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

## 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 DOCUMENTRichard M.  
GoodrichTO  
Richard M. Goodrich +  
Cheryl M. Goodrich

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

SECTION 20 BLOCK 1 LOT 3412 130.2RECORD AND RETURN TO:  
(name and address)Richard + Cheryl Goodrich  
74 Frozen Ridge Rd  
Newburgh, NY 12550INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

## PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)	NO PAGES <u>4</u>	CROSS REF.
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)	CERT. COPY	ADD'L X-REF.
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)	MAP#	PGS.
2201 CHESTER (VLG)	4205 WALDEN (VLG)	PAYMENT TYPE: <u>CHECK</u>	
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)	CASH	
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)	CHARGE	
2600 CRAWFORD (TN)	✓ 4600 NEWBURGH (TN)	NO FEE	
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)	Taxable	
3089 GOSHEN (TN)	5089 TUXEDO (TN)	CONSIDERATION \$ <u>0</u>	
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)	TAX EXEMPT	
3003 FLORIDA (VLG)	5200 WALLKILL (TN)	Taxable	
3005 CHESTER (VLG)	5489 WARWICK (TN)	MORTGAGE AMT. \$ <u>  </u> DATE <u>  </u>	
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)	MORTGAGE TAX TYPE:	
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)	(A) COMMERCIAL/FULL 1%	
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)	(B) 1 OR 2 FAMILY	
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)	(C) UNDER \$10,000	
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)	(E) EXEMPT	
3889 MINISINK (TN)	5801 HARRIMAN (VLG)	(F) 3 TO 6 UNITS	
3801 UNIONVILLE (VLG)	(I) NAT.PERSON/CR. UNION		
4089 MONROE (TN)	0900 MIDDLETOWN	(J) NAT.PER-CR.UN/1 OR 2	
4001 MONROE (VLG)	1100 NEWBURGH	(K) CONDO	
4003 HARRIMAN (VLG)	1300 PORT JERVIS		
4005 KIRYAS JOEL (VLG)	9999 HOLD		

A handwritten signature of Donna L. Benson.

DONNA L. BENSON  
ORANGE COUNTY CLERKRECEIVED FROM: 140RECORDED/FILED  
06/14/2005 / 09:51:00  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NYFILE # 20050066665  
DEED R / BK 11871 PG 1781  
RECORDING FEES 117.00  
TTX# 012096 T TAX 0.00  
Receipt#435308 dab

HN 35280

**BARGAIN AND SALE DEED WITH COVENANTS  
AGAINST GRANTORS ACTS**



His Indenture made the 27th day of ~~June~~ two thousand five **BETWEEN** Richard M Goodrich, having an address at 74 Frozen Ridge Road, Newburgh, New York 12550 party of the first part and **Richard M Goodrich and Cheryl M Goodrich, husband and wife, both** having an address at 74 Frozen Ridge Road, Newburgh, New York 12550, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of \$10.00 (ten) 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 together with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, and described on Schedule "A" attached hereto and made a part hereof.

**BEING** and intended to be a part of the same premises conveyed by Richard J Goodrich to the Grantor herein by deed dated December 30, 1976 and recorded in the Orange County Clerk's Office on December 31, 1976 in Liber 2056 of deeds at page 397.

**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

Richard M. Goodrich

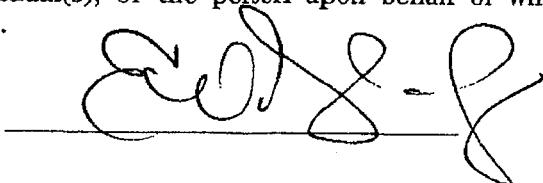
**HILL-N-DALE ABSTRACTERS, INC.**  
20 SCOTCHTOWN AVENUE  
P.O. BOX 547  
GOSHEN, NEW YORK 10924  
(845) 294-5110  
FAX (845) 294-9581

STATE OF NEW YORK

COUNTY OF ORANGE

ss.:

On the 27th day of May 2005, before me, the undersigned, personally appeared **Richard M. Goodrich**, 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.



Section **20**  
Block **1**  
Lot **34.12 and 130.2**

EMILIO D. GIRONDA, JR.  
Qualified in Ulster County  
#02GI4834230  
expiration 6/30/06

Record and Return to:

**Richard and Cheryl Goodrich**  
74 Frozen Ridge Road  
Newburgh, New York 12550

## **SCHEDULE A**

### **DESCRIPTION**

**Title Number: HN 35280**

All that certain plot, piece or parcel of land lying, situate and being in the Town of Newburgh, County of Orange, State of New York being shown and described as follows:

#### **Parcel I**

Being Lot No. 2 on map, "Map of Subdivision for Richard M. Goodrich" dated 10/25/88, last revised 10/10/89, and filed in the Orange County Clerk's Office on 11/2/89 as Map # 9698 (2 sheets).

#### **Parcel II**

Being Lot No. 2 (9.24 acres, Remaining Lands) on map, "Final Map of Subdivision of Lands of Richard M. Goodrich" dated 3/4/02, last revised 7/22/02, and filed in the Orange County Clerk's Office on 8/14/02 as Map # 164-02.



ORANGE COUNTY - STATE OF NEW YORK  
KELLY A. ESKEW, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 15480 / 285  
INSTRUMENT #: 20230061356

Receipt #: 3208718  
Clerk: MAH  
Rec Date: 10/16/2023 12:04:40 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 5  
Rec'd Frm: SHAMROCK TRANSPORTATION

Party1: GOODRICH RICHARD M  
Party2: LYNCH JAMES  
Town: NEWBURGH (TN)  
20-1-34.12

Recording:

Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - county	9.00

Sub Total: 205.00

Transfer Tax  
Transfer Tax - State 540.00

Sub Total: 540.00

Total: 745.00  
\*\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 1850  
Transfer Tax  
Consideration: 135000.00

Transfer Tax - State 540.00

Total: 540.00

Payment Type: Check   
Cash   
Charge   
No Fee

Comment: \_\_\_\_\_

A handwritten signature of Kelly A. Eskew.

Kelly A. Eskew  
Orange County Clerk

Record and Return To:

JAMES LYNCH  
306 CURRYCROSS ROAD  
NEW WINDSOR NY 12553

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

This Indenture, made the 13<sup>TH</sup> day of OCTOBER 2023 between RICHARD M. GOODRICH AND CHERYL M. GOODRICH, **residing at 74 FROZEN RIDGE RD. NEWBURGH, NY 12550**

party of the first part, and JAMES LYNCH

**residing at 306 CURRYCROSS ROAD, NEW WINDSOR, NY 12553**  
party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

**TEN AND NO/100 -----(\$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, parcel or piece of land, lying and being situate in the ~~Village of Hillburn~~,  
Town of ~~Ramapo~~, County of Rockland, State of New York  
~~Newburgh~~ <sup>ORANGE</sup> SEE SCHEDULE "A" attached hereto and made part hereof and further described as, § 20 , Block 1, Lot 34.12 in The Town of Newburgh, NY

**SUBJECT TO** Covenants, Agreements, Dedications and Declarations of Record;

**TOGETHER** with all right, title and interest, if any, of the party of the first part of, 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 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;

**AND THE PARTY OF THE FIRST PART DOES HEREBY GRANT THE PARTY OF THE SECOND PART A RIGHT OF WAY (EASEMENT) FOR INGRESS AND EGRESS OVER THE PARTY OF THE FIRST PART'S DRIVEWAY BETWEEN THE PARTY OF THE FIRST PART'S PROPERTY AT 74 FROZEN RIDGE ROAD, NEWBURGH, NY 12550 AND THE PROPERTY BEING TRANSFERRED BY THIS INDENTURE AT 76 FROZEN RIDGE ROAD, NEWBURGH, NY 12550.**

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

In Presence of:

XX Richard M. Goodrich

RICHARD M. GOODRICH

XX Cheryl M. Goodrich

CHERYL M. GOODRICH

George F. Reilly

George F. Reilly  
Notary Public, State of New York  
Registration #01RE5026431  
Qualified in Orange County  
Commission Expires April 18, 2024  
STATE OF NEW YORK )

COUNTY OF ORANGE ) ss.:

13<sup>th</sup> OCTOBER

On the day of, in the year 2023 before me, the undersigned, a notary public in and for said state, personally appeared RICHARD M. GOODRICH AND CHERYL M. GOODRICH, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and

acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

George F. Reilly  
NOTARY PUBLIC  
George F. Reilly  
Notary Public, State of New York  
Registration #01RE5026431  
Qualified in Orange County  
Commission Expires April 18, 2024  
BARGAIN AND SALE DEED :

**SCHEDULE A**

**DESCRIPTION**

All that certain plot, piece or parcel of land lying, situate and being in the Town of Newburgh, County of Orange, State of New York being shown and described as follows:

**Parcel I**

Being Lot No. 2 on map, "Map of Subdivision for Richard M. Goodrich" dated 10/25/88, last revised 10/10/89, and filed in the Orange County Clerk's Office on 11/2/89 as Map # 9698 (2 sheets).

FOR COUNTY USE ONLY

C1. SWIS Code 334600

C2. Date Deed Recorded 10/16/2023

C3. Book 15480 C4. Page 285

INSTRUCTIONS(RP-5217-PDF-INS): [www.orps.state.ny.us](http://www.orps.state.ny.us)

New York State Department of  
Taxation and Finance  
Office of Real Property Tax Services  
RP- 5217-PDF  
Real Property Transfer Report (8/10)



PROPERTY INFORMATION

[Clear Form](#)

1. Property Location 76  
 \*STREET NUMBER Newburgh  
 \*CITY OR TOWN VILLAGE 12550  
 \*ZIP CODE

2. Buyer Name Lynch  
 \*LAST NAME/COMPANY James  
 FIRST NAME

3. Tax Billing Address  
 Indicate where future Tax Bills are to be sent Lynch  
 if other than buyer address(at bottom of form) LAST NAME/COMPANY  
306 Curry Cross Rd New Windsor NY 12553  
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel  
 (Only if Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists   
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X FRONT FEET 1.30 DEPTH ACRES

6. Seller Name Goodrich  
 \*LAST NAME/COMPANY Richard  
 FIRST NAME  
Goodrich Cheryl  
 LAST NAME/COMPANY FIRST NAME

\*7. Select the description which most accurately describes the use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium   
 9. New Construction on a Vacant Land   
 10A. Property Located within an Agricultural District   
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 10/13/2023  
 \*12. Date of Sale/Transfer 10/13/2023  
 \*13. Full Sale Price 135,000.00

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fraction or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Date  
 H. Sale of Business is included in Sale Price  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)  
 J. None

Comments(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 23 \*17. Total Assessed Value 31,800  
 \*18. Property Class 483 \*19. School District Name Newburgh CSD  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
20-1-34.12

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any wilful false statement of material fact herein subject me to the provisions of the Penal Law relative to the making and filing of false Instruments.

SELLER SIGNATURE

See attached

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, partnership, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Lynch	James
(845)	591-7355
*AREA CODE	TELEPHONE NUMBER (Ex. 9999999)
306	Curry Cross Rd
*STREET NUMBER	*STREET NAME
New Windsor	NY
*CITY OR TOWN	12553
	STATE ZIP CODE

**BUYER'S ATTORNEY**

Spitzer	Alvin
LAST NAME	FIRST NAME
(845)	639-1900
AREA CODE	TELEPHONE NUMBER (Ex. 9999999)

James R. Loeb \*  
Richard J. Drake\*\*  
Glen L. Heller ♦  
Marianna R. Kennedy  
Gary J. Gogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Ralph L. Puglielle, Jr.  
Alana R. Bartley ♦♦  
Aaron C. Fitch  
  
Sarah N. Wilson  
Michael J. Barfield ♦♦  
Ivan M. Bonet ♦♦  
  
Jennifer L. Schneider  
Managing Attorney

September 23, 2025

**BY EMAIL ONLY**

Darrin J. Scalzo, Chairman  
Zoning Board of Appeals  
Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, New York 12550

**Re: R. Goodrich & J. Lynch Lot Line Change / Planning Board Project No. 25-29**

Dear Chairman Scalzo and Board Members:

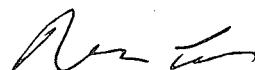
At the Planning Board's September 18, 2025 meeting, the Planning Board resolved to refer this lot line change application to the Zoning Board of Appeals for certain required variances.

This properties are located at 74 and 76 Frozen Ridge Road, designated on the tax map as Section 20, Block 1, Lots 130.2 & 34.12, and are both improved with single family residences. The proposed lot line change will convey a 4.78 acre parce from the lands of Goodrich to the lands of Lynch. No new structures are proposed. The parcels are located in the AR zoning district.

The Planning Board notes that both lots have existing nonconforming side yard setbacks. Tax lot 130.2 has an existing deficiency in the minimum side yard setback: 30 Feet is required where 25 is provided. Tax lot 34.2 has an insufficient side yard of 20.3 feet where 30 feet is required and both side yards of 77.2 feet where 80 feet is required.

This matter is a SEQRA Type II action. Thank you for your consideration of this matter.

Very Truly Yours,



Dominic Cordisco

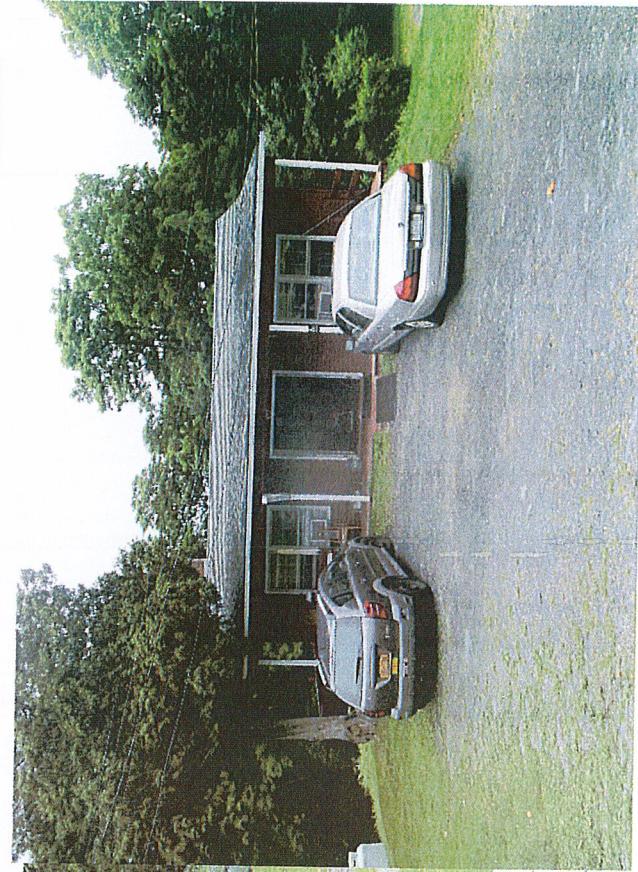
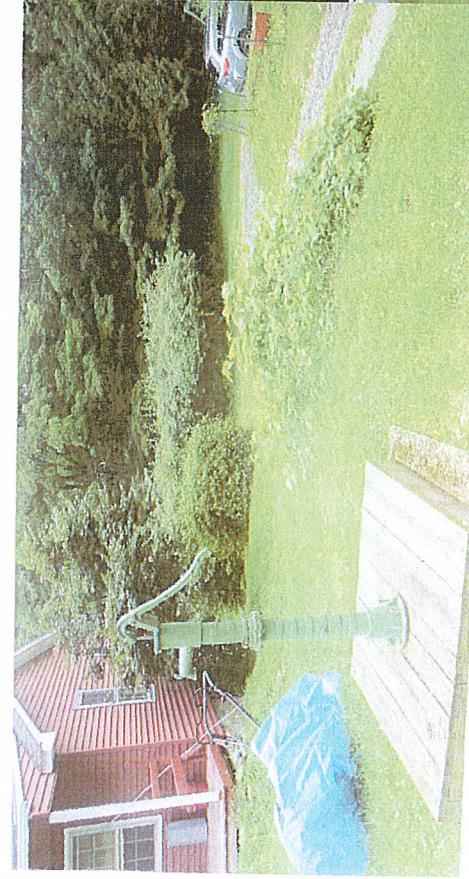
cc:

David A. Donovan, Esq., Attorney for the ZBA  
Town of Newburgh Planning Board  
Patrick J. Hines, Planning Board Consulting Engineer

JAMES LYNCH & RICHARD M. GOODRICH

SITE PHOTOGRAPHS

74 FROZEN RIDGE ROAD - TOWN OF NEWBURGH



**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

I, [Signature], being duly sworn, depose and say that I did on or before

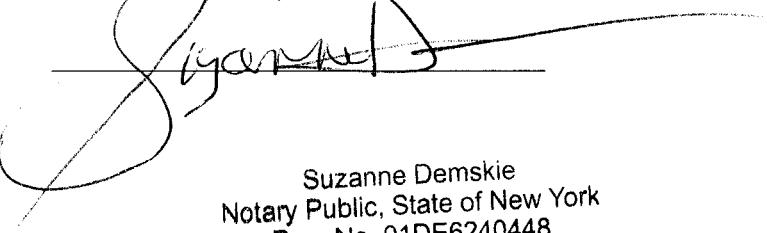
December 9, 2025, post and will thereafter maintain at

76 Frozen Ridge Rd 20-1-34.12 AR zone in the Town of Newburgh, New York, at or near the front property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

Sworn to before me this 9<sup>th</sup>

day of December, 2025.

  
Suzanne Demskie  
Notary Public, State of New York  
Reg. No. 01DE6240448  
Qualified in Ulster County  
Commission Expires May 02, 2027



APPLICATION OF JAMES LYNCH - 76 FROZEN RIDGE ROAD - TOWN OF NEWBURGH  
PUBLIC HEARING NOTICE PHOTOS 09, DECEMBER 2025

