



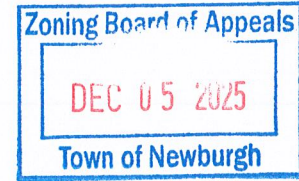
TOWN OF NEWBURGH

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



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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).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

- b) OR DENIAL (REFERRAL) 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 yard 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

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:

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

6. IF AN AREA VARIANCE IS REQUESTED:

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

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.

- 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.

- 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.

- 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

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

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

7. ADDITIONAL REASONS (IF PERTINENT):

Richard M Goodrich

PETITIONER (S) SIGNATURE (Richard M. Goodrich)

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 10th DAY OF November 20 25

[Signature]
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 6th DAY OF November 20 25

[Signature]
NOTARY PUBLIC

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

Suzanne Demskie
Notary Public, State of New York
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Qualified in Ulster County
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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 Bridge Rd Newburgh
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Control Point Associates Inc PC
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 11/6/25

James Lynch
OWNER'S SIGNATURE

Pat D. Brooks

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 6th DAY OF November 2025

[Signature]
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

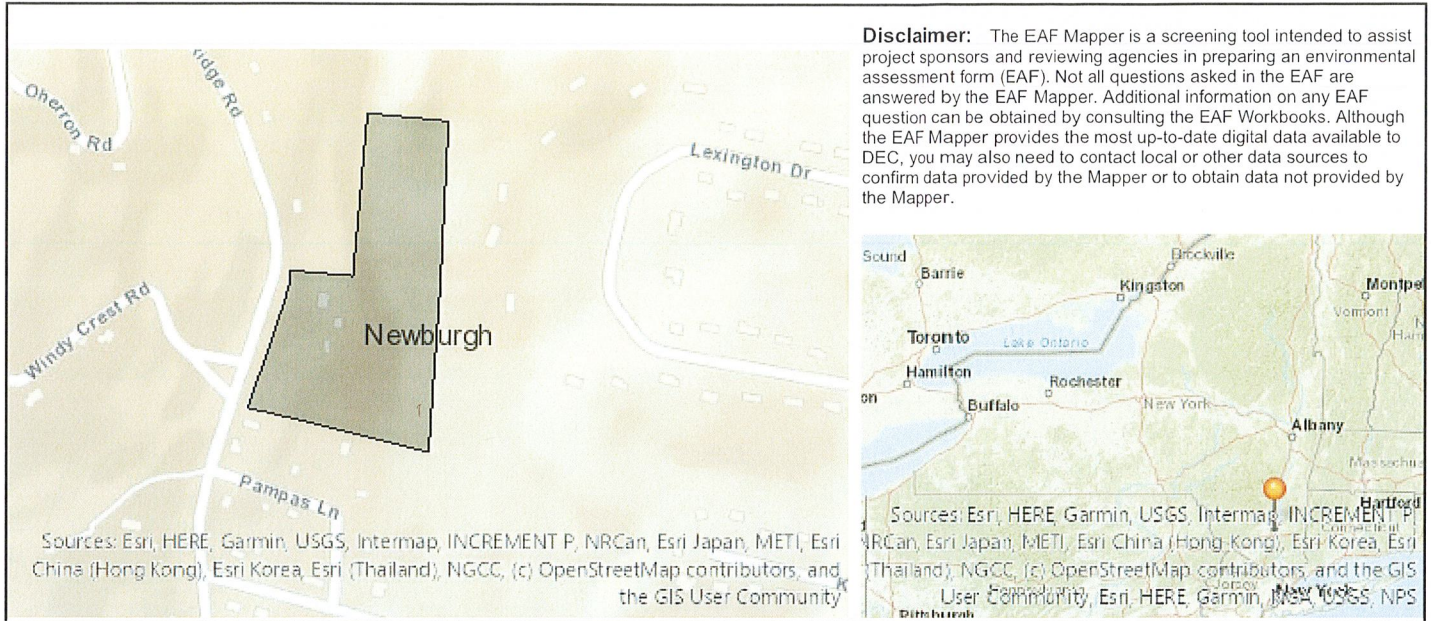
Instructions for Completing

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.

Part 1 – Project and Sponsor Information				
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: pbrooks@cpasurvey.com		
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? 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 checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 10.54 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? _____ 10.54 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input 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			



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 DOCUMENT

Richard M.
Goodrich

TO

Richard M. Goodrich +
Cheryl M. Goodrich

SECTION 20 BLOCK 1 LOT 34.2
30.2

RECORD AND RETURN TO:
(name and address)

Richard + Cheryl Goodrich
74 Frozen Ridge Rd
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)
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)

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 /
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 0
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
ORANGE COUNTY CLERK

RECEIVED FROM: HOD


RECORDED/FILED
06/14/2005/ 09:51:00
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050066665
DEED R / BK 11071 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 ^{MAY}~~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

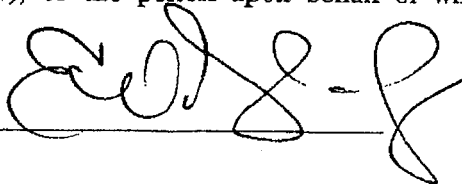
HILL-N-DALE ABSTRACTERS, INC.
20 SCOTCHTOWN AVENUE
P.O. BOX 547
GOSHEN, NEW YORK 10924
(845) 294-5110
FAX (845) 294-9581

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: _____

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 13TH 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~~ ~~OF ANGE~~ 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.:

13th 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

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWS Code

334600

C2. Date Deed Recorded

10/16/2023

C3. Book

15480

C4. Page

285

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

Frozen Ridge Rd.

* STREET NAME

Newburgh

* CITY OR TOWN

12550

* ZIP CODE

2. Buyer
Name

Lynch

* LAST NAME/COMPANY

James

* FIRST NAME

* LAST NAME/COMPANY

* FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

Lynch

James

306 Curry Cross Rd

* STREET NUMBER AND NAME

New Windsor

* CITY OR TOWN

NY

* STATE

12553

* 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:

5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR

1.30

* ACRES

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Goodrich

* LAST NAME/COMPANY

Richard

* FIRST NAME

Goodrich

* LAST NAME/COMPANY

Cheryl

* 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.

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 Fractional 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

Comment(s) on Condition:

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

0.00

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

16. Year of Assessment Roll from which information taken(YT)

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 untrue
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

DATE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, 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

* LAST NAME

James

* FIRST NAME

(845)

* AREA CODE

591-7355

* TELEPHONE NUMBER (Ex. 9999999)

306

* STREET NUMBER

Curry Cross Rd

* STREET NAME

New Windsor

* CITY OR TOWN

NY

* STATE

12553

* ZIP CODE

BUYER'S ATTORNEY

Spitzer

* LAST NAME

Alvin

* FIRST NAME

(845)

* AREA CODE

639-1900

* TELEPHONE NUMBER (Ex. 9999999)

DRAKE LOEB PLLC

ATTORNEYS AT LAW

555 Hudson Valley Avenue, Ste. 100
New Windsor, New York 12553

Phone: 845-561-0550

Fax: 845-561-1235

www.drakeloeb.com

James R. Loeb *
Richard J. Drake**
Glen L. Heller^o
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{oo}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield ^{oo}
Ivan M. Bonet ^{oo}

Jennifer L. Schneider
Managing Attorney

* Retired 2025
** Retired 2015; d. 2025

^o LL.M. in Taxation
^{oo} Member NY & NJ Bar

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:

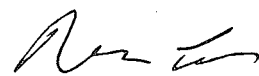
At the Planning Board's September 18, 2025 meeting, the Planning Board resolved to refer this lot line change application to the Zoning Board of Appeals for certain required variances.

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 Patricia Brooks, 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 9th

day of December, 2025.

Patricia Brooks

Suzanne Demskie

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

