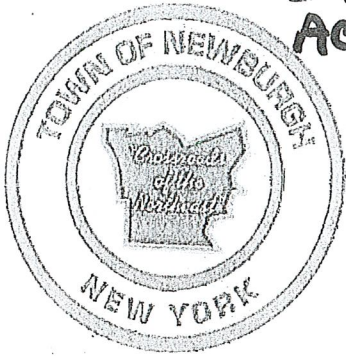


2449-14 - A

2450-14 B

ACCESSORY APARTMENT

ADDITION



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: 10/2/14

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

I (WE) WILLIAM LODGE PRESENTLY

RESIDING AT NUMBER 2 PLATTEKILL TURNPIKE

TELEPHONE NUMBER 845-590-0485

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:

60-2-37.1 (TAX MAP DESIGNATION)

2 PLATTEKILL TURNPIKE (STREET ADDRESS)

R-3 (ZONING DISTRICT)

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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-38-C-C27



A - B

TOWN OF NEWBURGH

Crossroads of the Northeast

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

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: 8/18/14

4. DESCRIPTION OF VARIANCE SOUGHT: area for Accessory apartment and addition, rear, side and both sides yards

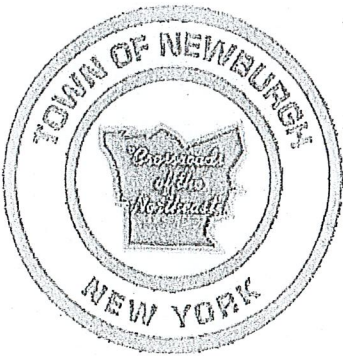
5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- 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:



TOWN OF NEWBURGH

Crossroads of the Northeast

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

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:

THE STRUCTURES ARE EXISTING. EXISTING
GARAGE WAS BUILT IN 1970.

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:

EXISTING LOT IS UNDERSIZED. TO REMOVE THE
ACCESSORY ART WOULD CAUSE FINANCIAL
HARDSHIP.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

ALTHOUGH LOT IS UNDERSIZED, LOT SURFACE
COVERAGE (%) IS NOT EXCEEDED.

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

THE STRUCTURES ARE EXISTING.

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

THE APPLICANT INHERITED THE PROPERTY
AS IS.



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

7. ADDITIONAL REASONS (IF PERTINENT):

William J. Lofe

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

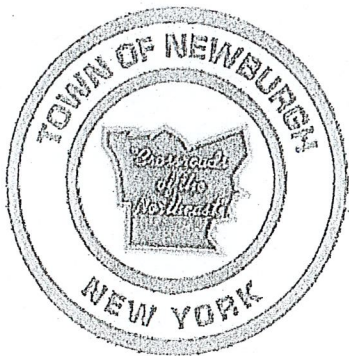
SWORN TO THIS 3rd DAY OF October 2014

Nancy L. Elgueta
NOTARY PUBLIC

NANCY L ELGUETA
NOTARY PUBLIC, STATE OF NEW YORK
LIC. NO. 01EL6215598
ORANGE COUNTY
MY COMMISSION EXPIRES 01-04-2018

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)



A-13

5

TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

William Lodge, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 2 Plattekill Turnpike
IN THE COUNTY OF Orange AND STATE OF NY
AND THAT HE/SHE IS THE OWNER IN FEE OF 2 Plattekill Turnpike

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

DATED: _____ William Lodge
OWNER'S SIGNATURE

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 3rd DAY OF October 2014

[Signature]
NOTARY PUBLIC

NANCY L ELGUETA
NOTARY PUBLIC, STATE OF NEW YORK
LIC. NO. 01EL6215588
ORANGE COUNTY
MY COMMISSION EXPIRES 01-04-2018

617.20
Appendix B
Short Environmental Assessment Form

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: <u>Lodge</u>			
Project Location (describe, and attach a location map): <u>2 Plattekill Turnpike</u>			
Brief Description of Proposed Action: <u>To keep an accessory apartment and sheds that was built without approvals</u>			
Name of Applicant or Sponsor: <u>William Lodge</u>		Telephone: <u>590-0485</u>	
		E-Mail: <u>N/A</u>	
Address: <u>2 Plattekill Turnpike</u>			
City/PO: <u>Newburgh</u>		State: <u>NY</u>	Zip Code: <u>12550</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
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: <u>Newburgh: ZBA, Building department</u>			NO YES
3.a. Total acreage of the site of the proposed action?		<u>0.53</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>0.53</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



TOWN OF NEWBURGH
~Crossroads of the Northeast~



CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2449-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Application No. 14-0432

Date: 08/18/2014

To: Jean Slaughter
2 Plattekill Tpke
Newburgh, NY 12550

SBL: 60-2-37.1
ADDRESS: 2 Plattekill Tpke

ZONE: R-3

PLEASE TAKE NOTICE that your application dated 06/23/2014 for permit to keep an accessory apartment that was built without approvals or permits, on the premises located at 2 Plattekill Tpke is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTION:
185-38-C-(2) The lot must meet the minimum requirements for a single family dwelling.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

2449-14(A) & 2450-14(B)

(A & B)

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: William / LINDA LODGE

ADDRESS: 2 PLATTEKILL TPKE

PROJECT INFORMATION:

TYPE OF STRUCTURE: PRIOR BUILT ADDITION & ACCESSORY APARTMENT

SBL: 60-2-37.1 ZONE: R-3

TOWN WATER: NO TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	40000 SF	26187 SF		13813 SF	34.5%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'		12'-8"	27'-4"	68.5%
ONE SIDE YARD	30'		10'-3"	19'-9"	65.8%
COMBINED SIDE YARDS	80'		50'-2"	29'-10"	37.3%
BUILDING COVERAGE	OK				
SURFACE COVERAGE	OK				

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES / NO
 CORNER LOT - 185-17-A YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A YES / NO
 STORAGE OF MORE THEN 4 VEHICLES YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

NOTES: **PRIOR BUILT ADDITION AND ACCESSORY APARTMENT. CONNECTED THE ADDITION TO DETACHED GARAGE.**

VARIANCE(S) REQUIRED:

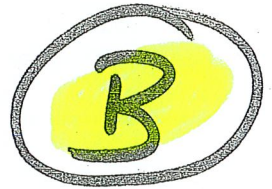
- 1 185-38-C-(2) The lot must meet minimum requirements for a single family.
- 2 Bulk table schedule 5 requires a minimum of 40' rear yard setback.
- 3 Bulk table schedule 5 requires a minimum of one side yard of 30'.
- 4 Bulk table schedule 5 requires a minimum of 80' combined side yard setback.

REVIEWED BY: Joseph Mattina

DATE: 18-Aug-14



TOWN OF NEWBURGH
~Crossroads of the Northeast~



CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2450-14

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 08/18/2014

Application No. 14-0433

To: Jean Slaughter
2 Plattekill Tpke
Newburgh, NY 12550

SBL: 60-2-37.1
ADDRESS: 2 Plattekill Tpke

ZONE: R-3

PLEASE TAKE NOTICE that your application dated 06/23/2014 for permit to keep an addition that was built without approvals or permits. on the premises located at 2 Plattekill Tpke is returned herewith and disapproved on the following grounds:

TOWN OF NEWBURGH MUNICIPAL CODE SECTIONS:

- 1) Bulk table schedule 5 requires a rear yard of 40'.
- 2) Bulk Table schedule 5 requires a minimum of one side yard of 30'.
- 3) Bulk tables schedule 5 requires a minimum combined side yards of 80'.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

2449-14(A) & 2450-14(B)

(A & B)

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: William / LINDA LODGE

ADDRESS: 2 PLATTEKILL TPKE

PROJECT INFORMATION:

A+B

TYPE OF STRUCTURE:

PRIOR BUILT ADDITION & ACCESSORY APARTMENT

SBL: 60-2-37.1

ZONE: R-3

TOWN WATER:

NO

TOWN SEWER:

NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
LOT AREA	40000 SF	26187 SF		13813 SF	34.5%
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD	40'		12'-8"	27'-4"	68.5%
ONE SIDE YARD	30'		10'-3"	19'-9"	65.8%
COMBINED SIDE YARDS	80'		50'-2"	29'-10"	37.3%
BUILDING COVERAGE	OK				
SURFACE COVERAGE	OK				

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1

YES / NO

2 OR MORE FRONT YARDS FOR THIS PROPERTY

YES / NO

CORNER LOT - 185-17-A

YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4

YES / NO

FRONT YARD - 185-15-A

YES / NO

STORAGE OF MORE THEN 4 VEHICLES

YES / NO

HEIGHT MAX. 15 FEET - 185-15-A-1

YES / NO

10% MAXIMUM YARD COVERAGE - 185-15-A-3

YES / NO

NOTES: PRIOR BUILT ADDITION AND ACCESSORY APARTMENT. CONNECTED THE ADDITION TO DETACHED GARAGE.

VARIANCE(S) REQUIRED:

1 185-38-C-(2) The lot must meet minimum requirements for a single family.

2 Bulk table schedule 5 requires a minimum of 40' rear yard setback.

3 Bulk table schedule 5 requires a minimum of one side yard of 30'.

4 Bulk table schedule 5 requires a minimum of 80' combined side yard setback.

REVIEWED BY: Joseph Mattina

DATE: 18-Aug-14

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

LINDA SLAUGHTER
JEAN SLAUGHTER
TO
LINDA SLAUGHTER
WILLIAM LODGE

SECTION 60 BLOCK 2 LOT 37.1

RECORD AND RETURN TO:
(Name and Address)

LINDA SLAUGHTER
WILLIAM LODGE
2 PLATTENILL TURNPIRE
NEWBURGH, NY 13550

Handwritten signature and date: 8/25/14

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

- | | |
|---|--|
| <input type="checkbox"/> 2089 BLOOMING GROVE (TN) | <input type="checkbox"/> 4289 MONTGOMERY (TN) |
| <input type="checkbox"/> 2001 WASHINGTONVILLE (VLG) | <input type="checkbox"/> 4201 MAYBROOK (VLG) |
| <input type="checkbox"/> 2289 CHESTER (TN) | <input type="checkbox"/> 4203 MONTGOMERY (VLG) |
| <input type="checkbox"/> 2201 CHESTER (VLG) | <input type="checkbox"/> 4205 WALDEN (VLG) |
| <input type="checkbox"/> 2489 CORNWALL (TN) | <input type="checkbox"/> 4489 MOUNT HOPE (TN) |
| <input type="checkbox"/> 2401 CORNWALL (VLG) | <input type="checkbox"/> 4401 OTISVILLE (VLG) |
| <input type="checkbox"/> 2600 CRAWFORD (TN) | <input checked="" type="checkbox"/> 4600 NEWBURGH (TN) |
| <input type="checkbox"/> 2800 DEERPARK (TN) | <input type="checkbox"/> 4800 NEW WINDSOR (TN) |
| <input type="checkbox"/> 3089 GOSHEN (TN) | <input type="checkbox"/> 5089 TUXEDO (TN) |
| <input type="checkbox"/> 3001 GOSHEN (VLG) | <input type="checkbox"/> 5001 TUXEDO PARK (VLG) |
| <input type="checkbox"/> 3003 FLORIDA (VLG) | <input type="checkbox"/> 5200 WALKILL (TN) |
| <input type="checkbox"/> 3005 CHESTER (VLG) | <input type="checkbox"/> 5489 WARWICK (TN) |
| <input type="checkbox"/> 3200 GREENVILLE (TN) | <input type="checkbox"/> 5401 FLORIDA (VLG) |
| <input type="checkbox"/> 3489 HAMPTONBURGH (TN) | <input type="checkbox"/> 5403 GREENWOOD LAKE (VLG) |
| <input type="checkbox"/> 3401 MAYBROOK (VLG) | <input type="checkbox"/> 5405 WARWICK (VLG) |
| <input type="checkbox"/> 3689 HIGHLANDS (TN) | <input type="checkbox"/> 5600 WAWAYANDA (TN) |
| <input type="checkbox"/> 3601 HIGHLAND FALLS (VLG) | <input type="checkbox"/> 5889 WOODBURY (TN) |
| <input type="checkbox"/> 3889 MINISINK (TN) | <input type="checkbox"/> 5801 HARRIMAN (VLG) |
| <input type="checkbox"/> 3801 UNIONVILLE (VLG) | |
| <input type="checkbox"/> 4089 MONROE (TN) | |
| <input type="checkbox"/> 4001 MONROE (VLG) | |
| <input type="checkbox"/> 4003 HARRIMAN (VLG) | |
| <input type="checkbox"/> 4005 KIRYAS JOEL (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

CONSIDERATION \$
TAX EXEMPT

MORTGAGE AMT \$
DATE

MORTGAGE TAX TYPE:

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

Handwritten signature: Donna L. Benson

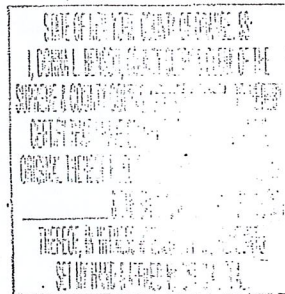
DONNA L. BENSON
Orange County Clerk

RECEIVED FROM: Arlington Abs



COUNTY OF ORANGE, NEW YORK

RECORDED/FILED
01/16/2004/ 15:12:09
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY



FILE # 20040007822
DEED / BK 11353 PG 0672
RECORDING FEES 92.00
TTX# 006698 TRANS TAX 0.00
Receipt#210838 linda



AA5106
THIS INDENTURE, made the 14th day of October, 2003

Linda Slaughter, Individually and Jean Slaughter as to her life estate

J.S. JS
2 # Plattekill Turnpike
Newburgh, NY 12550

party of the first part, and

Linda Slaughter and William Lodge

2 # Plattekill Turnpike
Newburgh, NY 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other 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.

SEE ATTACHED SCHEDULE A

SUBJECT to any state of facts a personal inspection and accurate survey will disclose.

SUBJECT to covenants, conditions, restrictions, reservations, rights-of-way, utility or other easements, agreements or sell-offs in former deeds or other instruments of record, if any.

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. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

RESERVING unto JEAN SLAUGHTER, party of the first part and her assigns an estate for and during her natural life in and to said above granted premises. There is no obligation to support or maintain.

DOUGLAS SLAUGHTER died November 5, 1993, a resident of the County of Orange, New York.

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

IN PRESENCE OF:

Linda Slaughter
Linda Slaughter

Jean Slaughter
Jean Slaughter

State of New York County of Orange) ss:

On 14th day of October, 2003 before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Slaughter and Jean Slaughter personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Robert S. Nichols
NOTARY PUBLIC

ROBERT S. NICHOLS
Notary Public, State of New York
No. 01N16091575
Qualified in Dutchess County
Commission Expires 4/28/07

State of New York County of ss:

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

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.

(signature and office of person taking acknowledgement)

Bargain and Sale Deed

With Covenant Against Grantor's Acts

Title No. _____

Linda Slaughter
And
Jean Slaughter

TO

Linda Slaughter
And
William Lodge

State of New York County of _____

ss:

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is a city, include the street and street number, if any, thereof;)

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(signature and office of person taking acknowledgement)

SECTION 60

BLOCK 2

LOT 37.1

COUNTY OR TOWN

RETURN BY MAIL TO:

Linda Slaughter and William Lodge
Plattekill Turnpike
Newburgh, NY

Reserve this space for use of Recording Office.

TITLE NO. AA-5126

SCHEDULE A

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

BEGINNING at an iron pipe at the junction of two stone walls on the easterly side of the Plattekill Turnpike, leading from the North Plank Road to the Gardnertown Road and in the southerly line of land of Union Free School District No.8, thence leaving said road and running along the southerly line of said school district south 70-57-00 east 360.28 feet to a concrete marker set in a stone wall; thence continuing on the same course south 79-57-00 east 1.66 feet to the junction of two stone walls; thence along a stone wall thru land of Katherine F. Slaughter south 15-15-50 west 123.52 feet to an iron pipe; thence north 80-26-30 west 321.58 feet to an iron pipe set in a stone wall on the easterly side of the Plattekill Turnpike; thence along stone wall and the Plattekill Turnpike north 06-47-50 east 21.40 feet and north 04-55-40 west 108.06 feet to the point of beginning.

EXCEPTING therefrom all that lot, piece and parcel of land conveyed out of the above parcel by deed dated November 30, 1985 made by Douglas Slaughter, Jean Slaughter and Linda Slaughter to Douglas H. Slaughter, Jr. and Barbara Slaughter and recorded in the Orange County Clerk's Office on December 2, 1985 in Liber 2445 of Deeds at page 240 and more particularly bounded and described as follows:

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

BEGINNING at an iron pipe set in a stone wall on the southerly line of lands now or formerly of Gardnertown School, said point being south 79-47-18 east 203.27 feet from an iron pipe set at the junction to two stone walls on the easterly side of Plattekill Turnpike, leading from North Plank Road to Gardnertown Road and in the southerly line of the lands of the Union Free School District No.8 (GardnerTown School), thence running along the southerly line of the lands of said school district south 79-47-18 east for 157.00 feet to a concrete marker set in a stone wall; thence continuing on the same course south 79-47-18 east for 1.60 feet to a junction of two stone walls; thence along a stone wall thru the lands of Katherine F. Slaughter south 15-49-07 west for 123.66 feet to an iron pipe; thence north 80-17-07 west for 147.00 feet to an iron pipe set; thence north 11-10-02 east 124.36 feet to the point or place of beginning.

For conveyancing only,
if to be conveyed.

Together with all right, title and interest of, in and to
any streets and road abutting the above described premises,
to the center line thereof

DS
LS



Property Description Report For: 2 Plattekill Tpke, Municipality of Newburgh

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	334600
	Tax Map ID #:	60-2-37.1
	Property Class:	210 - 1 Family Res
	Site:	RES 1
	In Ag. District:	No
	Site Property Class:	210 - 1 Family Res
	Zoning Code:	-
	Neighborhood Code:	40813
	School District:	Newburg
	Total Assessment:	2014 - \$43,500
Total Acreage/Size:	129 x 203	
Land Assessment:	2014 - \$5,800	
Full Market Value:	2014 - \$112,400	
Equalization Rate:	----	
	Legal Property Desc:	Lt 1 Slaughter Map 5746 LE Jean Slaughter
Deed Book:	11353	Deed Page: 672
Grid East:	612236	Grid North: 983149

Area

Living Area:	2,216 sq. ft.	First Story Area:	2,216 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1

Structure

Building Style:	Ranch	Bathrooms (Full - Half):	1 - 0
Bedrooms:	2	Kitchens:	1
Fireplaces:	1	Basement Type:	Slab/pier
Porch Type:	Porch-covered	Porch Area:	60.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Economy
Year Built:	1955		

Owners

Jean Slaughter, L.E. 2 Plattekill Tpke Newburgh NY 12550	Linda Slaughter 2 Plattekill Tpke Newburgh NY 12550	William Lodge 2 Plattekill Tpke Newburgh NY 12550
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Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
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