

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: 6/10/24

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

I (WE) Lawrence Realty Co Inc (LOT 66.32)
& Raymond & Marjorie Bianco (LOT 66.21) PRESENTLY

RESIDING AT NUMBER 39 & 37 Colandrea Road, Newburgh NY 12550

TELEPHONE NUMBER 845-562-4268

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

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

6-1-66.21 & 66.32 (TAX MAP DESIGNATION)
39 Colandrea Rd (Lot 66.32)
& 37 Colandrea Rd (Lot 66.21) (STREET ADDRESS)
AR (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 PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).
Single Family Dwellings & Section 185, Attachment 6, Schedule 2 (bulk table)

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:
N/A

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:
July 7, 2023

4. DESCRIPTION OF VARIANCE SOUGHT: _____

1- Front Yard Setback, where 50 feet is required while existing is 48.3 feet

2- Maximum Lot Surface Coverage, 20% allowed where 25.3% is existing and 24.7% is proposed

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

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:
N/A - No use variance is requested.

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:
N/A - No use variance is requested.

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:
N/A - No use variance is requested.

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:
N/A - No use variance is requested.

7. ADDITIONAL REASONS (IF PERTINENT):

Richard Lawrence
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7th DAY OF June 2024

JOANN S. WOODRUFF
NOTARY PUBLIC-STATE OF NEW YORK
No. 01W06348378
Qualified In Orange County
My Commission Expires 09-26-2024

Joann Woodruff
NOTARY PUBLIC

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)

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 front yard setbacks variance is for an existing building and is unchanged, and the maximum lot coverage variance is for existing unchanged improvements which is being lessened by the proposed lot line adjustment which has triggered the need for the variances. There will be no change to the character of the neighborhood or detriment to nearby properties.

- 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:

Granting the area variance for the existing structure and developments is a necessary process to permit the lot line adjustment between the two parcels which will slightly modify the geometry of the parcels and remove an access issue to the Lawrence parcel which currently crosses the Bianco parcel.

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

The requested variances are not substantial. A 1.7 foot or 3.4% variance is sought for the front yard setback of an existing building and is unchanged. The maximum lot coverage is being reduced from a 5.3% excess to 4.7%, lessening the variance by 0.6% through this action.

- 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 area variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district because no physical changes are proposed, the proposed action is only to adjust a lot line and reconfigure parcel geometry to the benefit of both parties.

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

There is no other way to adjust the parcel geometry since both variance conditions are existing and either unchanged or improved by this action.

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Lawrence Realty Co Inc (attn: Richard Lawrence), DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 39 Colandrea Road, Newburgh NY 12550
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Lot: 6-1-66.32

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

DATED: June 7 2024 Richard Lawrence

OWNER'S SIGNATURE

Joann Woodruff
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7th DAY OF June 2024

JOANN S. WOODRUFF
NOTARY PUBLIC-STATE OF NEW YORK
No. 01W06348378
Qualified In Orange County 24
My Commission Expires 09-26-2020

Joann Woodruff
NOTARY PUBLIC

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Raymond & Marjorie Bianco, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 37 Colandrea Road, Newburgh NY 12550
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF Tax Lot: 6-1-66.21

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

DATED: 6/7/2024 Ray Bianco

OWNER'S SIGNATURE

Marjorie Bianco

[Signature]
WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 7th DAY OF June 2024

JOANN S. WOODRUFF
NOTARY PUBLIC-STATE OF NEW YORK
No. 01W06348378
Qualified In Orange County 24
My Commission Expires 09-26-2026

[Signature]
NOTARY PUBLIC

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

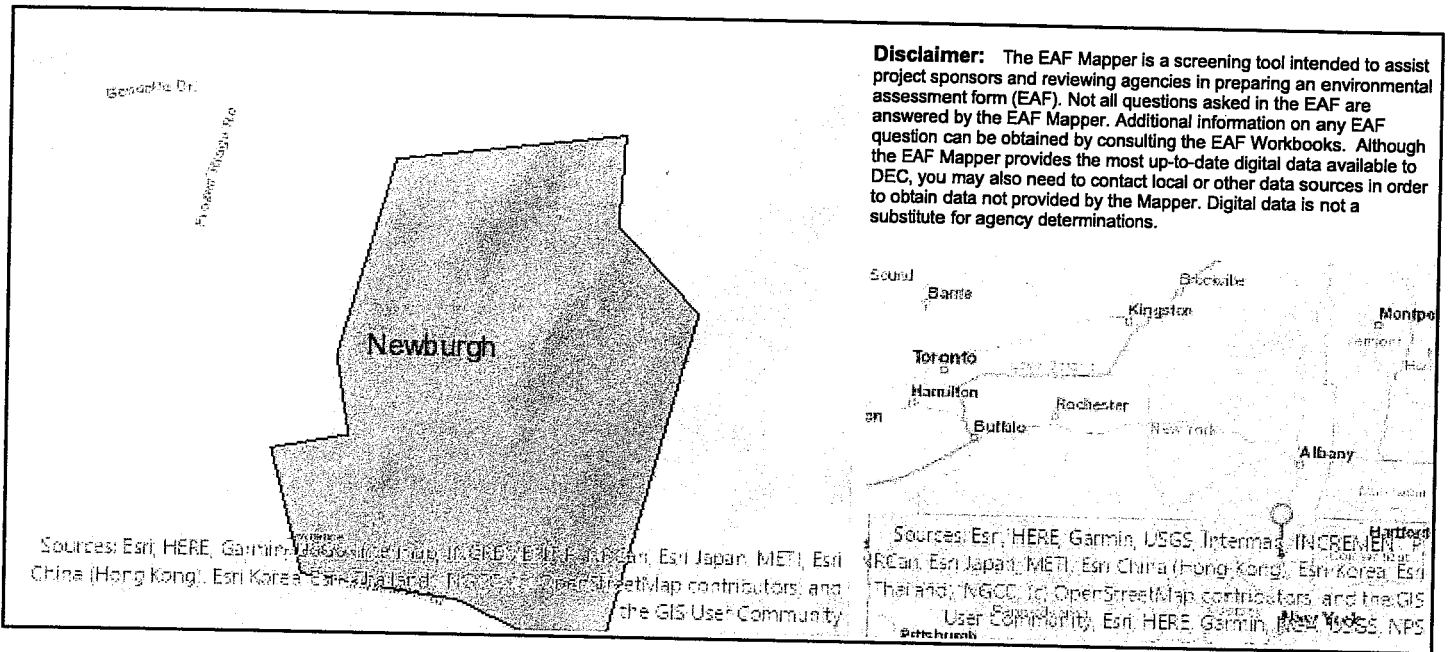
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Lawrence Farms & Bianco Lot Line Change			
Project Location (describe, and attach a location map): North of Colandrea Road, East of Frozen Ridge Road in the Town of Newburgh, NY (Tax Lot 6-1-66.21 and 66.32)			
Brief Description of Proposed Action: The proposed action is for lot line adjustment only, to swap a small amount of property between two (2) parcels, thus creating the need for two (2) area variances for existing conditions that either remain unchanged or are lessened by the proposed action.			
Name of Applicant or Sponsor: Lawrence Realty Co Inc (attn. Richard Lawrence)		Telephone: 845-562-4268 E-Mail: RLAW220@YAHOO.COM	
Address: 39 Colandrea Rd Newburgh NY 12550			
City/PO: Newburgh		State: NY	Zip Code: 12550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 66.7 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?		_____ 66.7 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A Lot line change	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A Lot line change	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: N/A Lot line change	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Online mapping identifies farm ponds as ACOE wetlands on the 66.32 acre parcel one of 1.27 acres towards the northern part of the site and one along the south east border of the site of 0.33 acre	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Colliers Engineering and Design CT, P.C. (Cory D. Robinson, P.E.)</u> Date: <u>06/06/2024</u>		
Signature: <u></u> Title: <u>Project Manager, Civil Engineer</u>		



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 and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

A 291

Standard N.Y.B.T.U. Form 8697
Mortgage & sale deed, with covenant against grantor's acts - Ind. or Corp.

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

LIBER 2166 PAGE 340

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

THIS INDENTURE, made the 15th day of May, nineteen hundred and eighty,
BETWEEN ROBERT R. LAWRENCE, residing off Colandrea Road (no number),
Town of Newburgh, County of Orange and State of New York,

party of the first part, and RAYMOND BIANCO and MARJORIE BIANCO, husband and
wife, both residing on Colandrea Road (no number), Town of Newburgh,
County of Orange and State of New York,

party of the second part,

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

-----TEN and 00/100 (\$10.00)----- dollars.

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

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

7/1
8/17
1969

Beginning at a point said point being at the southwest corner of
a 0.68 acre parcel conveyed to Bianco in 1965, and running thence
through Colandrea Road north 50°46'00" west 121.81 feet, thence
leaving said road north 29°31'20" east 6.54 feet to a set road,
thence continuing on the same north 29°31'20" east 159.17 feet to
a rod set at the northwest corner of a 0.32 acre parcel conveyed
to Bianco in 1969, thence along the westerly bounds of lands of
Bianco south 3°17'00" east 221.60 feet to the place of beginning,
containing 0.23 acres.

Subject to grants of record to public utilities.

Subject to zoning ordinances and building regulations of the Town
of Newburgh.

BEING a portion of the same premises described in a Deed dated
January 22nd, 1969 from Newburgh Bianco, Inc. to Robert R.
Lawrence and Reginald F. Lawrence, recorded in the Orange County
Clerk's Office on January 24th, 1969 in Liber 1812 of Deeds at
Page 553.

BEING a portion of the same premises as described in an Executor's
Deed from the Highland National Bank of Newburgh, as Executor and
Trustee and Robert R. Lawrence as Co-Executor under the last Will
and Testament of Reginald F. Lawrence, deceased to Robert R.
Lawrence, executed and to be recorded simultaneously herewith.

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, as tenants by the entirety.

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:


ROBERT R. LAWRENCE

LIBER 2166 PAGE 541

STATE OF NEW YORK, COUNTY OF ORANGE ss:

STATE OF NEW YORK, COUNTY OF

On the 15th day of May 19 80, before me personally came

On the day of 19 , before me personally came

ROBERT R. LAWRENCE

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

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

Ridge M. Maniscalco
Notary Public

Notary Public
Orange County
Commission Expires 03/31/1981

STATE OF NEW YORK, COUNTY OF ss:

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

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

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

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

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

ROBERT R. LAWRENCE

TO

RAYMOND BIANCO and
MARJORIE BIANCO

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

SCOTT C HOYT, P. C. *Stewart T. Lohr*
P. O. BOX 511 *0-7 Manton Ave.*
233 LIBERTY STREET *HIGHLAND, N.Y.*
NEWBURGH, N. Y. 12550
Zip No. *12550*

STATE OF NEW YORK, COUNTY OF ORANGE ss:
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme and County Courts, Orange County, do hereby certify that I have compared this copy with the original thereof filed or recorded in my office 5/28/1980 and the same is a correct transcript thereof in witness whereof, I have hereunto set my hand and affixed my official seal 06/06/2024.
Kelly A. Eskew
County Clerk & Clerk of the Supreme County Courts
Orange County

Reserve this space for use of Recording Office.

RECEIVED
REAL ESTATE
MAY 28 1980
CLERK COUNTY

My 28 MAY 33
APJ
REC-2168
542
Joel A. Jackson

**ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**

PRINT OR TYPE: BLACK INK ONLY

ROBERT R. LAWRENCE and
YVONNE P. LAWRENCE

TO

LAWRENCE REALTY COMPANY, INC.

SECTION 6 BLOCK 1 LOT 66.32

RECORD AND RETURN TO:
(Name and Address)

Record and Return To:
RICHARD J. DRAKE, ESQ.
Drake, Sommers, Loeb, Tarshis & Catania, P.C.
One Corwin Court, P.O. Box 1479
Newburgh, New York 12550

5647.38890
RJD/clh

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

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 54268 DATE 12/31/92 AFFIDAVIT FILED _____ 19____

INSTRUMENT TYPE: DEED MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

- BG20 Blooming Grove _____
- CH22 Chester _____
- CO24 Cornwall _____
- CR26 Crawford _____
- DP28 Deerpark _____
- GO30 Goshen _____
- GR32 Greenville _____
- HA34 Hamptonburgh _____
- HI36 Highlands _____
- MK38 Minisink _____
- ME40 Monroe _____
- MY42 Montgomery _____
- MH44 Mount Hope _____
- NT46 Newburgh (T)
- NW48 New Windsor _____
- TU50 Tuxedo _____
- WL52 Wallkill _____
- WK54 Warwick _____
- WA56 Wawayanda _____
- WO58 Woodbury _____
- MN09 Middletown _____
- NC11 Newburgh _____
- PJ13 Port Jervis _____
- 9999 Hold _____

SERIAL NO. _____
Mortgage Amount \$ _____ CHECK CASH _____ CHARGE _____
Exempt Yes _____ No _____
3-6 Cooking Units Yes _____ No _____
MORTGAGE TAX \$ _____
Received Tax on above Mortgage TRANSFER TAX \$ E
Basic \$ _____ ED. FUND \$ 5.00
MTA \$ _____ RECORD. FEE \$ 14-
Spec. Add. \$ _____ REPORT FORMS \$ 30-
TOTAL \$ _____ CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: Sm
ORANGE COUNTY CLERK'S OFFICE S.S.
Recorded on APR - 6 1993
at 4:08 O'Clock P M.
in Liber/Film 3791 deeds
at page 48 and examined.
Marion S. Murphy
County Clerk

RECEIVED
\$ _____
REAL ESTATE
APR - 6 1993
TRANSFER TAX
ORANGE COUNTY

LIBER 3791 PAGE 48

STATE OF NEW YORK, COUNTY OF ORANGE ss:
I, Kelly A. Eskew, County Clerk and Clerk of the Supreme
and County Courts, Orange County, do hereby certify that I
have compared this copy with the original thereof filed or
recorded in my office 4/6/1993 and the same is a correct
transcript thereof in witness whereof, I have hereunto set my
hand and affixed my official seal 06/06/2024.
Kelly A. Eskew
County Clerk & Clerk of the Supreme County Courts
Orange County

ORC 04/06/93 04:08:47 16569 44.00
***** EDUCATION FUND: 5.00 *****
DEED CONTROL NO: 54268 .00 *
***** SERIAL NUMBER: 006021 *****

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

THIS INDENTURE, made the 31st day of December, nineteen hundred and ninety-two **BETWEEN** ROBERT R. LAWRENCE and YVONNE F. LAWRENCE, husband and wife, both residing at R.D. 1 Frozen Ridge Road, Town of Newburgh, County of Orange and State of New York

party of the first part, and

LAWRENCE REALTY COMPANY, INC., a domestic corporation having its principal place of business at R.D. 1 Frozen Ridge Road, Town of Newburgh, County of Orange and State of New York

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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York being more particularly bounded and described on Schedule "A" annexed hereto and made a part hereof.

BEING the same premises conveyed in a deed from ROBERT R. LAWRENCE to ROBERT R. LAWRENCE and YVONNE F. LAWRENCE, husband and wife, dated May 12, 1987 and recorded in the Orange County Clerk's Office on May 27, 1987 in Liber 2718 of Deeds at Page 306.

RESERVING to each of the parties of the first part a life estate in and to that portion of the above described premises that include the personal residence of the parties of the first part with approximately two (2) acres of land in which the residence is located with a right of ingress and egress to Colandrea Road

Section 6 Block 1 Lots 66.32

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.

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

IN PRESENCE OF:

Robert R. Lawrence
ROBERT R. LAWRENCE

Yvonne F. Lawrence
YVONNE F. LAWRENCE

STATE OF NEW YORK, COUNTY OF ORANGE

On the 31st day of December 1992, before me personally came Robert R. Lawrence and Yvonne F. Lawrence to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Richard J. Drake
Notary Public

RICHARD J. DRAKE
Notary Public, State of New York
No. 8096165
Residence on Appointment: Orange County
Commission Expires August 31, 1994

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

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

STATE OF NEW YORK, COUNTY OF

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

that he knows

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

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

ROBERT R. LAWRENCE and
YVONNE F. LAWRENCE

TO

LAWRENCE REALTY COMPANY, INC.

SECTION 6
BLOCK 1
LOT 66.32
COUNTY ~~ORANGE~~ OF ORANGE
TOWN OF NEWBURGH

RETURN BY MAIL TO:

Richard J. Drake, Esq.
Drake, Sommers, Loeb, Tarshis
& Catania, P.C.
P.O. Box 1479
Newburgh, NY Zip No. 12551-1479

Reserve this space for use of Recording Office.

LIBER 3791 PAGE 50

SCHEDULE "A"

PARCEL A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the in the town of Newburgh, County of Orange and State of New York, bounded and described as follows:

Beginning at an iron pipe in the middle of Colandrea Road (the eastern part being abandoned or only used as a farm lane) being the southeasterly corner of lands of the said Bianco; thence along the middle of the road N 50°46' W, 368.6 feet; thence leaving the road N 3° 17' W, 21.4 feet to an iron pipe set near the side of the road; thence N 3° 17' W, 338 feet to a point; thence S 86° 36' W, 150 feet to a point; thence S 3° 17' E, 203.3 feet to an iron pipe set near the side of the aforesaid road; thence continuing on the same course 18.3 feet to the middle of the road; thence along the middle of the road as follows: N 50° 46' W, 42.2 feet to a point; N 57° 33' W, 119 feet; N 66° 44' W, 182.5 feet; and N 73° 32' W, 223.9 feet to a point; thence leaving Colandrea Road and through the lands of the said Bianco N 11° 19' E, 19.5 feet to an iron pipe set near the side of the road; thence N 11° 19' E 296.2 feet to an iron pipe; thence about N 3° 50' E, 729.5 feet to an iron pipe at a stonewall corner; thence along a stonewall along lands of Schmitt N 27° 56' E, 247.3 feet to a chisel cross; thence N 27° 40' E, 249.9 feet to a chisel cross; thence N 27° 51' E, 217.4 feet to a chisel cross; thence N 28° 24' E, 179 feet to an iron pipe set at a stonewall corner; thence along a stonewall along lands now or formerly of Milea S 85° 29' E, 256.4 feet to an iron pipe; and S 86° 10' E, 386.2 feet to a chisel cross at a stonewall corner; thence along a stonewall along lands of Dr. Mazio S 86° 21' E, 155.7 feet to a chisel cross; S 87° 22' E, 78.2 feet to a chisel cross; S 84° 56' E 87.1 feet to a chisel cross; S 87° 31' E, 73 feet to a chisel cross; S 47° 50' E, 10.7 feet to a chisel cross; S 15° 17' W, 405.9 feet to an iron pipe; thence along lands now of Romano and still along a stonewall as follows: S 15° 17' W, 10.8 feet to a chisel cross; S 31° 26' E, 415.1 feet to a chisel cross; S 32° 29' E, 94.8 feet to an iron pipe; thence along the easterly side of a 14 foot wide land and still along lands of Romano and along a stonewall as follows: S 28° 54' W, 79.5 feet to a chisel cross; S 27° 55' W, 167 feet to a chisel cross; S 26° 54' W, 142 feet to a spike beyond the end of the wall; then S 27° 20' W, 374 feet to a spike; S 27° W, 144.4 feet to a stake, S 26° 23' W, 230.5 feet to a stake; S 26° 55' W, 205.8 feet to a stake; S 27° 23' W, 163.9 feet to a stake; thence S 26° 43' W, 181.1 feet to the place of beginning containing 61.83 acres more or less.

SUBJECT to grants of record to public utilities.

SUBJECT TO zoning ordinances and building regulations of the Town of Newburgh.

BEING the same premises conveyed to ROBERT R. LAWRENCE from HIGHLAND NATIONAL BANK OF NEWBURGH, Trustee and Executor U/LW&T of Reginald F. Lawrence, Deceased and ROBERT R. LAWRENCE, as Co-Executor, in Deed dated May 15, 1980 and filed in the Orange County Clerk's office on May 28, 1980, in Liber 2166 of Deeds, at page 487, and

PARCEL B ALL THAT PARCEL OF LAND situate in the Town of Newburgh, County of Orange and State of New York bounded and described as follows:

BEGINNING at a point in the center of Colandrea Road, said point being the southeast corner of lands of Schembri and running thence along lands of Schembri and E. Bianco north 3° 17'00" west 606.48 feet, thence along lands of E. Bianco south 85° 10'00" east 352.88 feet, thence along other lands of Robert Lawrence south 3° 50' 00" west 329.50 feet and south 11° 19'00" west 315.70 feet to the center of Colandrea Road, thence through said road north 73° 32' 00" west 71.80 feet and north 75°34'00" west 169.40 feet to the place of beginning.

CONTAINING 4.35 acres as surveyed by Roy H. Pauli, L.L.S.

SUBJECT to any right, title and interest of others in and to Colandrea Road.

BEING a portion of the premises in deed dated January 26, 1970 from Eugene Bianco and Raymond Bianco to Raymond Bianco and Marjorie Bianco husband and wife recorded in the Orange County Clerk's Office February 9, 1970 in Liber 1840 of Deeds at page 627.

BEING the same premises conveyed to ROBERT R. LAWRENCE from RAYMOND BIANCO and MARJORIE BIANCO in deed dated May 27, 1980 and filed in the Orange County Clerk's office on May 28, 1980, in Liber 2166 at page 537.

James R. Loeb
Richard J. Drake, *retired*
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

Judith A. Waye
Sarah N. Wilson
Michael J. Barfield**
Meghan R. LoCicero

Jennifer L. Schneider
Managing Attorney

*LL.M. in Taxation

**Member NJ & NY Bar

July 7, 2023

BY EMAIL ONLY

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

Re: Lawrence Farms and Bianco Lot Line Change // ZBA referral
Planning Board Project No. 2023-12

Dear Chairman Scalzo and Zoning Board Members:

At the Planning Board's July 6, 2023 meeting, the Planning Board resolved to refer this application to the Zoning Board of Appeals for its consideration of the following area variances that are required for this lot line change. The proposal is for a lot line change to modify the geometry of the existing Bianco parcel. The lot line change also removes an access issue to the Lawrence Farms parcel which currently crosses the existing Bianco parcel. The existing Bianco parcel is 1.09+/- acres and will be 1.11 acres after the lot geometry modifications.

The Bianco parcel has pre-existing bulk deficiencies. The project requires the following variances:

- Front yard setback: 50 feet required while existing is 48.3 feet; and
- Maximum lot surface coverage: 20% allowed, where 25.3 is existing and 24.7% is proposed.

Lot line changes are Type II actions under SEQRA, and as a result the Planning Board has not declared its intent to serve as lead agency and there are no further steps required to conclude the SEQRA review for this proposal.

Thank you for your consideration of this matter.

Very Truly Yours,


Dominic Cordisco





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

STATE OF NEW YORK: COUNTY OF ORANGE:

I, CORY ROBINSON, being duly sworn, depose and say that I did on or before

June 13, 2024, post and will thereafter maintain at

37 & 39 Colandrea Rd 6-1-66.21 & 6-1-66.32 AR Zone in the Town of Newburgh, New York, at
or near the front

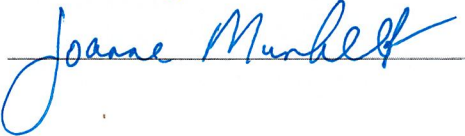
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which
notice was in the form attached hereto.

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 12

day of June, 2024.



JOANNE MUNKELT
Notary Public, State of New York
No. 01MU6295421
Qualified in Orange County
Commission Expires Jan. 6, 2026



TOWN OF NEWBURGH

Crossroads of the Northeast
ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD OF APPEALS
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY
TELEPHONE #45-566-4901
FAX LINE #45-564-7802

NOTICE OF HEARING

NOTICE is hereby given that, pursuant to Section 267-a (1) of the Town Law, State of New York and Section 185-55A (1) of the Zoning Ordinances of the Town of Newburgh, a Public Hearing will be held by the Zoning Board of Appeals of the Town of Newburgh, New York on Thursday the 27th day of June, 2024 at 7:00 P.M., in the Town Hall, 1496 Route 300, Town of Newburgh, New York, to act upon the following appeal:

APPLICATION of Lawrence Realty Co Inc and Raymond and Marjorie Bianco (Planning Board Referral) for area variances of the front yard and maximum lot surface coverage on a pre-existing lot for a lot line change between lots 6-1-66-21 & 6-1-66-32.

PREMISES LOCATED at 37 & 39 Colandrea Rd 6-1-66-21 & 6-1-66-32 AR Zone in the Town of Newburgh, New York.

TAKE NOTICE that the applicant should appear at the hearing and all persons interested in any way may appear and be heard by the Board.

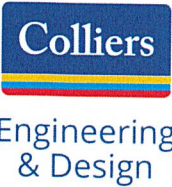
BY ORDER of the Zoning Board of Appeals dated the 11th day of June, 2024.

Bjorken
(APPLICANT)









Letter of Transmittal

To: Darrin J. Scalzo, Chairman
 Town of Newburgh Zoning Board
 21 Hudson Valley Professional Plaza
 Newburgh NY 12550

Date: June 10, 2024 Project no.: 040007E
 Subject: Lawrence Farm & Bianco Lot Line Change
 SBL: 6-1-66.21 & 6-1-66.32

We are sending you:

- Attached
- Shop Drawings
- Samples
- Change Order
- Under separate cover
- Prints
- Specifications
- Plans
- Copy of Letter

Copies	Date	Revised	No.	Description
1	6/10/24	--	--	Receipt of Application Fees (\$250-area variance & \$50-Public hearing)
11	7/7/23	--	--	Referral Letter from Zoning Board
1	--	--	--	Certified Deeds for both 66.21 & 66.32
11	7/11/23	--	--	Lot Line Adjustment Plan (Sheet 1 of 1)
1		--	--	Assessor's List of Property Owners within 500 feet of property
11	6/7/24	--	--	Site Photos
11	6/10/24	--	--	Zoning Board Application (Proxy Statements Included)
11	6/6/24	--	--	Short Environmental Assessment Form

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE:
- Approved as submitted
- Approved as noted
- Returned for corrections
- PRINTS RETURNED AFTER LOAN TO US
- Resubmit copies for approval
- Submit copies for distribution
- Returned corrected prints

Remarks: Please feel free to reach out to me at 845-875-4950 with any questions. Thank you.

Copy to: File w/encl.
 Applicant w/ encl. (digital)

Signed: Cory D. Robinson, P.E.