

ZB# 78-16

John Kaiser (Kaiser Binding)

9-1-54

~~78~~ 78-16 - Kaiser Binding (near yard area variance)

Public Hearing

~~00~~

May 22nd

8pm.

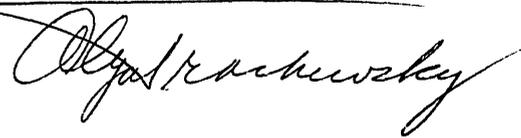
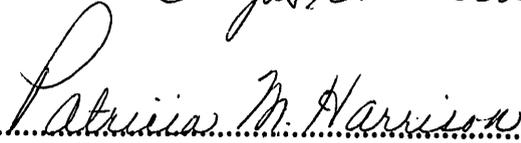
OCPD - ~~78~~ No. 11

Local Notice
PUBLIC NOTICE OF HEARING BEFORE ZONING BOARD OF APPEALS TOWN OF NEW WINDSOR
 PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:
 Appeal No. 216 Request of JOHN KAISER for a VARIANCE of the regulations of the Zoning Ordinance to permit insufficient rear yard being a VARIANCE of Section 48-12 - Table of Bulk Regulations - Col. 8 for property situated as follows:
 at the intersection of MacArthur Avenue and Walnut Avenue in the Town of New Windsor, N.Y. designated as Section 9 - Block 1 - Lot 54.
 SAID HEARING will take place on the 22nd day of May, 1978 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 8 o'clock P.M.
 MARK STORTECKY
 Chairman
 By: Patricia Razdan
 Secretary
 May 13

State of New York
County of Orange, ss:

Olga Trachewsky , being duly sworn deposes and says that he is^s Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News. a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published
 One Time
 in said newspaper, commencing on the..... 13thday of
 May A.D., 19 78 , and ending on
 the 13th day of May A.D., 19 78

Subscribed and sworn to before me this }
 15th day of May 19 78

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19 79

555 Union Avenue
New Windsor, N. Y. 12550
May 23, 1978

Mr. Ron Raines
Kahn Real Estate
838 Broadway
Newburgh, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE OF JOHN KAISER
#78-16

Dear Ron:

This is to confirm that the above application for a 17 ft. rear yard variance was granted by the Zoning Board of Appeals at their regular meeting of May 22, 1978. Formal decision will follow by return mail.

Very truly yours,

PATRICIA RAZNNSKY, Secretary

/pr

cc: Ernest Spignardo, Chairman
Town Planning Board

Howard Collett, Bldg./Zoning Inspector

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of

JOHN KAISER

Application #78-16.

DECISION GRANTING
AREA VARIANCE

-----X
WHEREAS, JOHN KAISER of 25 Division Street, Brooklyn, New York, has made application for an area variance to permit insufficient rear yard on property located on Ruscitti Road in the Town of New Windsor, New York, in a Planned Industrial (PI) zone; and

WHEREAS, the applicant seeks a 17 ft. rear yard variance; and

WHEREAS, a public hearing was held on the 22nd day of May, 1978 before the New Windsor Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant was represented by real estate agent, Ron Raines of Kahn Real Estate; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The evidence shows that the variance if granted will result in no appreciable additional population or strain on existing governmental facilities.

3. The evidence shows that the variance sought/^{is}to expand a commercial usage in an already well-developed commercial zone and that the expanded usage will not alter the character of the neighborhood.

4. The evidence shows that denial of the variance will result in significant economic injury to the owner of the property due to the limited use for the property as presently constructed and that there are no reasons of public health, safety or welfare which compel the denial of the application.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. That notice of the public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The applicant will encounter practical difficulty in expanding his business if the variance is not granted.

3. The owner's expansion cannot be done in any other feasible method within the present zoning ordinance.

4. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

5. Granting the variance is in the interest of justice.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a 17 ft. rear yard variance to JOHN KAISER for the expansion of a business in a commercial zone.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant's agent.

Dated: June 12, 1978.

Mark J. Storteky
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-16.
(Number)

5-9-78
(Date)

I. Applicant information:

- (a) JOHN KAISER MAC ARTHUR AVE NEW WINDSOR
(Name, address and phone of Applicant)
- (b) (212) 782-1525
(Name, address and phone of purchaser or lessee)
- (c) ANTHONY P. QUINN (212) 728-8402 2915 ASTORIA BLVD ASTORIA N.Y. 11102
(Name, address and phone of attorney)
- (d) H. L. KAHN 838 BROADWAY NEW B. N.Y.
(Name, address and phone of broker)
CONTACT RON FAINES 562-4800

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. Property information:

- (a) PI MAC ARTHUR AVE
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 4/24/78
- (e) Has property been subdivided previously? NO When?
- (f) Has property been subject of variance or special permit previously? NO When?
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO If so, when
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

78-16.
(Number)

5-9-78
(Date)

I. Applicant information:

- (a) JOHN KAISER MAC ARTHUR AVE NEW WINDSOR
(Name, address and phone of Applicant)
- (b) (212) 782-1525
(Name, address and phone of purchaser or lessee)
- (c) ANTHONY P. QUINN (212) 728-8402 2915 ASTORIA BLVD ASTORIA N.Y. 11102
(Name, address and phone of attorney)
- (d) H. L. KAHN 838 BROADWAY NEW B. N.Y.
(Name, address and phone of broker)
CONTACT RON FAINES 562-4800

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(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 4/24/78
- (e) Has property been subdivided previously? NO When?
- (f) Has property been subject of variance or special permit previously? NO When?
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards _____	_____	_____
Reqd. Rear Yard 15' ^{20'} _____	3' _____	15' ^{17'} _____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards _____	_____	_____
Reqd. Rear Yard 15' ^{20'} x _____	3'	17'
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only
 ** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

DUE TO THE PRODUCTION FLOW
OF THE OPERATION, IT IS
NECESSARY TO BUILD AN ADDITION
AT THAT END OF THE BUILD-
ING.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

OF THE OPERATION, IT IS
NECESSARY TO BUILD AN ADDITION
AT THAT END OF THE BUILD-
ING.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/> <hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

Copy of letter of referral from Building and Zoning Inspector.

Copy of contract of sale, lease or franchise agreement.

Copy of tax map showing adjacent properties

Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

Copy(ies) of sign(s) with dimensions.

Check in amount of \$ 50 payable to Town of New Windsor.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- Copy of letter of referral from Building and Zoning Inspector.
 - Copy of contract of sale, lease or franchise agreement.
 - Copy of tax map showing adjacent properties
 - Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
 - Copy(ies) of sign(s) with dimensions.
 - Check in amount of \$ 50 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- Other

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

[Handwritten Signature]

(Applicant)

Sworn to before me this
9 day of May, 1978.

MARTHA CARUSO
Notary Public, State of New York
No. 4617650
Qualified in Orange County
Commission Expires March 30, 1979

[Handwritten Signature: Martha Caruso]

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

4

Prelim. Meeting -
4/24/78 - 7:30

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date APRIL 14, 1978

To KAISER BINDING
25 DIVISION ST.
BROOKLYN NY

PLEASE TAKE NOTICE that your application dated APRIL 14, 1978
for permit to CONSTRUCT AN ADDITION TO REAR & SIDE
at the premises located at MAD ARTHUR AVE

is returned herewith and disapproved on the following grounds:

INSUFFICIENT REAR YARD
PROPOSED 3' REAR YARD - REQUIRED 20'

Formerly: Eastern Electronics

48-~~82~~¹²-~~PI~~ zone - ~~#~~

Howard R. Cicca
Building Inspector

P.H. - 5/22/78
8 p.m.

5/22/78 - Public Hearing - Kaiser, John 8 p.m.

Name:

Address:

James E. Hoffman 504 MacArthur Ave
(no objection)

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
HOWARD COLLETT, BLDG./ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARING SCHEDULED FOR MAY 22, 1978

DATE: May 18, 1978

Kindly be advised that there is one public hearing scheduled before the Zoning Board of Appeals on Monday evening, May 22, 1978 at 8 p.m. in the matter of the Application of JOHN KAISER for a rear yard variance.

Application and public hearing notice is attached hereto for your information.

PR

PR:

Enclosures

Cc: Howard Collett, Bldg./ Zoning Inspector



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Edward E. Wentz~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

May 11, 1978

Mr. Ron Rains
Harold Kahn Realty
838 Broadway
Newburgh, N.Y. 12550

RE: 9-1-54

Dear Mr. Rains:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$20.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA KING
Assessor's Office
Town of New Windsor

PK
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Landman, Marvin & Ada
C/O Butcher Boys
11 Central Avenue
Spring Valley, N.Y. 10977

Scott, Morton
Orzechowski, Leon
182 Grand Street
Newburgh, N.Y. 12550

Olympia, Peter M.
16 Russell Road
Newburgh, N.Y. 12550

Adams, Harold J. & Veronica
C/O Frye Copy Systems
71 Windsor Highway
New Windsor, N.Y. 12550

Dellp Realty Corp.
C/O Monarch Metal Products
P.O. Box 4081
New Windsor, N.Y. 12550

Amoia, Anthony
MD#42 Ruscitti Road
New Windsor, N.Y. 12550

Mid Hudson Neon
Miller, Arthur, Lynch, James & Joseph
32 Walnut Street
New Windsor, N.Y. 12550

Ruscitti, Joseph & Ida
P.O. Box 227
Walden, N.Y. 12586

Abbruscato, John F. & Marie
5 Buttonwood Drive
New Windsor, N.Y. 12550

New Windsor Veteran Association
29 Walnut Street
New Windsor, N.Y. 12550

Motor Age Warehouse Inc.
20 Bank Street
Hackensack, N.J. 07601

Leidy, Thomas S. Jr. & Anna M.
200 MacArthur Avenue
New Windsor, N.Y. 12550

Steger, Richard C. & Sharon A.
202 MacArthur Avenue
New Windsor, N.Y. 12550

Hoffman, James E.
204 MacArthur Avenue
New Windsor, N.Y. 12550

Adams, Harold J.
P.O. Box 4053
New Windsor, N.Y. 12550

Respectfully submitted,

Paula King
Assessor's Office
Town of New Windsor

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 16

Request of JOHN KAISER

for a VARIANCE ~~SPECIAL USE PERMIT~~ of the regulations of the Zoning Ordinance, to permit insufficient rear yard

being a VARIANCE ~~SPECIAL USE PERMIT~~ of Section 48-12 - Table of Bulk Regulations - Col. 8 for property situated as follows:

at the intersection of MacArthur Avenue and Walnut Avenue in the Town of New Windsor, N. Y. designated as Section 9- Block 1 - Lot 54.

SAID HEARING will take place on the 22nd day of May, 1978, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 8 o'clock P. M.

MARK STORTECKY
Chairman



This Agreement,

Made and dated this thirteenth day of February
in the year One thousand nine hundred and seventy-eight

Between PENNANT ELECTRONICS CORP., a New York corporation, having
its principal office and place of business at McArthur and Walnut
Avenues, Town of New Windsor, County of Orange, State of New York,
12550

hereinafter described as the seller, and JOHN J. KAISER, residing at
25 Division Place, Brooklyn, New York 11222, NADIA PAJER, residing
at 25 Division Place, Brooklyn, New York 11222 and GEORGE R. KAISER,
residing at 86-11 80th Street, Woodhaven, Queens, New York 11421,
collectively

hereinafter described as the purchaser,

Witnesseth,

THAT the seller agrees to sell and convey, and the purchaser agrees to purchase:

ALL that certain tract of land, with the buildings and
improvements thereon, situate in the Town of New Windsor, Orange
County, New York, being particularly described in a deed from
EASTERN ELECTRONICS CORPORATION to the seller herein, dated
January 23, 1968 and recorded in the Orange County Clerk's Office
on April 8, 1969 in liber 1817 of deeds at page 197, said deed
being annexed hereto as Exhibit "A".

in the year One thousand nine hundred and seventy-eight

Between PENNANT ELECTRONICS CORP., a New York corporation, having its principal office and place of business at McArthur and Walnut Avenues, Town of New Windsor, County of Orange, State of New York, 12550

hereinafter described as the seller, and JOHN J. KAISER, residing at 25 Division Place, Brooklyn, New York 11222, NADIA PAJER, residing at 25 Division Place, Brooklyn, New York 11222 and GEORGE R. KAISER, residing at 86-11 80th Street, Woodhaven, Queens, New York 11421, collectively

hereinafter described as the purchaser,

Witnesseth,

THAT the seller agrees to sell and convey, and the purchaser agrees to purchase:

ALL that certain tract of land, with the buildings and improvements thereon, situate in the Town of New Windsor, Orange County, New York, being particularly described in a deed from EASTERN ELECTRONICS CORPORATION to the seller herein, dated January 23, 1968 and recorded in the Orange County Clerk's Office on April 8, 1969 in liber 1817 of deeds at page 197, said deed being annexed hereto as Exhibit "A".

This Indenture,

Made the Twenty-third day of January Nineteen Hundred and Sixty-eight

Between EASTERN ELECTRONICS CORPORATION,

a corporation organized under the laws of the State of New York with its principal office and place of business at McArthur and Walnut Avenues, Town of New Windsor, County of Orange, State of New York, 12550,

party of the first part, and

PENNANT ELECTRONICS CORPORATION,

A New York corporation, having its principal office and place of business at McArthur and Walnut Avenues, Town of New Windsor, County of Orange, State of New York, 12550,

party of the second part;

Witnesseth that the party of the first part, in consideration of TEN and 00/100 Dollar s

(\$ 10.00) 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, its

successors and assigns 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 New Windsor, Orange County, New York, said lot or parcel of land being more particularly bounded, measured and described as follows:

BEGINNING at a point, said point being in the easterly line of the Erie Railroad Company land and also being the northwest corner of the lands conveyed by Harold J. Adams to John A. Riley and Bessie V. Lawson, by Deed dated September 7, 1954 and recorded in the Orange County Clerk's office on October 11, 1954 in Liber 1323 of Deeds at page 235; running thence along lands of said Railroad North 02 degrees 30'30" East 250.0 feet to a point marked by a pipe driven in the ground; thence through lands of Harold J. Adams South 78 degrees 54'15" East 328.67 feet to a point in the westerly line of Walnut Street Extension marked by a pipe driven in the ground; thence along the westerly line of said Walnut Street Extension South 13 degrees 23'10" East to a point in range with the southerly line of Walnut Street; thence southwesterly to a point in the northerly line of said Riley and Lawson, said point being North 78 degrees 54'15" West 50.0 feet from the northeasterly corner of lands conveyed as aforesaid to Riley and Lawson; thence along the northerly line of said Riley and Lawson North 78 degrees 54'15" West 224.10 feet to the point or place of

Between

EASTERN ELECTRONICS CORPORATION,

a corporation organized under the laws of the State of New York with its principal office and place of business at McArthur and Walnut Avenues, Town of New Windsor, County of Orange, State of New York, 12550,

party of the first part, and

PENNANT ELECTRONICS CORPORATION,

A New York corporation, having its principal office and place of business at McArthur and Walnut Avenues, Town of New Windsor, County of Orange, State of New York, 12550,

party of the second part;

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

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(\$ 10.00) lawful money of the United States,

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does hereby grant and release unto the party of the second part, its

successors *and assigns 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 New Windsor, Orange County, New York, said lot or parcel of land being more particularly bounded, measured and described as follows:*

BEGINNING at a point, said point being in the easterly line of the Erie Railroad Company land and also being the northwest corner of the lands conveyed by Harold J. Adams to John A. Riley and Bessie V. Lawson, by Deed dated September 7, 1954 and recorded in the Orange County Clerk's office on October 11, 1954 in Liber 1323 of Deeds at page 235; running thence along lands of said Railroad North 02 degrees 30'30" East 250.0 feet to a point marked by a pipe driven in the ground; thence through lands of Harold J. Adams South 78 degrees 54'15" East 328.67 feet to a point in the westerly line of Walnut Street Extension marked by a pipe driven in the ground; thence along the westerly line of said Walnut Street Extension South 13 degrees 23'10" East to a point in range with the southerly line of Walnut Street; thence southwesterly to a point in the northerly line of said Riley and Lawson, said point being North 78 degrees 54'15" West 50.0 feet from the northeasterly corner of lands conveyed as aforesaid to Riley and Lawson; thence along the northerly line of said Riley and Lawson North 78 degrees 54'15" West 224.49 feet to the point or place of beginning.

TOGETHER with a Right of Way for ingress and egress to and from the premises hereby conveyed over a triangular portion of land owned by Harold J. Adams which is bounded on the west by the fourth course of the above described premises, on the north by Walnut Street and on the south by lands of Lorenzen, other lands of Harold J. Adams and lands of Riley

Exhibit A

1817 197

PAGE 1

and Lawson, said Right of Way to be used in common with others and as a means of access to the southerly side of Walnut Street.

BEING the same premises described in a Deed from Walter Jaffe, Carroll Gomberg, Arthur Hallen, Chester Hillsgrove and Sadie Levine, individually and as executrix of the Estate of Max Levine to Eastern Electronics Corporation, dated January 23, 1968, and recorded in the Orange County Clerk's office on January 25, 1968, in Liber 1786 of Deeds at Page 877 thereof.

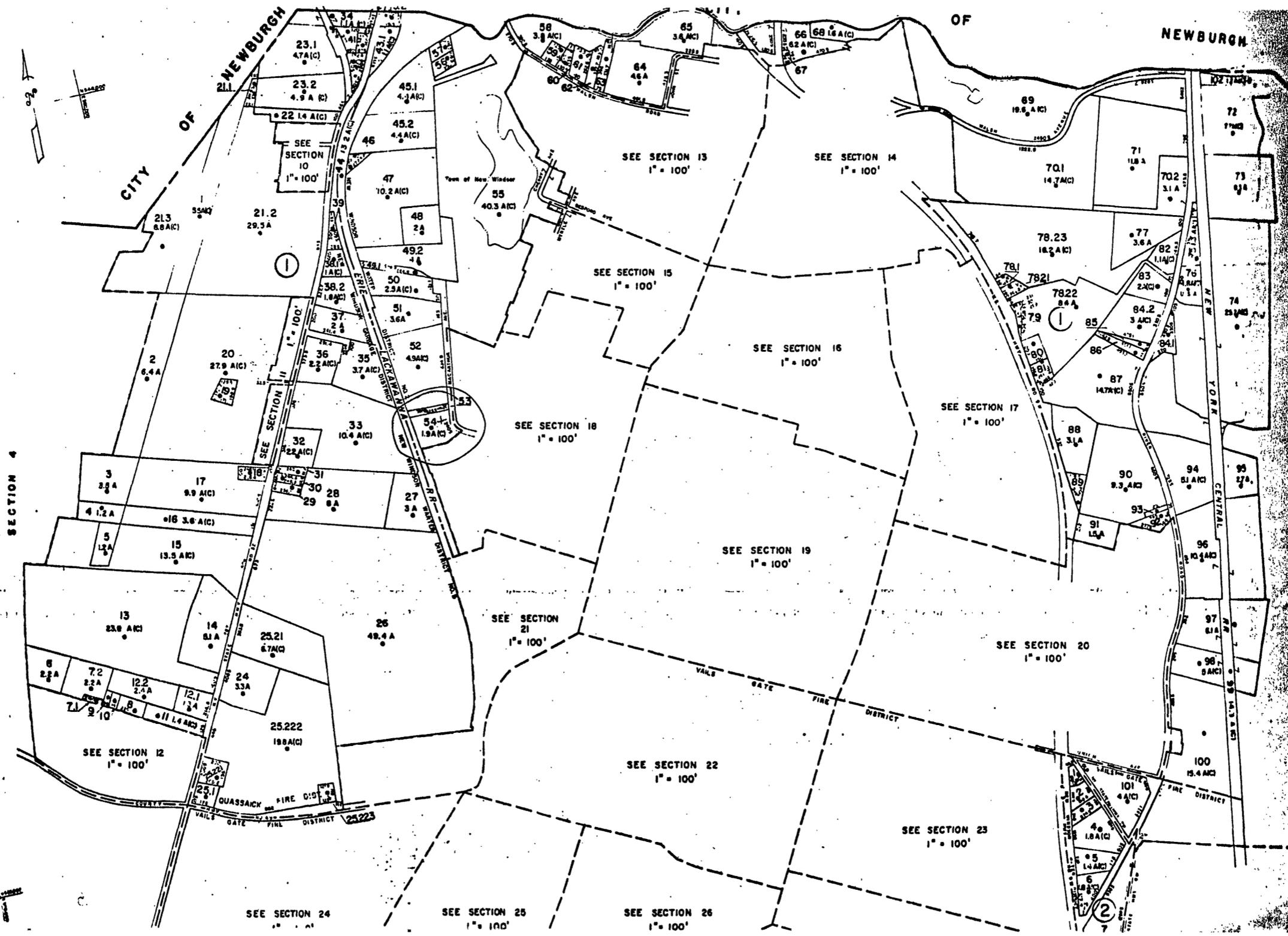
SUBJECT however to a First Purchase Money Mortgage payable to the Columbus Trust Company, 78 Broadway, Newburgh, New York, in the amount of Sixty Thousand Dollars (\$60,000.00) dated January 23, 1968 and recorded in the Orange County Clerk's office on January 25, 1968, and

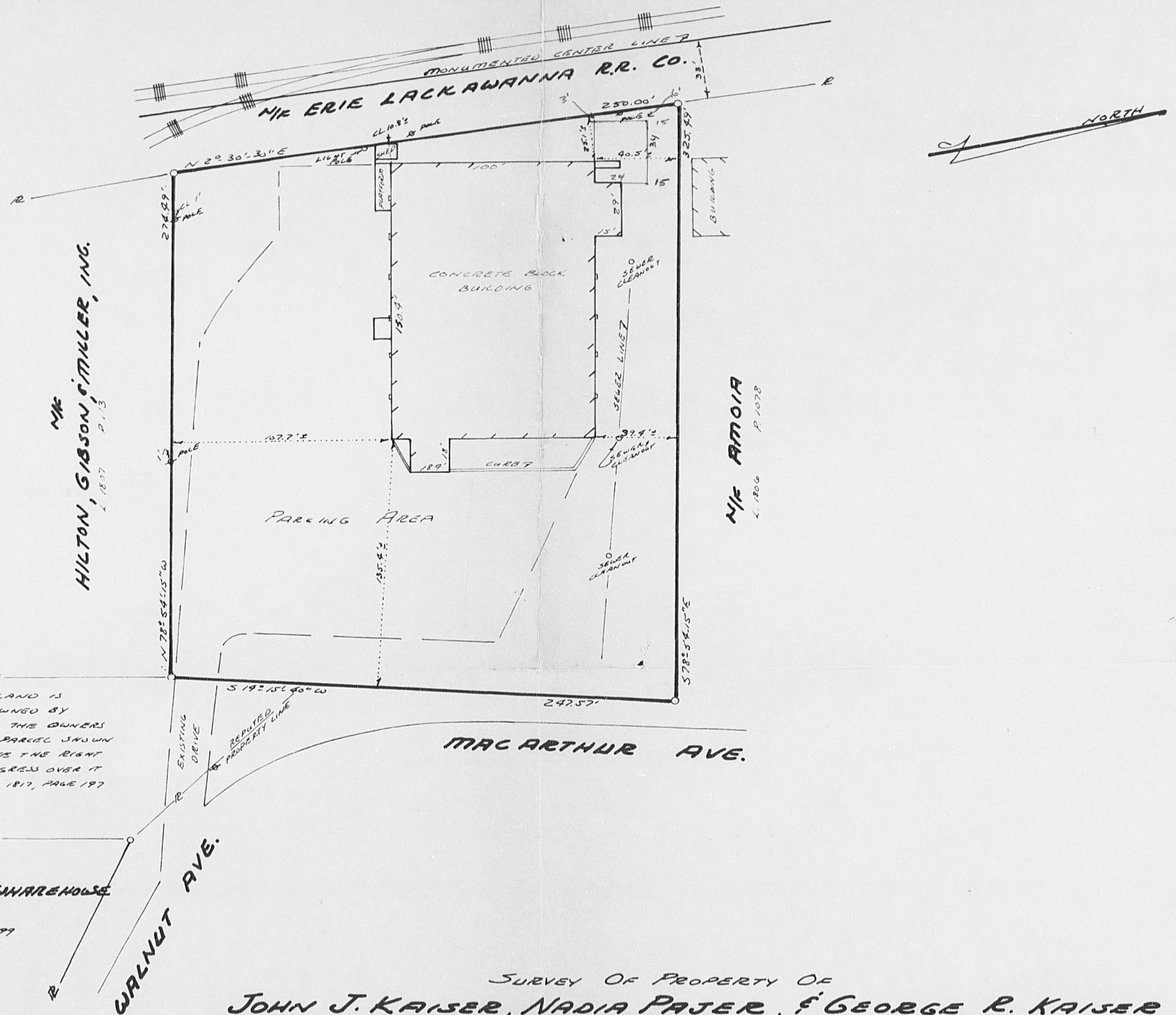
SUBJECT to a Purchase Money Second Mortgage to Walter Jaffee, Carroll Gomberg, Arthur Hallen, Chester Hillsgrove and Sadie Levine, dated January 23, 1968 and recorded in the office of the Clerk of the County of Orange on January 25, 1968.

Deeds at Page 877 thereof.

SUBJECT however to a First Purchase Money Mortgage payable to the Columbus Trust Company, 78 Broadway, Newburgh, New York, in the amount of Sixty Thousand Dollars (\$60,000.00) dated January 23, 1968 and recorded in the Orange County Clerk's office on January 25, 1968, and

SUBJECT to a Purchase Money Second Mortgage to Walter Jaffee, Carroll Gomberg, Arthur Hallen, Chester Hillsgrove and Sadie Levine, dated January 23, 1968 and recorded in the office of the Clerk of the County of Orange on January 25, 1968.





THIS PARCEL OF LAND IS
 REPORTED TO BE OWNED BY
 HAROLD J. ADAMS. THE OWNERS
 OF THE 1.70 ACRE PARCEL SHOWN
 ON THIS PLAT HAVE THE RIGHT
 OF INGRESS AND EGRESS OVER IT
 AS WRITTEN IN LIBER 1817, PAGE 197

N.Y.
MORTGAGE WHAREHOUSE
 INC.
 L. 1963 P. 599

WALNUT AVE.

SURVEY OF PROPERTY OF
JOHN J. KAISER, NADIA PAJER, & GEORGE R. KAISER

TOWN OF NEW WINDSOR AREA: 1.701 ACRES ORANGE CO., N.Y.
 SCALE: 1"=90' MARCH 30, 1978

PETER R. HUSTIS
 L.L.S.
 184 MAIN ST, BEACON, N.Y.

