

ZB# 07-27

Bloom & Bloom

46-2-50.1

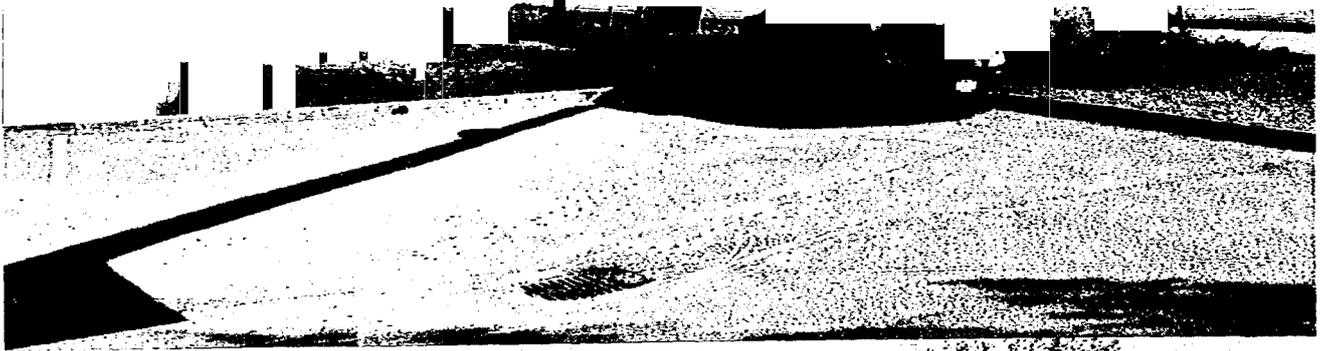
07-27 Bloom + Bloom (ARCA)
530 Blooming Grove TpK. (46-2)

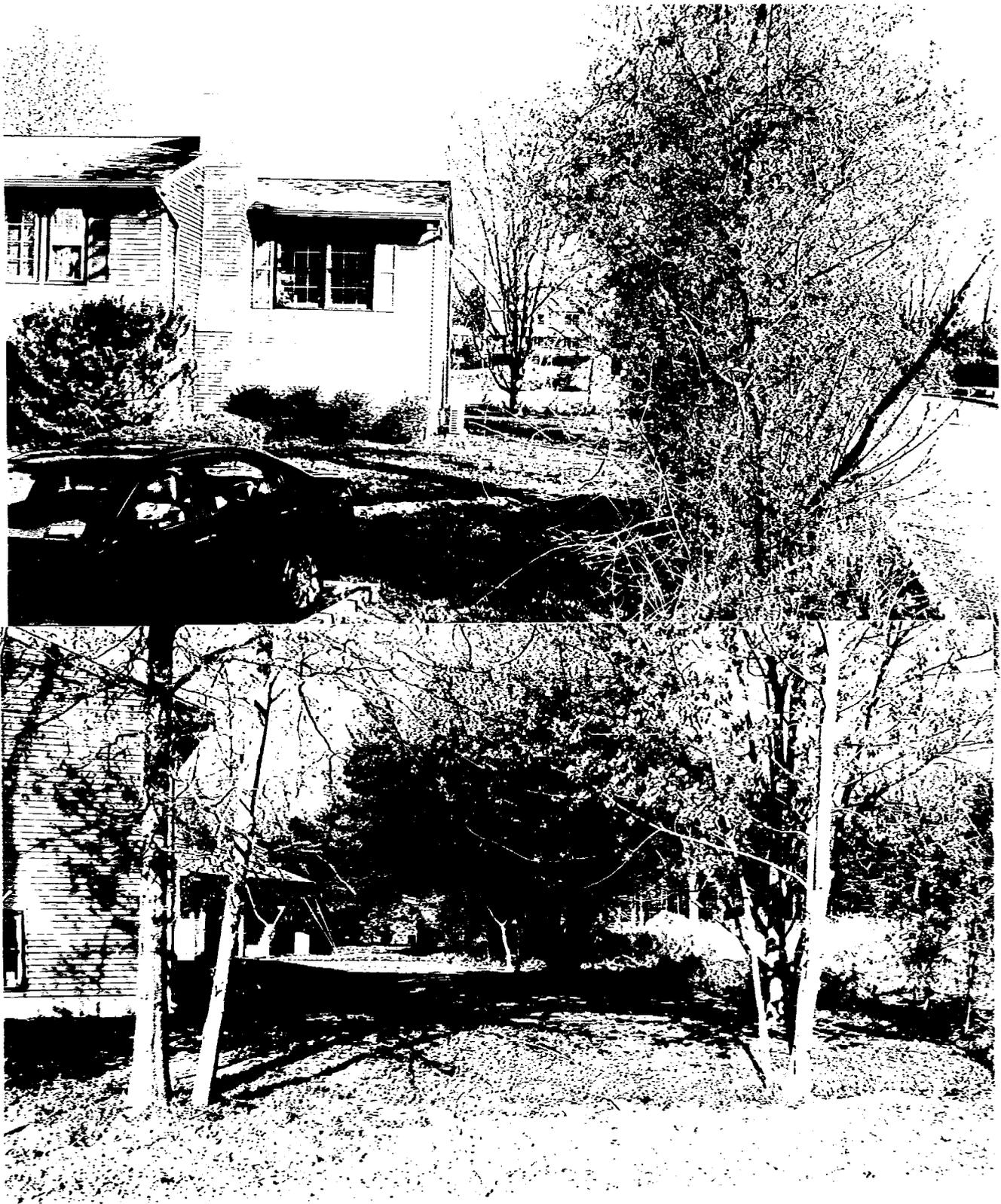
07-27

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Granted 7/9/07









In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

BLOOM & BLOOM

AREA VARIANCE

CASE #07-27

WHEREAS, BLOOM & BLOOM, owner(s) of 530 Blooming Grove Tpke., New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a request for 32 ft. Rear Yard Setback and; 47% Developmental Coverage for proposed addition to existing commercial office building at 530 Blooming Grove Tpk. in a PO Zone.

WHEREAS, a public hearing was held on July 9, 2007 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant was represented by Daniel Bloom, Esq., one of the Applicants of the proposal; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a professional office located in a neighborhood of professional offices on a busy commercial highway.
 - (b) The Applicant seeks to expand the existing office and add additional employee parking at the rear of the office.
 - (c) With additional parking the applicant will not need any variances from the requirements of the New Windsor Zoning Law with respect to parking.

- (d) The proposed addition is not on top of nor does it interfere with any easements including, but not limited to, water, sewer and electrical easements.
- (e) While municipal service is not now available, if such service should become available in the future, the applicants intends to connect this building to the municipal sewer thus obviating the need for any land for a septic system
- (f) The additional parking will also be necessary for the applicant to comply with the handicap access requirements.
- (g) In constructing this addition the applicant will not be removing any trees or substantial vegetation.
- (h) The proposed addition will not cause the ponding or collection of water or diver the flow of water drainage.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance(s).

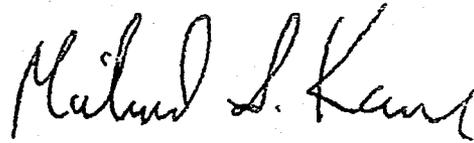
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 32 ft. Rear Yard Setback and; 47% Developmental Coverage for proposed addition to existing commercial office building at 530 Blooming Grove Tpk. in a PO Zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

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/or Building Inspector and Applicant.

Dated: July 9, 2007



Chairman

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: NOVEMBER 8, 2007
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 361.99 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-27

NAME & ADDRESS:

**Bloom & Bloom
530 Blooming Grove Tpk
New Windsor, NY 12553**

THANK YOU,

MYRA

J.F.11/08/07



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #07-27 TYPE:AREA TELEPHONE: 561-6920

APPLICANT:
Bloom & Bloom
530 Blooming Grove Tpk
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK #35688
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: COMMERCIAL \$500.00 CHECK #35690



<u>DISBURSEMENTS:</u>		<u>MINUTES</u>	<u>ATTORNEY</u>
		<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>4</u>	PAGES	\$ <u>28.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:06-29-07 \$ 19.01

TOTAL: \$ 68.01 \$ 70.00



ESCROW POSTED: \$ 500.00
LESS: DISBURSEMENTS: \$ 138.01

AMOUNT DUE: \$ _____

REFUND DUE: \$ 361.99

Cc:

J.F. 11/08/07

BLOOM_ & BLOOM_ (07-27)

Daniel Bloom, Esq. appeared before the board for this proposal.

MR. KANE: Request for 32 foot rear yard setback and 47% developmental coverage for proposed addition to existing commercial office building at 530 Blooming Grove Turnpike in a PO zone.

MR. BLOOM: Good evening, ladies and gentlemen, I'm Dan Bloom and I'm here on the application and just thought it was perfect timing having gotten Mr. Coppola here before, it's a pleasure having neighbors like Dr. Cappa and Planned Parenthood, we're very fortunate, everybody gets along real well. But for this evening, we're seeking an area variance for the new addition. As I indicated before to the board we'd like to put on an 800 square foot one and a half story addition on the rear portion of the building. About four years ago we put an addition which extended out, you'll notice on the plan and now we're basically taking the same amount of square footage and adding it to that extension on the back and then in addition we're going to add some employee only parking in the back and macadam it so that we can satisfy the required number of spaces and by doing so we don't need a variance for the parking situation but we do need a variance for the rear yard setback. We have 19 feet and we require, it's required to be 50 so we're looking for I believe a 32 foot rear yard setback variance and I believe Mike there's also a question of the coverage.

MR. BABCOCK: Yes, we put it in there, we were pretty sure that it's a typo in the bulk tables and we're working on, we're going to get that changed so eventually these variances won't be needed. This developmental coverage 20 percent is nothing in a commercial area, it's just not enough, you can't supply parking for your building without a variance. So we

July 9, 2007

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believe it was a typo but we figured we better put it on the plan because the bulk tables do say it this way, there's no question that he's got it.

MR. KANE: Cutting down any trees or--

MR. BLOOM: Let me interrupt, I might also say, Mr. Chairman, that we as if and when the sewer behind us is approved for hookup we intend to hook into it and take the existing septic out and we're also going to have handicapped access to the rear of the building.

MR. KANE: Cutting down substantial vegetation or trees in the building of the addition?

MR. BLOOM: No, there will be no vegetation destroyed at all.

MR. KANE: And creating any water hazards or runoffs?

MR. BLOOM: No.

MR. KANE: Any easements running through the area where you want to build the addition?

MR. BLOOM: The only the easement on the other property where the sewer line is which is not on our property.

MS. GANN: What will the proposed addition be being used for?

MR. BLOOM: It's going to be an extension of the existing offices. My niece is joining us in another year and so we need the room, we already need it but we certainly will need it when she does come with her and her support staff.

MR. KANE: There's a lot of business out there.

MR. BLOOM: With what's happening in Orange County

July 9, 2007

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that's for sure.

MR. KANE: At this point, I'll open it up to the public and ask if anybody's here for this particular hearing. Seeing as there's not, we'll close the public portion of the meeting and ask Myra how many mailings we had.

MS. MASON: On June 26, I mailed out 31 addressed envelopes and had no response.

MR. KANE: We'll reopen it up to the board for any further questions. Anything further? If not, I'll accept a motion.

MS. GANN: I'll offer a motion that we grant Bloom and Bloom's request, their variance request for 32 foot rear yard setback and 47 percent developmental coverage for proposed addition to existing commercial office building at 530 Blooming Grove Turnpike.

MR. TORPEY: I'll second that.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

June 11, 2007

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BLOOM_ & BLOOM_ (07-27)

Daniel Bloom, Esq. appeared before the board for this proposal.

MR. KANE: Request for 32 foot rear yard setback for proposed addition to existing commercial office building at 530 Blooming Grove Turnpike. Didn't you just expand?

MR. BLOOM: We did only about two years ago, actually three I guess, I think it was two or three and we have my niece coming to join us in another year or so we need to expand a little bit in the back. I have some photographs if I may just present those to the board. As a result of my conference at workshop and with the planning board, I believe we only need a 31 foot setback variance in the back I believe, according to the site plan we've got 19 and I think that would be 31.

MR. KANE: You'll be sure of that number?

MR. BLOOM: You're right, I think I'll defer to the board and let's go with 32, I agree we'll go with 32. You'll notice that the addition that we would like to make is going to be totally in keeping with the existing addition we did about three years ago and consistent with the architecture of the house of the office itself originally, it does not appear that we need any other variances for parking or anything, those all seem to have been addressed in a prior application and the fact that we're going to be adding four spaces to it as result of our connecting to the public sewer now which is available and removing the existing septic which will permit some parking at the rear.

MR. KANE: So you're going to add additional parking there, it's okay?

June 11, 2007

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MR. BLOOM: Yes, four spaces which will be limited to employees only.

MR. KANE: That's going to keep you in range with your variance, the previous variance you had for five spaces?

MR. BLOOM: Yes, it will, Mr. Chairman. The only one that we do not meet is the rear yard setback.

MR. KANE: Cutting down any trees, substantial vegetation?

MR. BLOOM: No, there will be no cutting of any trees or vegetation.

MR. KANE: Creating any water hazards or runoffs?

MR. BLOOM: I don't believe according to my builder, no, and just from my eyeballing it I don't foresee any.

MR. KANE: I don't think so on that piece of property.

MR. BLOOM: It's fairly flat. Although the plan doesn't show it we also intend to plant conifer trees across the back once we're complete so as to protect the view of the new subdivision in the back.

MR. KANE: Just to clarify the developmental coverage is okay cause you're putting a paved parking area in the back?

MR. BLOOM: Yes, we are, let's make sure on the developmental coverage on that.

MR. BABCOCK: There was a misprint, I talked to Mark Edsall, he had called me on that, there's a misprint somewhere in the table, I'm not quite sure where that is but based on that, there's no requirement for developmental coverage. I see the last applicant that

June 11, 2007

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was here we did that with 20 percent.

MR. KANE: Let's just make sure before you get the notice into the newspaper that he doesn't need anything on developmental coverage.

MR. BABCOCK: Okay.

MR. KANE: I mean just looking at it with the paving in the front and the home and paving going in the back it may be something that meets but I'm not doing that math that fast right here.

MR. LUNDSTROM: Twenty percent.

MR. BABCOCK: Twenty percent, okay, we'll add that developmental coverage to his variance, this way there's no question.

MR. KANE: Okay, to me just looking at the pictures looked like it might be an issue. Eric, any further questions?

MR. LUNDSTROM: No questions, Mr. Chairman.

MR. BABCOCK: You would need a 47 percent, Mr. Chairman.

MR. KANE: Forty-seven percent?

MR. BABCOCK: Yeah, if we use the same number as the last applicant which is the same zone it's 20 percent, 67 percent so he'd need 47 percent.

MR. KANE: We'll add that.

MR. BABCOCK: We'll add that to it.

MR. KANE: Mike, he needs 47 percent to go to 67 or he needs 27 to go to 47?

June 11, 2007

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MR. BABCOCK: He needs 47 to go to 67, he's allowed 20, he wants 47 more so he can go to 67.

MR. KANE: No further questions, I'll accept a motion.

MS. LOCEY: I'll offer a motion to schedule a public hearing on the application of Bloom & Bloom for request for 32 foot rear yard setback for proposed addition to an existing commercial office building and also a 47 percent developmental coverage variance all at 530 Blooming Grove Turnpike in a PO zone.

MR. TORPEY: Second that motion.

ROLL CALL

MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

ZBA #07-27

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#442-2007

06/12/2007

Bloom & Bloom PC
P O Box 4323
New Windsor, NY 12553

Received \$ 150.00 for Zoning Board Fees, on 06/12/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
7/9/2007	612

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project

Issue Date	Description	Rate	Amount
6/29/2007	LEGAL ADS: APPEAL NO. 07-27 BLOOM & BLOOM	15.01	15.01
	1 AFFIDAVIT	4.00	4.00
		Total	\$19.01

RECEIVED
JUL 18 2007
By _____

**PUBLIC HEARING
NOTICE
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 on
the following Proposition:

Appeal No. 07-27

Request of BLOOM &
BLOOM

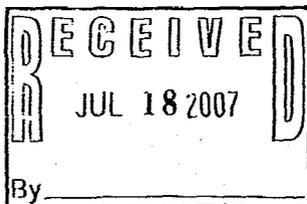
for a VARIANCE of the
Zoning Local Law to Permit:

Request for 32 ft. Rear Yard
Setback and, 47%
Developmental Coverage for
proposed addition to existing
commercial office building at

530 Blooming Grove Tpk. in a
PO Zone (46-2-50.1)

PUBLIC HEARING will
take place on JULY 9, 2007 at
the New Windsor Town Hall,
555 Union Avenue, New
Windsor, New York
beginning at 7:30 P.M.

Michael Kane, Chairman



State of New York

County of Orange, ss:

Kathleen O'Brien being duly sworn
disposes and says that she is
the Supervisor of Legal Dept. of the
E.W. Smith Publishing Company; Inc.,
Publisher of The Sentinel, a weekly
newspaper published and of
general circulation in the Town of New
Windsor, Town of Newburgh and City
of Newburgh and that the notice of which
the annexed is a true copy was published
in said newspaper, 1 time (s)
commencing on
the 29th day of June A.D., 2007
and ending on the 29th day of
June A.D. 2007.

Kathleen O'Brien

Subscribed and shown to before me
this 18th day of July, 2007.

Deborah Green

Notary Public of the State of New York
County of Orange.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

My commission expires _____

PUBLIC HEARING NOTICE
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 on the following Proposition:

Appeal No. 07-27

Request of BLOOM & BLOOM

for a VARIANCE of the Zoning Local Law to Permit:

Request for 32 ft. Rear Yard Setback and; 47% Developmental Coverage for proposed addition to existing commercial office building at 530 Blooming Grove Tpk. in a PO Zone (46-2-50.1)

PUBLIC HEARING will take place on JULY 9, 2007 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.



Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

June 14, 2007

Bloom & Bloom
530 Blooming Grove Tpke.
New Windsor, NY 12553

Re: 46-2-50.1 ZBA#: 07-27 ~~(29)~~ 31

Dear Mr. Bloom:

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

The charge for this service is \$45.00 minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in cursive that reads "J. Todd Wiley". To the right of the signature is a circular stamp containing the number "10".

J. Todd Wiley, IAO
Sole Assessor

JTW/rah
Attachments

CC: Myra Mason, Zoning Board



37-1-52.1
QUALAMAR CORP.
PO BOX 1150
NEWBURGH, NY 12551 ✓

46-2-49
NEW WINDSOR GROUP, LLC
PO BOX 415
TALLMAN, NY 10982 ✓

80-1-38
VICTOR & MARIA PEREZ
64 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-10
GLADYS NUNEZ
8 STONE LEDGE LN.
NEW WINDSOR, NY 12553 ✓

46-2-50.2
PLANNED PARENTHOOD OF
ORANGE-SULLIVAN INC.
532 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553 ✓

80-1-39
RANDOLPH & PEGGY WOLFE
62 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-11
WILLIAM &
CHRISTINE JOHNSEN
9 STONE LEDGE LN.
NEW WINDSOR, NY 12553 ✓

46-2-50.31
TOMI ABBOTT ROSE
C/O LOUIS CAPP
534 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553 ✓

80-1-40
JOHN & TINA REILLY
60 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-12
PAUL & MISAKO ROACH
7 STONE LEDGE LN.
NEW WINDSOR, NY 12553 ✓

46-2-51.2,54.1
JACK & CLAUDIA ARANSON
PO BOX 4360
NEW WINDSOR, NY 12553 ✓

80-1-41
JAIME & MARA PERICO
58 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-13
ANH THIT TRAN &
KHOA VAN PHAM
5 STONE LEDGE LN.
NEW WINDSOR, NY 12553 ✓

46-2-56.2,58.2,59.2,61.2,62.2,64.2
BRONFMAN FISHER REAL EST.
HOLDINGS LLC
400 RELLA BLVD. STE 212
MONTBELLO, NY 10901 ✓

80-1-42
ALEXANDER &
SHARINE PERICO
56 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-26
LYNNE HERTER &
DAVID DEWITT, JR.
15 HORSE SHOE BEND
NEW WINDSOR, NY 12553 ✓

46-2-60
NUMBER ONE SHED, INC.
520 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553 ✓

80-1-43
TERESA ALBAUGH
201 BUTTERHILL DR.
NEW WINDSOR, NY 12553 ✓

46-2-27
JOHN MURPHY &
TRACEY FINN
13 HORSE SHOE BEND
NEW WINDSOR, NY 12553 ✓

46-2-66.2
534 BLOOMING GROVE TPKE. INC.
D/B/A CAPP REALTY
534 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553 ✓

80-1-45
SDC REALTY CORP.
557 BLOOMING GROVE TPKE.
NEW WINDSOR, NY 12553 ✓

46-2-28
LYNN MILLS WOLFINGER
11 HORSE SHOE BEND
NEW WINDSOR, NY 12553 ✓

80-1-35
ROBERT & JOANNE COLEMAN
70 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

80-7-1
DAVID & MICHELE STEINBERG
53 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-29
DEMETRA PERDIKAKIS
9 HORSE SHOE BEND
NEW WINDSOR, NY 12553 ✓

80-1-36
ELIZABETH DISCALA
68 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

80-7-9
JAMES SMITH &
DIANE CASSELL-SMITH
37 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

46-2-30
THOMAS & PEGGY SCALLI
7 HORSE SHOE BEND
NEW WINDSOR, NY 12553 ✓

80-1-37
ROBERT & NORA BUSH
66 GUERNSEY DR.
NEW WINDSOR, NY 12553 ✓

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: October 27, 2006

**APPLICANT: Peter & Daniel Bloom
530 Blooming Grove Tpk.
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: October 25, 2006

FOR : Addition to attorney's office.

LOCATED AT: 530 Blooming Grove Tpk.

ZONE: P~~1~~Sec/Blk/ Lot: 46-2-50.1

DESCRIPTION OF EXISTING SITE: Existing attorney's office.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 16x25 ft. addition will not meet minimum 50 ft. rear yard set-back.**


BUILDING INSPECTOR

	PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: P.O.			
USE: Bulk Tables			
MIN LOT AREA:			
MIN LOT WIDTH:			
REQ'D FRONT YD:			
REQ'D SIDE YD:			
REQ'D TOTAL SIDE TD:			
REQ'D REAR YD: 5-G	50'	18'	32'
REQ'D FRONTAGE:			
MAX BLDG HT:			
FLOOR AREA RATIO:			
MIN LIVABLE AREA:			
DEV COVERAGE:	L-5	20%	67% 47%

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Wall water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

AUG 04 2006

FOR OFFICE USE ONLY:
Building Permit #: 2006-827

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Bloom, Peter E & Daniel, J

Address 530 Blooming Grove Turnpike, ^{WCW} Windsor Phone # 845-561-6921

Mailing Address same as above Fax # 561-0978

Name of Architect Paul Mele (Engineer)

Address #44-55 Gardiner, NY Phone 255-7243

Name of Contractor J.T. McManys Inc.

Address 83, Leslie Road, Newburgh, NY 12550 Phone 845-562-1363

State whether applicant is owner, lessee, agent, architect, engineer or builder Builder

If applicant is a corporation, signature of duly authorized officer Terence Nardone, President
(Name and title of corporate officer)

1. On what street is property located? On the North side of NYS Rt 94 (Bkom improve Tpke)
(N, S, E or W)
and 0 feet from the intersection of Rt 94 and Suburban Court

2. Zone or use district in which premises are situated _____ is property a flood zone? Y N X

3. Tax Map Description: Section 46 Block 2 Lot 50.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Attorney's Office b. Intended use and occupancy same

5. Nature of work (check if applicable) New Bldg. Addition Alteration Repair Removal Demolition Other

6. Is this a corner lot? yes

7. Dimensions of entire new construction. Front _____ Rear 25' Depth 16' Height 21' No. of stories 1 1/2

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
Number of bedrooms NA Toilets _____ Heating Plant: Gas _____ Oil _____
Electrical Vol Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use 100% Commercial,
business, Attorney's Office

10. Estimated cost \$120,000 Fee \$50- ch # 33802

PLANNING BOARD

ZONING BOARD **PA 11**

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

COLO

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lal & Louis Kryshen
New Windsor Town Hall
856 Union Avenue
New Windsor, New York 12553
(845) 883-4818
(845) 883-4888 FAX

Bldg Insp Examined _____
Pln Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatsoever until a Certificate of Occupancy shall have been granted by the Building Inspector.

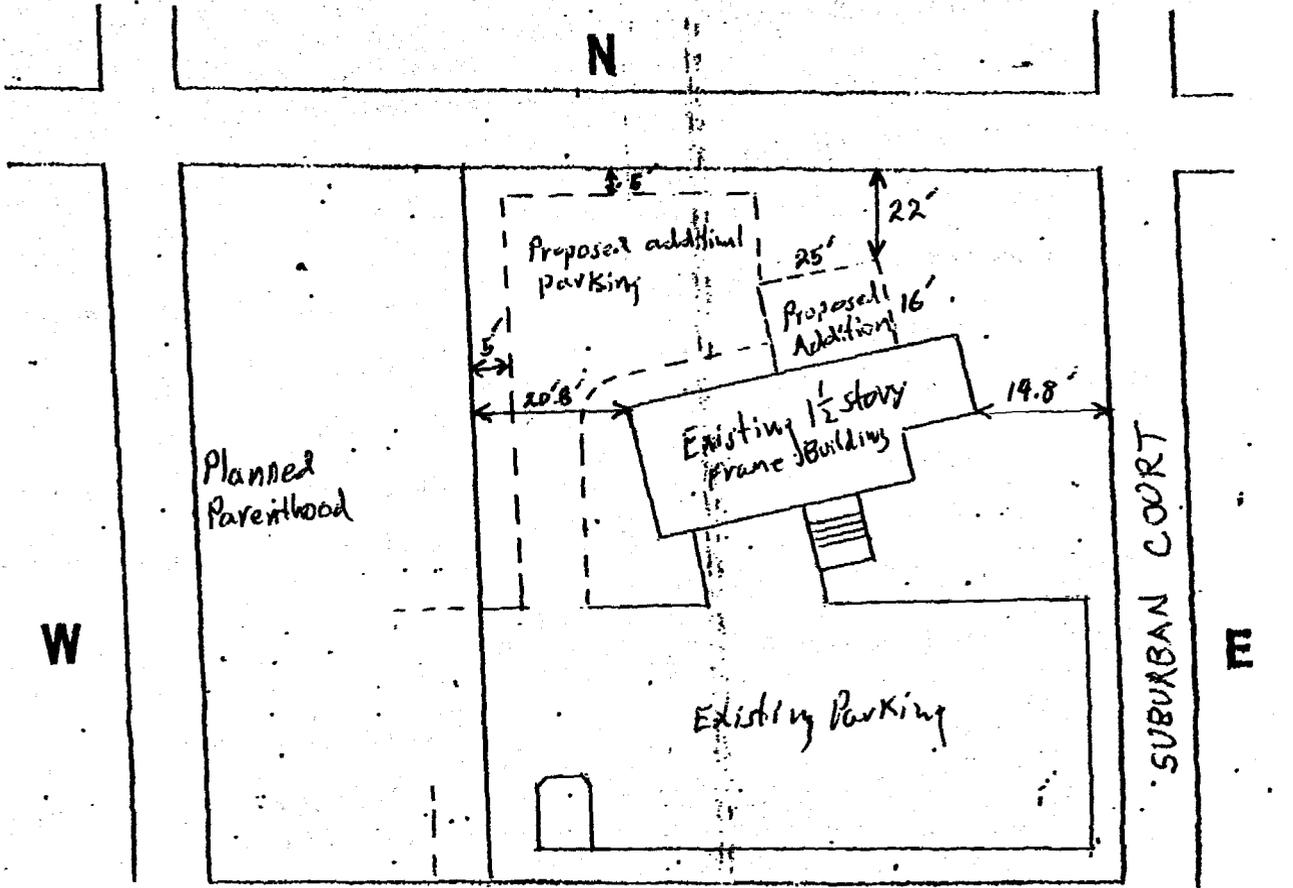
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and codes that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Lawrence Haviland Pres. (J.T. McManus, Inc., 83 Leslie Road, Newburgh, NY)
(Signature of Applicant) (Address of Applicant)
James P. Bloomer 530 Blomington Trpk, New Windsor
(Owner's Signature) (Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

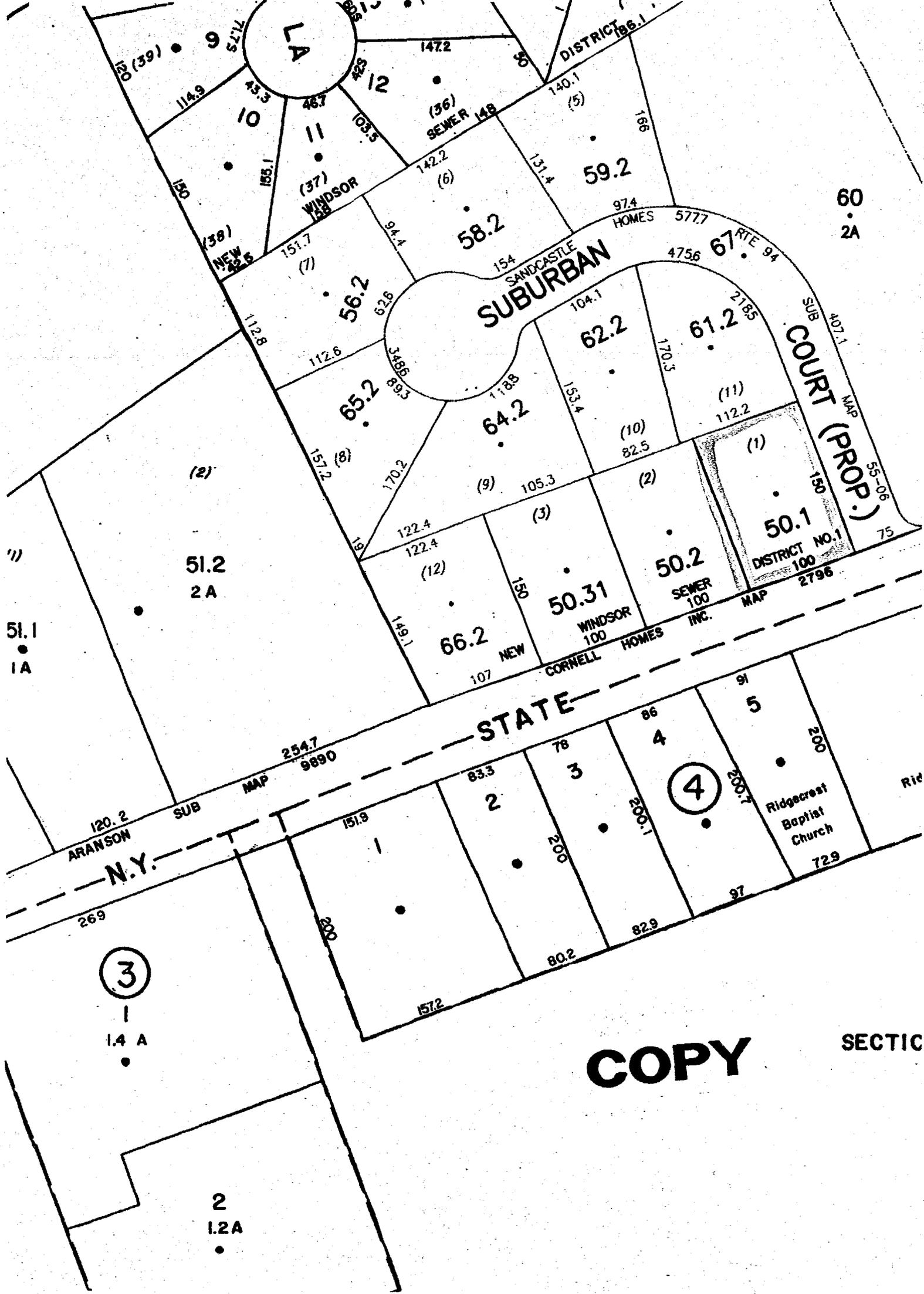


NYS Highway Route 94

* See attached survey by Anthony A. Sorace

COPY

PLEASE ALLOW TWO TO TEN DAYS TO PROCESS
APPLICANT
PRINT DATE AND ALL NECESSARY INFORMATION



120.2 (39) 9 52.12 114.9 43.3 46.7 103.5 147.2 140.1 (5) 169 150 155.1 151.7 (7) 94.4 131.4 59.2 148 (36) SEWER 148 142.2 (6) 140.1 (5) 169

112.8 56.2 62.6 58.2 154 SANDCASTLE HOMES 577.7 67.2 RTE 94 4756 2185 112.6 62.2 61.2 170.3 153.4 112.2 (11) 157.2 (8) 170.2 105.3 (3) 82.5 (10) 122.4 122.4 (12) 149.1 107 NEW WINDSOR 100 50.31 50.2 SEWER 100 INC. 2796 134 50.1 (1) DISTRICT NO. 1 75 51.2 2A (2) 51.1 1A (1)

STATE N.Y. 254.7 9890 120.2 ARANSON SUB MAP 269 151.9 83.3 78 86 91 200 200.1 200.7 200 200 200 802 829 97 1572 1 2 3 4 5 729 Ridgecrest Baptist Church 75 55-06 407.1 MAP SUB 134 60 2A

3 1 1.4 A

2 1.2A

COPY

SECTIC

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM
KEVIN D. BLOOM *
*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE
P.O. BOX 4323
NEW WINDSOR, NEW YORK 12553
TELEPHONE (845) 561-6920
FAX: (845) 561-0978
E-MAIL: BLOOMBLOOM@hvc.rr.com

May 16, 2007

Town of New Windsor
Attn: Ms. Myra Mason-ZBA Clerk
555 Union Avenue
New Windsor, New York 12553

Via Hand Delivery

RE: Application for Variance – Daniel J. and Peter E. Bloom
Premises: 530 Blooming Grove Turnpike, New Windsor, New York 12553
Section 46 Block 20 Lot 50.1
Our File No. B-9933

Dear Myra:

Enclosed herewith and presented by hand please find photographs of the area of the subject variance taken from several angles for submission with our application, previously delivered to your office on May 11, 2007.

Thank you.

Sincerely yours,

Daniel J. Bloom

DANIEL J. BLOOM
DJB/sm (enc.)

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM
KEVIN D. BLOOM *
*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE
P.O. BOX 4323
NEW WINDSOR, NEW YORK 12553
TELEPHONE (845) 561-6920
FAX: (845) 561-0978
E-MAIL: BLOOMBLOOM@hvc.rr.com

May 11, 2007

Town of New Windsor
Attn: Ms. Myra Mason-ZBA Clerk
555 Union Avenue
New Windsor, New York 12553

Via Hand Delivery

RE: Application for Variance-Daniel J. and Peter E. Bloom
Premises: 530 Blooming Grove Tpke., New Windsor, NY 12553
Section 46 Block 20 Lot 50.1
Our File No. B-9933

Dear Myra:

Presented herewith by hand please find the following items with respect to the above-referenced application:

- 1.) Application for Variance;
- 2.) Notice of Disapproval of Building Permit Application;
- 3.) Deed;
- 4.) Copy of the site plan;
- 5.) Check in the amount of \$500.00, payable to the order of Town of New Windsor;
- 6.) Check in the amount of \$150.00, payable to the order of Town of New Windsor;
and
- 7.) Check in the amount of \$25.00, payable to the order of the Town of New Windsor.

If the enclosures meet with your approval, kindly schedule this matter for a "preliminary hearing" before the Zoning Board of Appeals and advise as to the date and time.

Thank you.

Sincerely yours,

Daniel J. Bloom

DANIEL J. BLOOM
DJB/sm (enc.)

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE

May 10, 2007
Date

Application Type: Use Variance _____
Sign Variance _____

Area Variance X
Interpretation _____

I. Owner Information:

Phone Number: (845) 561-6920
Fax Number: (845) 561-0978

Daniel J. Bloom & Peter E. Bloom, c/o Bloom & Bloom, P.C.
(Name)
530 Blooming Grove Tpke., New Windsor, New York 12553
(Address)

II. Applicant:

Phone Number: (845) 561-6920
Fax Number: (845) 561-0978

Daniel J. Bloom & Peter E. Bloom, c/o Bloom & Bloom, P.C.
(Name)
530 Blooming Grove Tpke., New Windsor, New York 12553
(Address)

III. Forwarding Address, if any, for return of escrow:

Phone Number: () _____
Fax Number: () _____

Same as II Above
(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number: (845) 562-1363
Fax Number: () _____

J.T. McManus, Inc.
(Name)
83 Leslie Road, Newburgh, New York 12550
(Address)

V. Property Information:

Zone: PO Property Address in Question: 530 Blooming Grove Tpke., New Windsor, NY 12553

Lot Size: 100' x 150' Tax Map Number: Section 46 Block 2 Lot 50.1

- a. What other zones lie with in 500 feet? PO, NC, R-4 & CLI
- b. Is pending sale or lease subject to ZBA approval of this Application? N/A
- c. When was property purchased by present owner? 6/12/1972
- d. Has property been subdivided previously? Yes If so, When: 6/5/1972
- e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No
- f. Is there any outside storage at the property now or is any proposed? No

****PLEASE NOTE:*****

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF
SUBMITTAL.**

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

Section 300, Table of Bulk Regulations, Col. PO-5G

Applicant wishes to construct a 1.5 story (800 sq. ft.) addition to the rear of existing office with a 19 ft. rear yard set back. A variance of 31 ft. is requested.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	_____	_____	_____
Min. Lot Width	_____	_____	_____
Reqd. Front Yd.	_____	_____	_____
Reqd. Side Yd.	_____	_____	_____
Reqd. Rear Yd.	50 Ft.	19 Ft.	31 Ft.
Reqd. St Front*	_____	_____	_____
Max. Bldg. Hgt.	_____	_____	_____
Min. Floor Area*	_____	_____	_____
Dev. Coverage*	_____	_____	_____
Floor Area Ration	_____	_____	_____
Parking Area	_____	_____	_____

*Residential Districts Only

**Non-Residential Districts Only

**PLEASE NOTE:
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF
SUBMITTAL.**

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health , safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance :

See Attached Addendum.

**PLEASE NOTE:
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF
SUBMITTAL**

ADDENDUM TO APPLICATION FOR VARIANCE

Response to Paragraph "IX":

1. It is submitted to this Board that the granting of the requested Area Variance will neither be a detriment to nearby properties nor produce a change in the character of the neighborhood for the following reasons:
 - a. The proposed addition to the office building will remain the same in character and design as the existing building.
 - b. The subject premises are naturally shrouded by trees in excess of thirty (30) feet in height along the common boundary between the subject premises and the neighboring premises to the east.
2. The requested addition is mandated by the existing law practice including the addition of another attorney with associated support staff.
3. The requested variance is substantial but in character with the neighboring property to the west which has a back deck of substantial dimensions.
4. The proposed variance will have minimal, if any, adverse effect or impact on the physical or environmental conditions in the neighborhood or the district. The aforesaid row of very substantial and tall trees will block the view of the addition from the adjacent property to the east and will be visible only from the back deck and a small window on the property adjacent on the west.
5. Applicant intends to plant Connifer trees along its common boundary with the property adjacent on the north.

Accordingly, it is respectfully requested that the application for the subject area variance be granted inasmuch as it will permit reasonable expansion of the existing law practice without substantial diminution to the value of the surrounding properties

XII. 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, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Associated with the granting of the subject application for area variances is the submission of a site plan to the Planning Board of the Town of New Windsor. Said site plan will include an enhanced parking plan, which will substantially improve the aesthetics of the proposed construction.

XIII. ATTACHMENTS REQUIRED:

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- N/A Copies of signs with dimensions and location.
- Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - One in the amount of \$300.00 or \$500.00 (escrow)
 - One in the amount of \$50.00 or \$150.00 (application fee)
 - One in the amount of \$25.00 (public Hearing List Deposit)
- Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.) *Photographs will be presented at or prior to the "Preliminary Hearing".*

XIV. AFFIDAVIT

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

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/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

11th day of May 2007

[Handwritten Signature]
 Owner's Signature (Notarized)
Individually and as attorney-in-fact for Peter E. Bloom
 Daniel J. Bloom and Peter E. Bloom

Owner's Name (Please Print)

SARA A. MORALES
 Notary Public, State of New York
 No. 01MO6157515
 Qualified in Orange County
 Commission Expires Dec. 11, 2010

[Handwritten Signature]
 Signature and Stamp of Notary

Applicant's Signature (If not Owner)

PLEASE NOTE:
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL

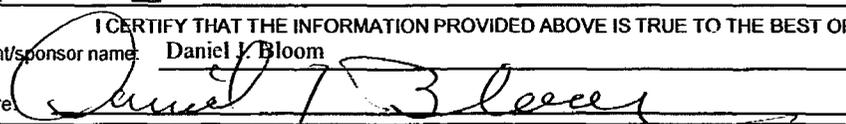
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Daniel J. Bloom & Peter E. Bloom	2. PROJECT NAME Addition to Attorneys' Office
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) North side of Blooming Grove Turnpike-1.25 miles ± East of Vails Gate Five Corners Intersection	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 1.5 story addition (14 feet x 16 feet)	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres 400 square feet	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly The rear yard set back will be 19 feet, whereas zoning code requires 50 feet.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Daniel J. Bloom Date: 5-11-07 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

 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)



ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT



SECTION 46 BLOCK 2 LOT 50.1

RECORD AND RETURN TO:
(name and address)

PETER E. BLOOM and
DANIEL J. BLOOM,
as Joint Tenants With
Right of Survivorship
TO
PETER E. BLOOM and
DANIEL J. BLOOM,
as Tenants in Common and NOT
as Joint Tenants With Right of
Survivorship

Bloom & Bloom, P.C.
530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P. O. BOX 4323
NEW WINDSOR, NEW YORK 12553

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

___ 2089 BLOOMING GROVE (TN)
___ 2001 WASHINGTONVILLE (VLG)
___ 2289 CHESTER (TN)
___ 2201 CHESTER (VLG)
___ 2489 CORNWALL (TN)
___ 2401 CORNWALL (VLG)
___ 2600 CRAWFORD (TN)
___ 2800 DEERPARK (TN)
___ 3089 GOSHEN (TN)
___ 3001 GOSHEN (VLG)
___ 3003 FLORIDA (VLG)
___ 3005 CHESTER (VLG)
___ 3200 GREENVILLE (TN)
___ 3489 HAMPTONBURGH (TN)
___ 3401 MAYBROOK (VLG)
___ 3689 HIGHLANDS (TN)
___ 3601 HIGHLAND FALLS (VLG)
___ 3889 MINISINK (TN)
___ 3801 UNIONVILLE (VLG)
___ 4089 MONROE (TN)
___ 4001 MONROE (VLG)
___ 4003 HARRIMAN (VLG)
___ 4005 KIRYAS JOEL (VLG)

___ 4289 MONTGOMERY (TN)
___ 4201 MAYBROOK (VLG)
___ 4203 MONTGOMERY (VLG)
___ 4205 WALDEN (VLG)
___ 4489 MOUNT HOPE (TN)
___ 4401 OTISVILLE (VLG)
___ 4600 NEWBURGH (TN)
___ 4800 NEW WINDSOR (TN)
___ 5089 TUXEDO (TN)
___ 5001 TUXEDO PARK (VLG)
___ 5200 WALLKILL (TN)
___ 5489 WARWICK (TN)
___ 5401 FLORIDA (VLG)
___ 5403 GREENWOOD LAKE (VLG)
___ 5405 WARWICK (VLG)
___ 5600 WAWAYANDA (TN)
___ 5889 WOODBURY (TN)
___ 5801 HARRIMAN (VLG)

CITIES

___ 0900 MIDDLETOWN
___ 1100 NEWBURGH
___ 1300 PORT JERVIS
___ 9999 HOLD

NO PAGES 3 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____
PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ _____
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

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

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Bloom

RECORDED/FILED
08/07/2006/ 07:13:22
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20060085063
DEED C / BK 12223 PG 0672
RECORDING FEES 204.00
TTX# 000206 T TAX 0.00
Receipt#613347 juls



THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made this 12th day of July, 2006,

BETWEEN **PETER E. BLOOM**, presently residing at #17 Water Way, Town of Newburgh, County of Orange, State of New York 12550; and
DANIEL J. BLOOM, presently residing at #70 Mine Hill Road, Town of Cornwall, County of Orange, State of New York 12518;
as **Joint Tenants with Right of Survivorship**,

Grantor,

and

PETER E. BLOOM, presently residing at #17 Water Way, Town of Newburgh, County of Orange, State of New York 12550; and
DANIEL J. BLOOM, presently residing at #70 Mine Hill Road, Town of Cornwall, County of Orange, State of New York 12518;
as **Tenants in Common and NOT as Joint Tenants With Right of Survivorship**,

Grantee.

WITNESSETH, that the Grantor, in consideration of TEN AND 00/100 DOLLARS (\$10.00), paid by the Grantee hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

*#530 Blooming Grove Turnpike
Town of New Windsor
County of Orange
State of New York
(46 - 2 - 50.1)*

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, County of Orange, State of New York known and designated as Lot 1 shown on a certain map entitled, "Subdivision for CORNELL HOMES, INC., Town of New Windsor, County of Orange, New York"; BEN KITTLER, Surveyor, dated February 5, 1972, filed in the Orange County Clerk's Office on June 5, 1973, as Map No. 2796.

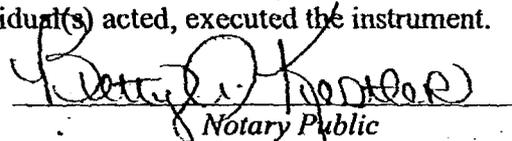
BEING the same premises as described in that certain Deed dated June 12, 1972, running from CORNELL HOMES, INC., to PETER E. BLOOM and DANIEL J. BLOOM, which Deed was thereafter recorded in the Orange County Clerk's Office on the 14th day of June 1972, in Liber 1909 of Deeds at Page 219.

ALSO BEING AND INTENDED TO BE the same premises as described in that certain Deed dated the 21st day of March, 2001, running from PETER E. BLOOM and DANIEL J. BLOOM, to PETER E. BLOOM and DANIEL J. BLOOM, as Joint Tenants With Right of Survivorship, which Deed was thereafter recorded in the Orange County Clerk's Office on the 28th day of March, 2001, in Liber 5487 of Deeds at Page 92.

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

BETTY A. KESTLER
NOTARY PUBLIC, State of New York
Residing in Orange County
#4902383
Commission Expires 8/03/09

On the 12th day of July, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared *Daniel J. Bloom*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

BETTY A. KESTLER
NOTARY PUBLIC, State of New York
Residing in Orange County
#4902383
Commission Expires 8/03/09

RECORDED/FILED
08/07/2006/ 07:13:22
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20060085063
DEED C / BK 12223 PG 0672
RECORDING FEES 204.00
TTX# 000206 T TAX 0.00
Receipt#613347 juls